

2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS

2.1 ORDINARY COUNCIL MEETING HELD 26 MAY 2026	2
2.1.1 2026 05 26 Ordinary Council Meeting - Unconfirmed Minutes - Public Copy...	2
7.1 DA 2026/2 - RESIDENTIAL - MULTIPLE DWELLINGS (X 14 NEW UNITS) - 24-30 MAIN ROAD, GEORGE TOWN.....	36
7.1.1 Attachment 1 Assessment Of Compliance With Acceptable Solutions - DA 2026-2	36
7.1.2 Application Plans And Supporting Documents - DA 2026-2	85
7.1.3 Representation - M Quilty- Maguire - DA 2026-2.....	134
7.1.4 Representation - B Ellis - DA 2026-2.....	135
7.1.5 Representation - A Quilty- Maguire - DA 2026-2.....	137
7.1.6 Respresentation - Harcourts - DA 2026-2.....	140
7.1.7 Representation - R Quilty- Maguire - DA 2026-2.....	143
7.1.8 Tas Water Submission To Planning Authority Notice TWDA 2026 00206 - DA 2026-2.....	145
7.1.9 Tasnetworks Response - Multiple Dwellings 24 30 Main Road George Town - DA 2026-2.....	148
8.3 SETTING OF FEES AND CHARGES FOR THE 2026/2027 FINANCIAL YEAR	151
8.3.1 Fees And Charges Master Workbook 2026-27	151
8.4 BUDGET ESTIMATES FOR THE 2026/2027 FINANCIAL YEAR	161
8.4.1 Proposed Budget 2026-2027 By Department.....	161
8.6 CAPITAL WORKS PROGRAM FOR THE 2026/2027 FINANCIAL YEAR.....	170
8.6.1 Proposed Capital Works Program For The 2026/27 Financial Year.....	170
8.6.2 Carried Forwards Capital Works Program For The 2026/27 Financial Year...	172

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



GEORGE TOWN COUNCIL UNCONFIRMED MINUTES

Minutes of the Ordinary Council Meeting
held on **Tuesday 26 May 2026**

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

commenced at **1:10 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

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

TABLE OF CONTENTS

1 PRESENT	5
1.1 Apologies And Leave Of Absence	5
1.2 In Attendance	5
2 CONFIRMATION OF MINUTES	6
2.1 Ordinary Council Meeting Held 28 April 2026	6
3 LATE ITEMS	7
4 DECLARATIONS OF INTEREST	8
5 PUBLIC QUESTION TIME	8
5.1 Public Question Time Procedure	8
5.2 Public Questions On Notice	9
5.3 Public Question Time	10
5.4 Response To Questions From Previous Public Question Time	11
6 ACTING GENERAL MANAGER'S DECLARATION.....	13
7 PLANNING AUTHORITY	14
7.1 DA 2026/17 - Residential - Subdivision (1 Lot To 2 Lots) - 119 Low Head Road, Low Head.....	14
8 OFFICE OF GENERAL MANAGER	20
8.1 Council Workshops April And May 2026.....	20
8.2 Quarterly Report - Quarter 3 - 1 January - 31 March 2026.....	21
9 INFRASTRUCTURE AND DEVELOPMENT	22
10 CORPORATE AND COMMUNITY	23
10.1 Review Of Rating Policy	23
10.2 Bass And Flinders Maritime Museum Collections Policy	24
11 STRATEGY, PERFORMANCE AND DEVELOPMENT	25
11.1 Draft Community Engagement Policy	25
11.2 Draft Weymouth Recreation Ground Concept Plan.....	26
11.3 Crown Licence Agreement Re: Memorial Seat Request	27

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

12 OFFICE OF THE MAYOR	29
12.1 Matters Of Involvement - Mayor, Deputy Mayor And Councillors	29
13 PETITIONS.....	30
14 NOTICES OF MOTIONS	31
15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE.....	32
16 CLOSED MEETING.....	33
16.1 Into Closed Meeting.....	33
17 CLOSURE	34

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes

Meeting Commenced at 1:10 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.*

Page | 4

These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the Ordinary Council meeting held on the 26 May 2026

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes

1 PRESENT

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

1.1 APOLOGIES AND LEAVE OF ABSENCE

Cr Tim Harris

1.2 IN ATTENDANCE

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

Page | 5

*These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the
Ordinary Council meeting held on the 26 May 2026*

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

2 CONFIRMATION OF MINUTES

2.1 ORDINARY COUNCIL MEETING HELD 28 APRIL 2026

Minute No. 054/26

DECISION

Moved: Cr Mason
Seconded: Cr Dawson

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

VOTING

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

CARRIED 6 / 1

Page | 6

*These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the
Ordinary Council meeting held on the 26 May 2026*

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes

3 LATE ITEMS

Nil.

Page | 7

*These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the
Ordinary Council meeting held on the 26 May 2026*

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes

4 DECLARATIONS OF INTEREST

Nil.

5 PUBLIC QUESTION TIME

5.1 PUBLIC QUESTION TIME PROCEDURE

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

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

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

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

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

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

5.2 PUBLIC QUESTIONS ON NOTICE

Nil.

Page | 9

*These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the
Ordinary Council meeting held on the 26 May 2026*

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

5.3 PUBLIC QUESTION TIME

Commenced at: 1.15 pm

Concluded at: 1.20 pm

Ms G. Harris, Bellbuoy Beach

- Q1. In relation to the proposed Bell Bay Wind Farm, could you please advise whether George Town Council maintains a formal register, petition process, submission process, deputation process, or other official mechanism through which residents may lodge concerns or objections regarding the proposed wind farm development affecting local communities within the municipality?

I understand the project may fall under State Government jurisdiction; however, I would appreciate advice on any formal council-recognised process available for recording community concerns or opposition.

The Chair advised that Council does have a mechanism. The Chair advised that petitions are difficult and that he recommended to follow the legislation.

Through the Chair, the General Manager advised that there is a petition process which is outlined under Section 57 of the Local Government Act. Council staff are here to guide you through the process. As you have also pointed out, it is a planning decision carried out by the State Government so Council's influence is limited. However, should you complete a petition that complies with the requirements of the Act it will be brought before Council for consideration for any action that it may be calling for. Another way is to lobby your elected members to seek out a view or position on a particular development handled by the State or you can directly be engaged with the State Government on the planning process once it has been advertised.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes

5.4 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME

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

Mrs D. Rainbow, George Town

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

Response

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

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

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

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

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

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

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

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

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

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

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

Response

Council does not have a validated position on this.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes

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 ATTACHMENTS
Agenda

George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes

7 PLANNING AUTHORITY

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

REPORT AUTHOR: Senior Town Planner - Mr J. Simons
REPORT DATE: 5th May 2026
FILE NO: DA 2026/17

The Senior Planner entered the meeting at 1.20 pm.

Minute No. 055/26

DECISION

Moved: Cr Mason
Seconded: Cr Orr

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

1. ENDORSED PLANS

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

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

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

2. CONSTRUCTION OF WORKS

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

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

Page | 14

These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the Ordinary Council meeting held on the 26 May 2026

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes

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

3. DRIVEWAY CROSSOVERS

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

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

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

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

4. CONSTRUCTION DOCUMENTATION

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

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

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes

5. CONTRIBUTION IN LIEU OF PUBLIC OPEN SPACE

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

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

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

6. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

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

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

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

7. COVENANTS ON SUBDIVISIONS

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

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes

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

8. EASEMENTS AND NOTATIONS

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

9. NO POLLUTED RUNOFF

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

10. DAMAGE TO PUBLIC INFRASTRUCTURE

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

11. TASWATER

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

Permit Notes

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

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

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

Page | 17

These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the Ordinary Council meeting held on the 26 May 2026

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes

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

4. This planning permit does not constitute or imply any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. Separate and distinct consent is required from the Crown prior to undertaking any works on Crown Land.
5. This permit takes effect after:
 - i. the 14 day appeal period expires; or
 - ii. any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or
 - iii. any agreement that is required by this permit pursuant to Part V of the *Land Use Planning and Approvals Act 1993* is executed; orany other required approvals under this or any other Act are granted
6. A planning appeal may be instituted by lodging a notice of appeal with the Tasmanian Civil & Administrative Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Tasmanian Civil & Administrative Tribunal website www.tascat.tas.gov.au.
7. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted at Council's discretion if a request is received within 6 months of the expiration.
8. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
9. It is the responsibility of the applicant to ensure that they are acting in accordance with any Section 71 (Part 5) Agreement or Covenant registered to the title. These matters are not taken into account as part of an assessment against the planning scheme. A permit issued under the *Land Use Planning and Approvals Act 1993* does not undermine or absolve any individual from any obligation imposed by such agreements. The obligations and risks associated with Section 71 (Part 5) Agreements and Covenants should be discussed with a solicitor.
10. The Tasmanian Parks and Wildlife Service has identified that the proposed new sewer connection across the Crown land will impact a known Aboriginal heritage site. The developer is obligated, in accordance with the *Aboriginal Heritage Act 1975* to make themselves aware of and protect Aboriginal Heritage. If this impact cannot be avoided, a permit under the *Aboriginal Heritage Act 1975* must also be applied for prior to works proceeding.

Page | 18

These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the Ordinary Council meeting held on the 26 May 2026

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes

If any Aboriginal relics are uncovered during works:

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

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

VOTING

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

CARRIED UNANIMOUSLY 7 / 0

The Senior Planner left the meeting at 1.22 pm.

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

8 OFFICE OF GENERAL MANAGER

8.1 COUNCIL WORKSHOPS APRIL AND MAY 2026

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

Minute No. 056/26

DECISION

Moved: Cr Ashley
Seconded: Cr Dawson

That Council:

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

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

Page | 20

These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the Ordinary Council meeting held on the 26 May 2026

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

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

REPORT AUTHOR: General Manager - Mr S. Power
REPORT DATE: 20 April 2026
FILE NO: 14.21

Minute No. 057/26

DECISION

Moved: Cr Mason
Seconded: Cr Orr

That Council:

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

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

Page | 21

These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the Ordinary Council meeting held on the 26 May 2026

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

9 INFRASTRUCTURE AND DEVELOPMENT

Nil.

Page | 22

*These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the
Ordinary Council meeting held on the 26 May 2026*

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

10 CORPORATE AND COMMUNITY

10.1 REVIEW OF RATING POLICY

REPORT AUTHOR: Director Corporate & Community - Ms C. Hyde
REPORT DATE: 19 May 2026
FILE NO: 32.1

The Director Corporate & Community entered the meeting at 1.27 pm.

Minute No. 058/26

DECISION

Moved: Cr Archer
Seconded: Cr Dawson

That Council:

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

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

Page | 23

*These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the
Ordinary Council meeting held on the 26 May 2026*

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

10.2 BASS AND FLINDERS MARITIME MUSEUM COLLECTIONS POLICY

REPORT AUTHOR: Director Corporate & Community - Ms C. Hyde
REPORT DATE: 4 May 2026
FILE NO: 55.11

Minute No. 059/26

DECISION

Moved: Cr Mason
Seconded: Cr Lowe

That Council:

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

VOTING

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

CARRIED UNANIMOUSLY 7 / 0

The Director Corporate & Community left the meeting at 1.35 pm

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

11 STRATEGY, PERFORMANCE AND DEVELOPMENT

11.1 DRAFT COMMUNITY ENGAGEMENT POLICY

REPORT AUTHOR: Director Strategy, Performance & Development - Mr R. Dunn
REPORT DATE: May 2026
FILE NO: 14.41

The Director Strategy, Performance & Development entered the meeting at 1.35 pm.

Minute No. 060/26

DECISION

Moved: Cr Lowe
Seconded: Cr Ashley

That Council:

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

VOTING

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

CARRIED UNANIMOUSLY 7 / 0

The Director Strategy, Performance & Development left the meeting at 1.40 pm.

Page | 25

These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the Ordinary Council meeting held on the 26 May 2026

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

11.2 DRAFT WEYMOUTH RECREATION GROUND CONCEPT PLAN

REPORT AUTHOR:	Coordinator - Development Services - Ms T. Burt
REPORT DATE:	5 th May 2026
FILE NO:	54.5, 22.27, 51.16

The Coordinator Development Services entered the meeting at 1.41 pm.

Minute No. 061/26

DECISION

Moved: Cr Orr
Seconded: Cr Mason

That Council:

1. Adopts the Weymouth Recreation Ground Concept Plan

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

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

11.3 CROWN LICENCE AGREEMENT RE: MEMORIAL SEAT REQUEST

REPORT AUTHOR:	Coordinator Development Services - Ms T. Burt
REPORT DATE:	12 th May 2026
FILE NO:	28.14

DECISION

Moved: Cr Mason
Seconded: Cr Dawson

That Council:

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

Cr Dawson raised a point of order against Cr Archer at 1.55 pm in relation to the memorial seat procedures are not part of the motion LG(MP)R 27(1)(a). The Chair ruled against the Point of Order as the document is relevant to the motion.

VOTING

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

LOST 3 / 4

The Mayor left the Chair 2.06 pm and requested the Deputy Mayor to assume the role.

The Deputy Mayor assumed the role of Chair at 2.06 pm.

Page | 27

These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the Ordinary Council meeting held on the 26 May 2026

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

Minute No. 062/26

FORESHADOWED MOTION

Moved: Cr Kieser
Seconded: Cr Mason

That Council:

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

VOTING

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

CARRIED 5 / 2

The Coordinator Development Services left the meeting at 2.11 pm.

The Deputy Mayor left the role as Chair at 2.11 pm.

The Mayor resumed the role as Chair at 2.11 pm.

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

12 OFFICE OF THE MAYOR

12.1 MATTERS OF INVOLVEMENT - MAYOR, DEPUTY MAYOR AND COUNCILLORS

REPORT DATE: 21 May 2026

FILE NO: 14.11, 14.15

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

Minute No. 063/26

DECISION

Moved: Cr Mason
Seconded: Cr Ashley

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

VOTING

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

CARRIED UNANIMOUSLY 7 / 0

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

13 PETITIONS

Nil.

Page | 30

*These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the
Ordinary Council meeting held on the 26 May 2026*

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

14 NOTICES OF MOTIONS

Nil.

Page | 31

*These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the
Ordinary Council meeting held on the 26 May 2026*

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE

Nil.

Page | 32

*These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the
Ordinary Council meeting held on the 26 May 2026*

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

16 CLOSED MEETING

16.1 INTO CLOSED MEETING

Minute No. 064/26

DECISION

Moved: Cr Dawson
Seconded: Cr Mason

That Council move into closed meeting at 2.18 pm to discuss the following items:

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

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

VOTING

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

CARRIED UNANIMOUSLY 7 / 0

The Chair left the meeting at 2.18 pm.

The Deputy Mayor assumed the Chair at 2.18 pm.

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

**George Town Council
2026 05 26 Ordinary Council Meeting
Unconfirmed Minutes**

17 CLOSURE

There being no further business, the meeting closed at 2.24 pm.

**Cr Greg Kieser
MAYOR**

**Cr Greg Dawson
DEPUTY MAYOR**

Page | 34

*These are Unconfirmed Minutes and are yet to be confirmed as true and accurate record of the
Ordinary Council meeting held on the 26 May 2026*

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Attachment 1: Assessment of Compliance with Acceptable Solutions

DA no.	DA 2026/2		
Address	24-30 Main Road, George Town TAS 7253		
Description Of Proposal	Residential - Multiple Dwellings (x14 New Units)		
Applicable Zone	General Residential Zone		
Overlay(s)	Parking and Sustainable Transport Code , Road and Railway Assets Code, Flood-Prone Areas Hazard Code , Safeguarding of Airports Code		
Valid Date	27 February 2026	Application Category	Discretionary
<p>The following tables include an assessment of compliance against all of the applicable Acceptable Solutions of the Planning Scheme.</p> <p>Where a use or development is compliant with the Acceptable Solutions, Council does not have the power to exercise discretion, and these matters cannot be used as a basis for refusal of the application.</p> <p>Council can consider if conditions are warranted to better meet the Objective of any applicable standard.</p>			
NOTES:			

8.0 General Residential Zone

8.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

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

8.3 Use Standards

8.3.1 Discretionary uses

Objective:	That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.	
Acceptable Solutions		Performance Criteria
A1 Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of 8.00am to 6.00pm.		P1 Hours of operation of a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: <ul style="list-style-type: none"> (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Planners Response: Not applicable to application.	
<p>A2</p> <p>External lighting for a use listed as Discretionary:</p> <ul style="list-style-type: none"> (a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and (b) security lighting must be baffled to ensure direct light does not extend into the adjoining property. 	<p>P2</p> <p>External lighting for a use listed as Discretionary, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the number of proposed light sources and their intensity; (b) the location of the proposed light sources; (c) the topography of the site; and (d) any existing light sources.
Planners Response: Not applicable to application.	
<p>A3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of:</p> <ul style="list-style-type: none"> (a) 7:00am to 7:00pm Monday to Friday; (b) 9:00am to 12 noon Saturday; and (c) nil on Sunday and public holidays. 	<p>P3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any existing or proposed noise mitigation measures between the vehicle movement areas and sensitive use; (f) potential conflicts with other traffic; and (g) existing levels of amenity.
Planners Response: Not applicable to application.	

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

<p>A4</p> <p>No Acceptable Solution.</p>	<p>P4</p> <p>A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the intensity and scale of the use; (b) the emissions generated by the use; (c) the type and intensity of traffic generated by the use; (d) the impact on the character of the area; and (e) the need for the use in that location.
<p>Planners Response Not applicable to application.</p>	

8.3.2 Visitor Accommodation

Objective:	That Visitor Accommodation: <ul style="list-style-type: none"> (a) is compatible with the character and use of the area; (b) does not cause an unreasonable loss of residential amenity; and (c) does not impact the safety and efficiency of local roads or rights of way.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Visitor Accommodation must:</p> <ul style="list-style-type: none"> (a) accommodate guests in existing habitable buildings; and (b) have a gross floor area of not more than 200m² per lot. 	<p>P1</p> <p>Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> (a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the surrounding character and uses within the area; (d) retaining the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; and (f) any impact on the owners and users rights of way.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Planners Response: Not applicable to application.	
<p>A2</p> <p>Visitor Accommodation is not for a strata lot that is part of a strata scheme where another strata lot within that strata scheme is used for a residential use.</p>	<p>P2</p> <p>Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other strata lots within the strata scheme, having regard to:</p> <ul style="list-style-type: none"> (a) the privacy of residents; (b) any likely increase in noise; (c) the residential function of the strata scheme; (d) the location and layout of the strata lots; (e) the extent and nature of any other non-residential uses; and (f) any impact on shared access and common property.
Planners Response: Not applicable to application.	

8.4 Development Standards for Dwellings

8.4.1 Residential density for multiple dwellings

Objective:	That the density of multiple dwellings: <ul style="list-style-type: none"> (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Multiple dwellings must have a site area per dwelling of not less than 325m².</p>	<p>P1</p> <p>Multiple dwellings must only have a site area per dwelling that is less than 325m², if the development will not exceed the capacity of infrastructure services and:</p> <ul style="list-style-type: none"> (a) is compatible with the density of existing development on established properties in the area; or (b) provides for a significant social or community benefit and is: <ul style="list-style-type: none"> (i) wholly or partly within 400m walking distance of a public transport stop; or (ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Planners Response: Complies with acceptable solution.
 The development has a density of 496m2 per dwelling.

8.4.2 Setbacks and building envelope for all dwellings

Objective:	The siting and scale of dwellings: (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (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 (d) provides reasonable access to sunlight for existing solar energy installations.
------------	---

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <p>(a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>	<p>P1</p> <p>A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>

Planners Response: Complies with acceptable solution.
 All development is setback more than 4.5m from the frontages.

A2 A garage or carport for a dwelling must have a	P2 A garage or carport for a dwelling must have a setback
---	---

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

<p>setback from a primary frontage of not less than:</p> <ul style="list-style-type: none"> (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (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. 	<p>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>Planners Response: Relies on performance criteria. Units 1 and 6 are designed with a garage less than 5.5m from the frontage.</p>	
<p>A3</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"> (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: <ul style="list-style-type: none"> (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 (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 (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser). (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 (c) only have a setback of less than 1.5m from a 	<p>P3</p> <p>The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: <ul style="list-style-type: none"> (i) an adjoining property; or (ii) another dwelling on the same site.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

<p>side or rear boundary if the dwelling:</p> <ul style="list-style-type: none">(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or(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 does not comply with the frontage setback.</p> <p>The development is otherwise fully contained within the building envelope, with a maximum height of 5.8m. While units 13 and 14 are less than 1300m from the rear boundary, the wall length is less than 9m in total.</p>	

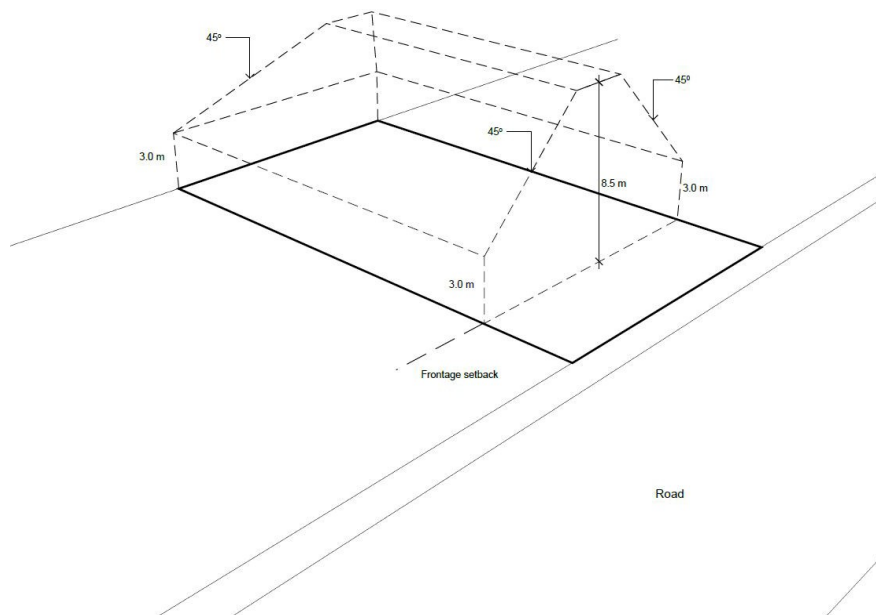


Figure 8.1 Building envelope as required by clause 8.4.2 A3(a) and clause 8.5.1 A2(a)

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**

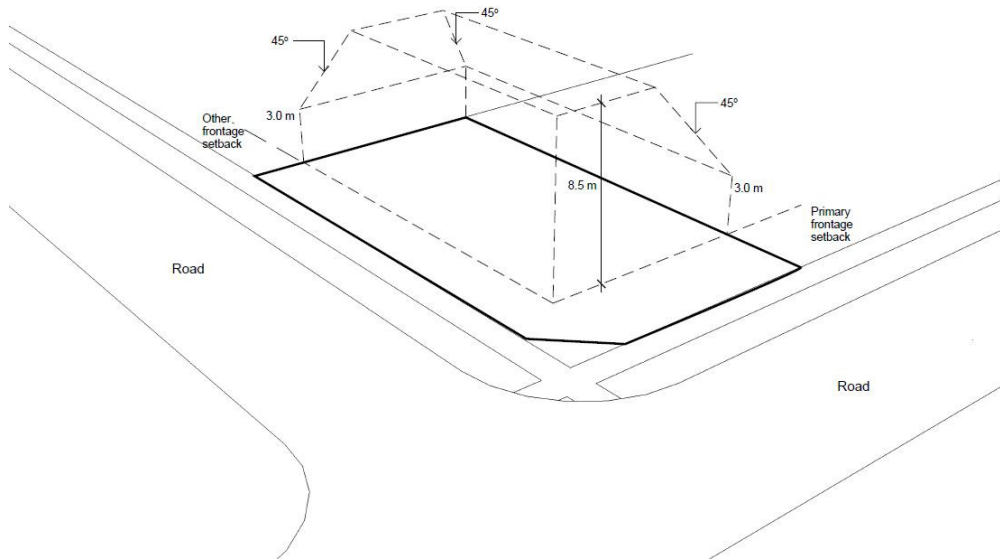


Figure 8.2 Building envelope for corner lots as required by clause 8.4.2 A3(a) and clause 8.5.1 A2(a)

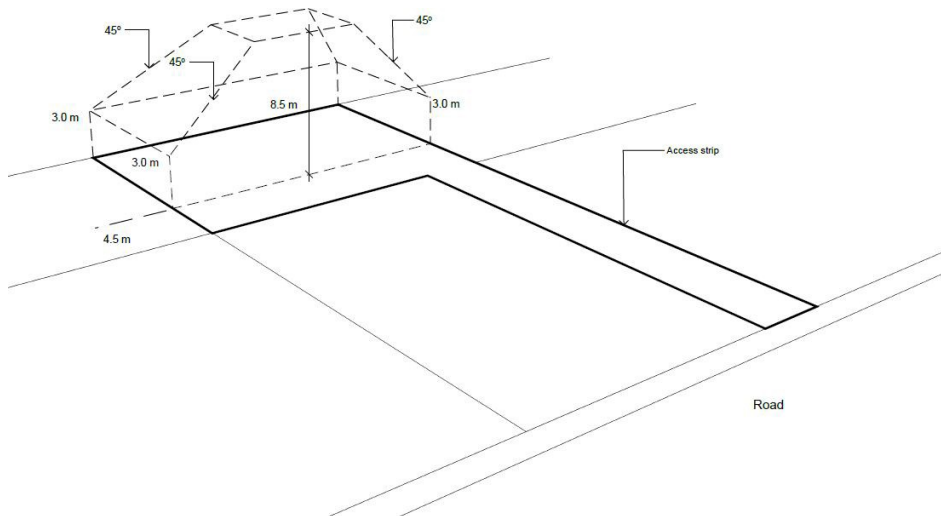


Figure 8.3 Building envelope for internal lots as required by clause 8.4.2 A3(a) and clause 8.5.1 A2(a)

8.4.3 Site coverage and private open space for all dwellings

Objective:	That dwellings are compatible with the amenity and character of the area and provide: <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and
------------	--

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

(c) private open space that is conveniently located and has access to sunlight.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</p>	<p>P1</p> <p>Dwellings must have:</p> <p>(a) site coverage consistent with that existing on established properties in the area;</p> <p>(b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:</p> <p style="margin-left: 20px;">(i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and</p> <p style="margin-left: 20px;">(ii) operational needs, such as clothes drying and storage; and</p> <p>(c) reasonable space for the planting of gardens and landscaping.</p>
<p>Planners Response: Complies with acceptable solution.</p> <p>Each dwelling has a total area of private open space exceeding 60m² and site coverage is a total site coverage of 2423.03m²; less than 50% of the 6596m² lot.</p> <p>5 × (179.02) + 9 × (169.77)</p>	
<p>A2</p> <p>A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <p style="margin-left: 20px;">(i) 24m²; or</p> <p style="margin-left: 20px;">(ii) 12m², 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);</p> <p>(b) has a minimum horizontal dimension of not less than:</p> <p style="margin-left: 20px;">(i) 4m; or</p> <p style="margin-left: 20px;">(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);</p> <p>(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</p>	<p>P2</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> <p>(a) conveniently located in relation to a living area of the dwelling; and</p> <p>(b) orientated to take advantage of sunlight.</p>

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

of true north; and	
(d) has a gradient not steeper than 1 in 10.	
Planners Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.	
All of the proposed dwellings have an area of open space which is in excess of 24m ² , with a minimum dimension exceeding 4m and all have a gradient less than 10%.	
While the lot is orientated to the north, units 14 and 5 have open space located between the dwelling and a frontage that does not have a northward orientation.	

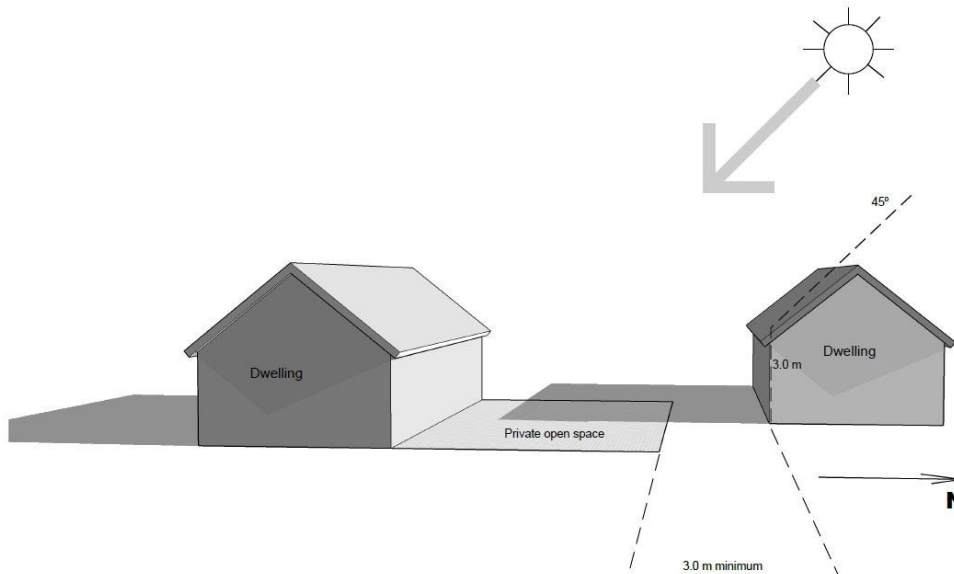
8.4.4 Sunlight to private open space of multiple dwellings

Objective:	That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):</p> <p style="margin-left: 20px;">(i) at a distance of 3m from the northern edge of the private open space; and</p> <p style="margin-left: 20px;">(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;</p> <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <p style="margin-left: 20px;">(i) an outbuilding with a building height not more than 2.4m; or</p> <p style="margin-left: 20px;">(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.</p>	<p>P1</p> <p>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.</p>
<p>Planners Response: Complies with the Acceptable Solution.</p> <p>While units 3, 6, 7, 8 and 10 have private open space areas directly to the south of an adjoining dwelling, each open space is in excess of the minimum requirements of Clause 8.4.3. After applying a 3m buffer from the rear of the dwelling to the north (in blue on Figure 1), each dwelling retains an area of open space which meets the minimum requirements of Clause 8.4.3 (hatched in red on Figure 1). As such the open space of each dwelling meets the separation requirements of the standard.</p>	

**George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda**



Figure 1: Site Plan, showing the 3m buffer as per figure 8.4 below in blue and compliant open space in red.



George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Figure 8.4 Separation from the private open space of another dwelling on the same site as required by clause 8.4.4 A1(a)

8.4.5 Width of openings for garages and carports for all dwellings

Objective:	To reduce the potential for garage or carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria	
A1 A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	P1 A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.	
Planners Response: Complies with acceptable solution. There is only one garage door facing the primary frontage on William Street. The garage door has a width of 5m.		

8.4.6 Privacy for all dwellings

Objective:	To provide a reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Performance Criteria	
A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: (i) from a window or glazed door, to a habitable room of the other dwelling on the	P1 A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of: (a) a dwelling on an adjoining property or its private open space; or (b) another dwelling on the same site or its private open space.	

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

<p>same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.</p>	
<p>Planners Response: Complies with acceptable solution. All finished floor levels have a height less than 1m above natural ground level,</p>	
<p>A2</p> <p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <p>(i) is to have a setback of not less than 3m from a side boundary;</p> <p>(ii) is to have a setback of not less than 4m from a rear boundary;</p> <p>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</p> <p>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	<p>P2</p> <p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <p>(a) a window or glazed door, to a habitable room of another dwelling; and</p> <p>(b) the private open space of another dwelling.</p>
<p>Planners Response: Complies with acceptable solution. All finished floor levels have a height less than 1m above natural ground level,</p>	

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

<p>A3</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="margin-left: 20px;">(i) it is separated by a screen of not less than 1.7m in height; or</p> <p style="margin-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>P3</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>Planners Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.</p> <p>Separation between the habitable room windows of units fronting the shared driveways is less than 2.5m and is not screened.</p>	

8.4.7 Frontage fences for all dwellings

<p>Objective:</p>	<p>The height and transparency of frontage fences:</p> <p>(a) provides adequate privacy and security for residents;</p> <p>(b) allows the potential for mutual passive surveillance between the road and the dwelling; and</p> <p>(c) is reasonably consistent with that on adjoining properties.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.¹</p>	<p>P1</p> <p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <p>(a) provide for security and privacy while allowing for passive surveillance of the road; and</p> <p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <p style="margin-left: 20px;">(i) the topography of the site; and</p> <p style="margin-left: 20px;">(ii) traffic volumes on the adjoining road.</p>
<p>Planners Response: Exempt.</p> <p>The proposed frontage fence is less than 4.5m from the frontage, however, it has a height of 1.8m and is composed of timber slates with 30% transparency. As such the frontage fence is exempt.</p>	

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

¹ An exemption applies for fences in this zone – see Table 4.6

8.4.8 Waste storage for multiple dwellings

Objective:	To provide for the storage of waste and recycling bins for multiple dwellings.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) a common storage area with an impervious surface that:</p> <p style="margin-left: 20px;">(i) has a setback of not less than 4.5m from a frontage;</p> <p style="margin-left: 20px;">(ii) is not less than 5.5m from any dwelling; and</p> <p style="margin-left: 20px;">(iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.</p>	<p>P1</p> <p>A multiple dwelling must have storage for waste and recycling bins that is:</p> <p>(a) capable of storing the number of bins required for the site;</p> <p>(b) screened from the frontage and any dwellings; and</p> <p>(c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.</p>
<p>Planners Response: Complies with acceptable solution. Each dwelling has an area for the storage of bins.</p>	

8.5 Development Standards for Non-dwellings

Not applicable. Application does not include non-dwellings.

8.6 Development Standards for Subdivision

Not applicable. Application does not include subdivision.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

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

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

C2.0 Parking and Sustainable Transport Code

C2.1 Code Purpose

The purpose of the Parking and Sustainable Transport Code is:

- C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.
- C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
- C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
- C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.
- C2.1.6 To provide for parking precincts and pedestrian priority streets.

C2.2 Application of this Code

- C2.2.1 Unless stated otherwise in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4, this code applies to all use and development.
- C2.2.2 Clause C2.5.3 only applies to use and development in the following Use Classes:
 - (a) Business and Professional Services;
 - (b) Community Meeting and Entertainment;
 - (c) Custodial Facility;
 - (d) Crematoria and Cemeteries;
 - (e) Educational and Occasional Care;
 - (f) Food Services;
 - (g) General Retail and Hire;
 - (h) Hospital Services;
 - (i) Hotel Industry;
 - (j) Pleasure Boat Facility;
 - (k) Residential if for a communal residence, multiple dwellings or hostel use;
 - (l) Sports and Recreation; and
 - (m) Tourist Operation.
- C2.2.3 Clause C2.5.4 only applies to use and development in the following Use Classes:
 - (a) Bulky Goods Sales;
 - (b) General Retail and Hire;
 - (c) Manufacturing and Processing; and
 - (d) Storage.
- C2.2.4 Clause C2.5.5 only applies to use and development in the following Use Classes:
 - (a) Business and Professional Services;

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

- (b) Community Meeting and Entertainment;
- (c) Educational and Occasional Care;
- (d) Emergency Services;
- (e) Food Services;
- (f) General Retail and Hire;
- (g) Sports and Recreation; and
- (h) Utilities, if not for minor utilities.

C2.3 Definition of Terms

C2.3.1 In this code, unless the contrary intention appears:

Term	Definition
container refund scheme space	means the area of land required to house a container refund machine or a bag drop refund point on a site plus space for pedestrians to queue at the container refund machine or bag drop refund point.
floor area	means the gross floor area, excluding the area of stairs, loading bays, access ways, or parking areas, of any area occupied by machinery required for air conditioning, heating, power supply, or lifts.
no requirement	means the use or development is not required to provide any on-site parking.
parking precinct plan	means a plan relating to on-site parking of cars within a defined area of land, shown on an overlay map in the relevant Local Provisions Schedule.
pedestrian priority street	means a road shown on an overlay map in the relevant Local Provisions Schedule, as having active street frontages where pedestrian movement and activity take priority over siting of vehicle parking and access.

C2.4 Use or Development Exempt from this Code

C2.4.1 There are no exemptions to this code.

C2.5 Use Standards

C2.5.1 Car parking numbers

Objective:	That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria	
A1 The number of on-site car parking spaces must be no less than the number specified in Table 2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in	P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces	

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

<p>accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p style="padding-left: 20px;">(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p style="padding-left: 20px;">(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p style="padding-left: 40px;">$N = A + (C - B)$</p> <p style="padding-left: 40px;">N = Number of on-site car parking spaces required</p> <p style="padding-left: 40px;">A = Number of existing on site car parking spaces</p> <p style="padding-left: 40px;">B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p style="padding-left: 40px;">C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>because of:</p> <p style="padding-left: 20px;">(i) variations in car parking demand over time; or</p> <p style="padding-left: 20px;">(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p> <p>P1.2</p> <p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p style="padding-left: 20px;">(a) the nature and intensity of the use and car parking required;</p> <p style="padding-left: 20px;">(b) the size of the dwelling and the number of bedrooms; and</p> <p style="padding-left: 20px;">(c) the pattern of parking in the surrounding area.</p>
<p>Planners Response: Complies with acceptable solution.</p> <p>Each dwelling is provided with 2 parking spaces, and 5 shared visitor parking spaces are proposed.</p>	

C2.5.2 Bicycle parking numbers

Objective:	That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.
Acceptable Solutions	Performance Criteria

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

<p>A1</p> <p>Bicycle parking spaces must:</p> <p>(a) be provided on the site or within 50m of the site; and</p> <p>(b) be no less than the number specified in Table C2.1.</p>	<p>P1</p> <p>Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:</p> <p>(a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and</p> <p>(b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.</p>
<p>Planners Response: Complies with acceptable solution.</p> <p>No requirement associated with residential use.</p>	

C2.5.3 Motorcycle parking numbers

Objective:	That the appropriate level of motorcycle parking is provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria	
<p>A1</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>P1</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>Planners Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.</p> <p>1 space is required in accordance with Table C2.4. No spaces are provided.</p>		

C2.5.4 Loading Bays

Objective:	That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.	
Acceptable Solutions	Performance Criteria	

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

<p>A1</p> <p>A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.</p>	<p>P1</p> <p>Adequate space for loading and unloading of vehicles must be provided, having regard to:</p> <ul style="list-style-type: none"> (a) the type of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the location of the site; (e) the nature of traffic in the surrounding area; (f) the area and dimensions of the site; and (g) the topography of the site; (h) the location of existing buildings on the site; and (i) any constraints imposed by existing development.
<p>Planners Response: Not applicable to application.</p>	

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

<p>Objective:</p>	<p>To:</p> <ul style="list-style-type: none"> (a) facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner Residential Zone; and (b) to not cause an unreasonable impact on residential amenity by the car parking generated by that reuse.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for:</p> <ul style="list-style-type: none"> (a) Food Services uses up to 100m² floor area or 30 seats, whichever is the greater; and (b) General Retail and Hire uses up to 100m² floor area, <p>provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.</p>	<p>P1</p> <p>Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, the number of on-site car parking spaces must be sufficient to meet the reasonable needs of users and must not cause an unreasonable impact on residential amenity, having regard to:</p> <ul style="list-style-type: none"> (a) car parking demand generated by the proposed use during its proposed hours of operation; (b) the availability of on-street and public car parking in the surrounding area; (c) the availability and frequency of public transport within a 400m walking distance of the site; (d) the availability and likely use of other modes of transport; (e) the availability and suitability of alternative arrangements for car parking provision;

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

	<ul style="list-style-type: none"> (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces; (g) any car parking deficiency or surplus associated with the existing use of the land; (h) any relevant parking plan for the area adopted by council; (i) any existing on-street car parking restrictions; and (j) the proportion of residential properties without off-street parking within a 100m radius of the subject site.
<p>Planners Response: Not applicable to application.</p>	

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective:	That parking areas are constructed to an appropriate standard.	
	Acceptable Solutions	Performance Criteria
	<p>A1</p> <p>All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement. 	<p>P1</p> <p>All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.
<p>Planners Response: Complies with acceptable solution.</p> <p>All driveways and parking areas are formed in concrete and drained to the reticulated stormwater system.</p>		

C2.6.2 Design and layout of parking areas

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

Objective:	That parking areas are designed and laid out to provide convenient, safe and efficient parking.
Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <ul style="list-style-type: none"> (i) have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or <p>(b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6</i>.</p> <p>A1.2</p> <p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <ul style="list-style-type: none"> (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities</i>.¹ 	<p>P1</p> <p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and (j) the provisions of <i>Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking</i> and <i>AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities</i>.
<p>Planners Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.</p>	

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

The site has a gradient less than 10%.

All dwellings using shared accesses can enter and exist in a forward direction. Dwellings with individual accesses provide for less than 4 spaces per access.

Driveways accessing 2 spaces have a dimension of 3m consistent with table C2.2, while driveways accessing more than one dwelling have a width of 4.5m consistent with table C2.2.

All spaces meet the minimum dimensions described in Table C2.3 – accessways adjacent to shared parking, at 90degrees, exceed 7m.

There are no obstructions below 2.1m above the parking surfaces.

Line marking is not provided.

No accessible parking is required.

¹ Requirements for the number of accessible car parking spaces are specified in part D3 of the National Construction Code 2016.

C2.6.3 Number of accesses for vehicles

Objective:	That: <ul style="list-style-type: none"> (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; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.
Acceptable Solutions	Performance Criteria
A1 The number of accesses provided for each frontage must: <ul style="list-style-type: none"> (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	P1 The number of accesses for each frontage must be minimised, having regard to: <ul style="list-style-type: none"> (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
Planners Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria. More than 1 frontage is provided on Main Road and Friend Street.	

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

<p>A2</p> <p>Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</p>	<p>P2</p> <p>Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</p> <p>(a) not have an adverse impact on:</p> <p style="padding-left: 20px;">(i) pedestrian safety and amenity; or</p> <p style="padding-left: 20px;">(ii) traffic safety; and</p> <p>(b) be compatible with the streetscape.</p>
<p>Planners Response: Not applicable to application.</p>	

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

<p>Objective:</p>	<p>That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which:</p> <p>(a) enables easy and efficient use;</p> <p>(b) promotes the safety of users;</p> <p>(c) minimises opportunities for crime or anti-social behaviour; and</p> <p>(d) prevents unreasonable light overspill impacts.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 "Basis of Design" and Clause 3.6 "Car Parks" in <i>Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements</i>.</p>	<p>P1</p> <p>In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roadways and pedestrian paths, which are used outside daylight hours must be provided with lighting, having regard to:</p> <p>(a) enabling easy and efficient use of the area;</p> <p>(b) minimising potential for conflicts involving pedestrians, cyclists and vehicles;</p> <p>(c) minimising opportunities for crime or anti-social behaviour though the creation of concealment spaces;</p> <p>(d) any unreasonable impact on the amenity of adjoining properties through light overspill; and</p> <p>(e) the hours of operation of the use.</p>
<p>Planners Response: Not applicable to application.</p>	

C2.6.5 Pedestrian access

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

Objective:	That pedestrian access within parking areas is provided in a safe and convenient manner.	
Acceptable Solutions	Performance Criteria	
<p>A1.1</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>A1.2</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 main entry point to the building.</p>	<p>P1</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>	
<p>Planners Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.</p> <p>Pedestrian access is not provided.</p>		

C2.6.6 Loading bays

Objective:	That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.	
Acceptable Solutions	Performance Criteria	

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

<p>A1</p> <p>The area and dimensions of loading bays and access way areas must be designed in accordance with <i>Australian Standard AS 2890.2-2002, Parking facilities, Part 2: Off-street commercial vehicle facilities</i>, for the type of vehicles likely to use the site.</p>	<p>P1</p> <p>Loading bays must have an area and dimensions suitable for the use, having regard to:</p> <ul style="list-style-type: none"> (a) the types of vehicles likely to use the site; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the topography of the site; (f) the location of existing buildings on the site; and (g) any constraints imposed by existing development.
<p>Planners Response: Not applicable to application.</p>	
<p>A2</p> <p>The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with <i>Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities</i>.</p>	<p>P2</p> <p>Access for commercial vehicles to and from the site must be safe, having regard to:</p> <ul style="list-style-type: none"> (a) the types of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the location of the site and nature of traffic in the area of the site; (f) the effectiveness or efficiency of the surrounding road network; and (g) site constraints such as existing buildings, slope, drainage, vegetation, parking and landscaping.
<p>Planners Response: Not applicable to application.</p>	

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

Objective:	That parking for bicycles are safe, secure and convenient, within the General Business Zone and Central Business Zone.
Acceptable Solutions	Performance Criteria

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

<p>A1</p> <p>Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must:</p> <ul style="list-style-type: none"> (a) be accessible from a road, cycle path, bicycle lane, shared path or access way; (b) be located within 50m from an entrance; (c) be visible from the main entrance or otherwise signed; and (d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of <i>Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.</i> 	<p>P1</p> <p>Bicycle parking must be provided in a safe, secure and convenient location, having regard to:</p> <ul style="list-style-type: none"> (a) the accessibility to the site; (b) the characteristics of the site; (c) the nature of the proposed use; (d) the number of employees; (e) the users of the site and the likelihood of travel by bicycle; (f) the location and visibility of proposed parking for bicycles; (g) whether there are other parking areas on the site; and (h) the opportunity for sharing bicycle parking on nearby sites.
<p>Planners Response: Not applicable to application.</p>	
<p>A2</p> <p>Bicycle parking spaces must:</p> <ul style="list-style-type: none"> (a) have dimensions not less than: <ul style="list-style-type: none"> (i) 1.7m in length; (ii) 1.2m in height; and (iii) 0.7m in width at the handlebars; (b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and (c) include a rail or hoop to lock a bicycle that satisfies <i>Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking.</i> 	<p>P2</p> <p>Bicycle parking spaces and access must be convenient, safe, secure and efficient to use, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the space available; (c) the safety of cyclists; and (d) the provisions of <i>Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking.</i>
<p>Planners Response: Not applicable to application.</p>	

C2.6.8 Siting of parking and turning areas

<p>Objective:</p>	<p>That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.</p>
-------------------	---

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.</p>	<p>P1</p> <p>Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas, may be located in front of the building line where this is the only practical solution and does not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) topographical or other site constraints; (b) availability of space behind the building line; (c) availability of space for vehicle access to the side or rear of the property; (d) the gradient between the front and the rear of existing or proposed buildings; (e) the length of access or shared access required to service the car parking; (f) the location of the access driveway at least 2.5m from a window of a habitable room of a dwelling; (g) the visual impact of the vehicle parking and access on the site; (h) the streetscape character and amenity; (i) the nature of the zone in which the site is located and its preferred uses; and (j) opportunities for passive surveillance of the road.
<p>Planners Response: Not applicable to application.</p>	
<p>A2</p> <p>Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:</p> <ul style="list-style-type: none"> (a) have no new vehicle accesses, unless an existing access is removed; (b) retain an active street frontage; and (c) not result in parked cars being visible from public places in the adjacent roads. 	<p>P2</p> <p>Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must be designed to screen the views of cars from public places in the adjacent roads, without blank walls facing onto a road, having regard to:</p> <ul style="list-style-type: none"> (a) the streetscape; (b) any unreasonable loss of amenity of the occupants of adjoining properties; and (c) maintaining opportunities for active uses on a street frontage in a pedestrian priority street.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

Planners Response: Not applicable to application.

C2.7 Parking Precinct Plan

C2.7.1 Parking precinct plan

Objective:	To minimise the amount of on-site car parking spaces within an area defined by a parking precinct plan, and that parking does not detract from the streetscape of the area.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Within a parking precinct plan, on-site car parking must:</p> <ul style="list-style-type: none"> (a) not be provided; or (b) not be increased above existing parking numbers. 	<p>P1</p> <p>Within a parking precinct plan, on-site car parking must be necessary for the operation of the use and not detract from the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the availability of off-street public parking spaces within reasonable walking distance; (b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) variations in parking demand over time; or (ii) efficiencies gained by consolidation of parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (f) the streetscape; (g) the topography of the site; (h) the location of existing buildings on the site; (i) any constraints imposed by existing development; and (j) any assessment by a suitably qualified person of the actual parking demand, determined having regard to the scale and nature of the use and development, and <p>not exceed the number specified in Table C2.1.</p>
Planners Response: Not applicable to application.	

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

Table C2.1 Parking Space Requirements

Use		Parking Space Requirements	
		Car	Bicycle
Bulky Goods Sales	Motor vehicle, boat or caravan sales	1 space per 100m ² of display, storage and workshop floor area	1 space per 500m ² of floor area
	Retail plant nursery	15 spaces or 0.5 spaces per 100m ² of site area, whichever is greater	No requirement
	Bulky Goods Sales, excluding as otherwise specified in this Table	1 space per 50m ² of floor area	1 space per 500m ² of floor area
Business and Professional Services	Bank, real estate agency, travel agent	1 space per 50m ² of floor area	1 space per 500m ² of floor area
	Office	1 space per 40m ² of floor area	1 space per 500m ² of floor area
	Doctors' surgery, clinic, consulting room	4 spaces per practitioner	2 spaces for each 8 practitioners
	Veterinary centre	4 spaces per practitioner	No requirement
	Funeral parlour	1 space per employee + 1 visitor space + 1 space per 4 chapel seats	1 space per 50 chapel seats
	Business and Professional Services, excluding as otherwise specified in this Table	1 space per 30m ² of floor area	1 space per 500m ² of floor area
Community Meeting and Entertainment	Art and craft centre	1 space per 30m ² of floor area	1 space per 50m ² floor area or 1 space per 40 seats whichever is greater
	Exhibition centre, library, museum or public art gallery	1 space per 20m ² of floor area	4 spaces plus 2 spaces for each 1500m ² of floor area
	Cinema, place of worship, civic centre, function centre, public hall, theatre	1 space per 15m ² of floor area, or 1 space per 3 seats, whichever is greater	1 space per 50m ² floor area or 1 space per 40 seats whichever is greater
	Community Meeting and Entertainment, excluding as otherwise specified in this Table	1 space per 15m ² of floor area or 1 space per 4 seats, whichever is greater	1 space per 50m ² floor area or 1 space per 40 seats whichever is greater
Custodial Facility		1 space per 2 employees + 1 space per 5 inmates	No requirement
Crematoria and Cemeteries		1 space per employee + 1 visitor space + 1 space per 4 chapel seats	1 space per 50 chapel seats
Domestic Animal Breeding, Boarding or Training		1 space per employee + 2 visitor spaces	No requirement

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

Educational and Occasional Care		1 space per employee + 1 space per 6 tertiary education students	1 space per 5 employees and tertiary education students
Emergency Services	Fire/ambulance	1 space per employee	No requirement
	Emergency Services, excluding as otherwise specified in this Table	No requirement	No requirement
Equipment and Machinery Sales and Hire		1 space per 50m ² of floor area	No requirement
Extractive Industry		1 space per 2 employees	No requirement
Food Services	Restaurant	1 space per 15m ² of floor area (including any outdoor dining areas) + 6 queuing spaces for drive through (if applicable), unless subject to Clause C2.5.5	1 space per 75m ² floor area
	Take away food premises	1 space per 15m ² of floor area (including any outdoor dining areas) + 6 queuing spaces for drive through (if applicable), unless subject to Clause C2.5.5	1 space per 75m ² floor area
	Food Services, excluding as otherwise specified in this Table	15 for each 100m ² of floor area or 1 space per 3 seats, whichever is greater, unless subject to Clause C2.5.5	1 space per 75m ² floor area
General Retail and Hire	Drive-in bottle shop, if associated with a Hotel Industry	6 spaces	No requirement
	General Retail and Hire, excluding as otherwise specified in this table	1 space per 30m ² of floor area, unless subject to Clause C2.5.5	1 space per 100m ² of floor area
Hospital Services		1 space per 4 beds + 1 space per doctor + 1 space per 2 other employees	1 space per 10 beds
Hotel Industry		1 space per 20m ² of floor area available to the public + 1 space per bedroom	1 space per 100m ² of floor area available to the public
Manufacturing and Processing		1 space per 200m ² of floor area or 2 spaces per 3 employees, whichever is greater	1 space per 5 employees
Motor Racing Facility		No requirement	No requirement
Natural and Cultural Values Management		No requirement	No requirement
Passive Recreation		No requirement	No requirement
Pleasure Boat Facility	Marina	0.6 spaces for each wet berth and 0.2 spaces for each dry storage berth and 0.5 spaces per marina employee	No requirement
	Boathouse	0.5 space for each boathouse	No requirement

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

	Pleasure Boat Facility, excluding as otherwise specified in this Table	No requirement	No requirement
Port and Shipping		No requirement	No requirement
Recycling and Waste Disposal		1 space per 500m ² of site area + 1 space per employee	No requirement
Research and Development		1 space per 100m ² of floor area or 2 spaces per 3 employees, whichever is greater	No requirement
Residential	If a 1 bedroom or studio dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	1 space per dwelling	No requirement
	If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	2 spaces per dwelling	No requirement
	Visitor parking for multiple dwellings in the General Residential Zone	1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)	No requirement
	Other Residential use in the General Residential Zone	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 10 bedrooms (rounded up to the nearest whole number)	No requirement for residential care facility, assisted housing and retirement village. All other uses require 1 space per 5 bedrooms in other forms of accommodation.
	Any Residential use in any other zone	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 5 multiple dwellings or every 10 bedrooms for a non-dwelling residential use (rounded up to the nearest whole number)	No requirement for single dwellings, multiple dwellings, residential care facility, assisted housing and retirement village. All other uses require 1 space per 5 bedrooms in other forms of accommodation.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

Resource Development	Aquaculture	2 spaces per 3 employees	No requirement
	Resource development, excluding as otherwise specified in this Table	No requirement	No requirement
Resource Processing		2 spaces per 3 employees	1 space per 5 employees
Service Industry		1 space per 80m ² of floor area or 2 spaces per 3 employees, whichever is greater	1 space per 5 employees
Sports and Recreation	Bowling green	6 spaces per bowling rink	No requirement
	Fitness centre	4.5 spaces per 100m ² of floor area	No requirement
	Golf course	4 spaces per golf hole	No requirement
	Swimming pool (other than in conjunction with a single dwelling)	5 spaces for each 100m ² of site area	1 space per 100m ² of site area
	Tennis court or Squash court (other than in conjunction with a single dwelling)	3 spaces for each tennis or squash court + 1 space per 5 spectator places	No requirement
	Major Sporting Facility	1 space per 5 seats	No requirement
	Sports and Recreation, excluding as otherwise specified in this Table	50 spaces per facility	No requirement
Storage		1 space per 200m ² of the site area or 1 space per 2 employees, whichever is greater	No requirement
Tourist Operation		1 space per 200m ² of floor area or 1 space for each 500m ² of the site area, whichever is greater	1 space per 1000m ² of floor area or 1 space per 500m ² of site area, whichever is the greater
Transport Depot and Distribution		3.5 spaces for each 100m ² of gross floor area	1 space per 5 employees
Utilities		No requirement	No requirement
Vehicle Fuel Sales and Service		4 spaces per service bay	1 space per 5 employees
Vehicle Parking		No requirement	No requirement
Visitor Accommodation		1 space per self-contained accommodation unit, allocated tent or caravan space, or 1 space per 4 beds, whichever is the greater	No requirement

Notes to Table C2.1:

- (1) The number of parking spaces required is to be calculated based on the proposed use or development.
- (2) Parking spaces must be individually accessible, excluding tandem parking spaces which may be used to serve a dwelling.
- (3) Excluding visitor parking for multiple dwellings in the General Residential Zone, fractions of a space

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

are to be rounded to the nearest whole number, so that a full number of spaces is provided for any fraction of

a quota of floor area or number of employees.

- (4) Where a proposal contains multiple Use Classes, the car parking requirements must be calculated as the sum of the requirements for each individual use component.
- (5) Reference to an employee is equivalent to 1 full-time employee.

Table C2.2 Internal Access Way Widths for Vehicles

Number of parking spaces served	Internal access way widths	Passing bay dimensions for two-way traffic in addition to the access way width
1 to 5	A width not less than 3m.	2m wide by 5m long, plus entry and exit tapers, every 30m, unless on land within the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone or Open Space Zone.
6 to 20	(a) A width not less than 4.5m for the first 7m from the road carriageway and 3m thereafter, and (b) At changes of direction or intersections have: (i) an internal radius of not less than 4m, or (ii) a width more than 4.2m.	2m wide by 5m long, plus entry and exit tapers, every 30m.
21 and over	A width not less than 5.5m.	Not applicable

Table C2.3 Dimensions of Car Parking Spaces and Combined Access and Manoeuvring Space Adjacent to Parking Spaces

Angle of car spaces to manoeuvring space	Combined access and manoeuvring width	Car park widths	Car park length
Parallel	3.6m	2.3m	6.7m
45 degrees	3.5m	2.6m	5.4m
60 degrees	4.9m	2.6m	5.4m
90 degrees	6.4m	2.6m	5.4m
90 degrees	5.8m	2.8m	5.4m
90 degrees	5.2m	3m	5.4m
90 degrees	4.8m	3.2m	5.4m

Notes to Table C2.3:

- (1) If entry to the car space is from a road, the combined access and manoeuvring width may include the road.

Table C2.4 Motorcycle Parking Space Requirements

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

Number of car parking spaces required for a use	Number of motorcycle parking spaces required for a use
0-20	No requirement
21-40	1 space
41 or more	1 space for every additional 20 car parking spaces required

C3.0 Road and Railway Assets Code

C3.1 Code Purpose

The purpose of the Road and Railway Assets Code is:

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

C3.2 Application of this Code

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

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

C3.3 Definition of Terms

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

Term	Definition
annual average daily traffic	means the number of vehicles per day averaged over all days in a calendar year.
category 1 road	means a category 1 road as defined in the <i>State Road Hierarchy</i> .
future major road	means land within which a major road is intended to be built shown as a future major road on an overlay map in the relevant Local Provisions Schedule.
future railway	means land on which an extension to the rail network is intended to be built shown as a future railway on an overlay map in the relevant Local Provisions Schedule.
limited access road	means a road declared to be a limited access road under s.52A of the <i>Roads and Jetties Act 1935</i> .

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

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

C3.4 Use or Development Exempt from this Code

C3.4.1 There are no exemptions from this code.

C3.5 Use Standards

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

Objective:	To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.
Acceptable Solutions	Performance Criteria

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

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

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

Location of vehicular traffic	Amount of acceptable increase in annual average daily traffic to and from the site (total of ingress and egress)	
	Vehicles up to 5.5m long	Vehicles longer than 5.5m long
Vehicle crossing on major roads and private level crossings	10% or 10 vehicle movements per day, whichever is the greater	10%

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

Vehicle crossings on other roads	20% or 40 vehicle movements per day, whichever is the greater	20% or 5 vehicle movements per day, whichever is the greater
----------------------------------	---	--

C3.6 Development Standards for Buildings or Works

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

Objective:	To minimise the effects of noise, vibration, light and air emissions on sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be:</p> <p>(a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building;</p> <p>(b) an extension which extends no closer to the existing or future major road or rail network than:</p> <p style="margin-left: 20px;">(i) the existing habitable building; or</p> <p style="margin-left: 20px;">(ii) an adjoining habitable building for a sensitive use; or</p> <p>(c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the <i>Noise Measurement Procedures Manual, 2nd edition, July 2008</i>.</p>	<p>P1</p> <p>Habitable buildings for sensitive uses within a road or railway attenuation area, must be sited, designed or screened to minimise adverse effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the proposed setback;</p> <p>(c) any buffers created by natural or other features;</p> <p>(d) the location of existing or proposed buildings on the site;</p> <p>(e) the frequency of use of the rail network;</p> <p>(f) the speed limit and traffic volume of the road;</p> <p>(g) any noise, vibration, light and air emissions from the rail network or road;</p> <p>(h) the nature of the road;</p> <p>(i) the nature of the development;</p> <p>(k) the need for the development; any traffic impact assessment;</p> <p>(l) any mitigating measures proposed;</p> <p>(m) any recommendations from a suitably qualified person for mitigation of noise; and</p> <p>(n) any advice received from the rail or road authority.</p>	
<p>Planners Response: Not applicable to application.</p> <p>Speed limit on Main Road and other roads surrounding the development is 60km/h or less. Development is not in a road or rail attenuation area.</p>		

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

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

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

C3.7 Development Standards for Subdivision

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

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

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

Planners Response: Not applicable to application.

C12.0 Flood-Prone Areas Hazard Code

C12.1 Code Purpose

The purpose of the Flood-Prone Areas Hazard Code is:

- C12.1.1 To ensure that use or development subject to risk from flood is appropriately located and managed, so that:
- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;
 - (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and
 - (c) it does not increase the risk from flood to other land or public infrastructure.
- C12.1.2 To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.

C12.2 Application of this Code

- C12.2.1 This code applies to development of land within a flood-prone hazard area. C12.2.2 This code applies to use of land within a flood-prone hazard area if for:
- (a) a change of use that converts a non-habitable building to a habitable building; or
 - (b) a new habitable room within an existing building.
- C12.2.3 This code applies to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.
- C12.2.4 The planning authority may only make a request under clause C12.2.3 where it reasonably believes, based on information in its possession, that the land is subject to risk from flood or has the potential to cause increased risk from flood.
- C12.2.5 This code does not apply to land subject to the Coastal Inundation Hazard Code.

C12.3 Definition of Terms

C12.3.1 In this code, unless the contrary intention appears:

Term	Definition
critical use	means a use that is within one of the following Use Classes: <ul style="list-style-type: none">(a) Emergency Services; or(b) Hospital Services.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

flood	means the risk of periodic or permanent flooding of land from a watercourse or other inland water source.
flood-prone hazard area	means land: (a) shown on an overlay map in the relevant Local Provisions Schedule, as within a flood-prone hazard area; or (b) identified in a report for the purposes of C12.2.3.
flood hazard report	means a report prepared by a suitably qualified person for a site, that must include: (a) details of, and be signed by, the person who prepared or verified the report; (b) confirmation that the person has the appropriate qualifications and expertise; (c) confirmation that the report has been prepared in accordance with any methodology specified by a State authority; and (d) conclusions based on consideration of the proposed use or development: (i) as to whether the use or development is likely to cause or contribute to the occurrence of flood on the site or on adjacent land; (ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to: a. the nature, intensity and duration of the use; b. the type, form and duration of any development; c. the likely change in the level of risk across the intended life of the use or development; d. the ability to adapt to a change in the level of risk; e. the ability to maintain access to utilities and services; f. the need for flood reduction or protection measures beyond the boundary of the site; g. any flood management plan in place for the site and/or adjacent land; and h. any advice relating to the ongoing management of the use or development; and (iii) any matter specifically required by Performance Criteria in this code.
flood management plan	means a management plan for a flood-prone hazard area endorsed by the relevant council.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

hazardous use	<p>means a use that is within one of the following Use Classes:</p> <ul style="list-style-type: none"> (a) Crematoria and Cemeteries; (b) Extractive Industry, if the use involves the storage of a hazardous chemical of a manifest quantity; (c) Hospital Services, if the use involves the storage of a hazardous chemical of a manifest quantity; (d) Manufacturing and Processing, if the use involves the storage of a hazardous chemical of a manifest quantity; (e) Recycling and Waste Disposal; (f) Research and Development, if the use involves the storage of a hazardous chemical of a manifest quantity; (g) Storage, if the use involves the storage of a hazardous chemical of a manifest quantity; (h) Transport Depot and Distribution, if the use involves the storage of a hazardous chemical of a manifest quantity; (i) Utilities, if the use involves the storage of a hazardous chemical of a manifest quantity; or (j) Vehicle Fuel Sales and Service.
vulnerable use	<p>means a use that is within one of the following Use Classes:</p> <ul style="list-style-type: none"> (a) Custodial Facility; (b) Educational and Occasional Care; (c) Residential, if for a respite centre, residential care facility, retirement village or assisted housing; or (d) Visitor Accommodation, if the use accommodates more than 12 guests.

C12.4 Use or Development Exempt from this Code

C12.4.1 The following use or development is exempt from this code:

- (a) alterations or extensions to an existing building if:
 - (i) the site coverage is not increased by more than 20m² from that existing at the effective date; and
 - (ii) not for a critical, hazardous, or vulnerable use;
- (b) use or development of land for:
 - (i) Natural and Cultural Values Management;
 - (ii) Passive Recreation;
 - (iii) Port and Shipping in a proclaimed wharf area;
 - (iv) Resource Development, excluding a habitable building;
 - (v) minor utilities;
 - (vi) infrastructure for the generation of hydro-electricity; and
 - (vii) outbuildings;
- (c) planting or disturbance of vegetation on existing pasture or crop production land; and

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

(d) consolidation of lots.

C12.5 Use Standards

C12.5.1 Uses within a flood-prone hazard area

Objective:	That a habitable building can achieve and maintain a tolerable risk from flood.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1.1</p> <p>A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to:</p> <ul style="list-style-type: none"> (a) the location of the building; (b) the advice in a flood hazard report; and (c) any advice from a State authority, regulated entity or a council. <p>P1.2</p> <p>A flood hazard report also demonstrates that:</p> <ul style="list-style-type: none"> (a) any increase in the level of risk from flood does not require any specific hazard reduction or protection measures; or (b) the use 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.
<p>Planners Response: Not applicable to application.</p> <p>The application does not include a change of use to an existing building.</p>	

C12.5.2 Critical use, hazardous use or vulnerable use

Objective:	That critical, hazardous and vulnerable uses, located within a flood-prone hazard area can achieve and maintain a tolerable risk from flood.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>A critical, hazardous, or vulnerable use within a flood-prone hazard area must achieve a tolerable level of risk from flood, having regard to:</p> <ul style="list-style-type: none"> (a) the type form and duration of the use; and

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

	<p>(b) a flood hazard report that demonstrates that:</p> <ul style="list-style-type: none"> (i) any increase in the level of risk from flood does not warrant any specific hazard reduction or protection measures; or (ii) the use 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.
<p>Planners Response: Not applicable to application. The proposal does not include a Critical, Hazardous or Vulnerable Use.</p>	
<p>A2 No Acceptable Solution.</p>	<p>P2 In addition to the requirements in clause C12.5.2 P1, a critical use within a flood-prone hazard area must achieve and maintain a tolerable risk, having regard to:</p> <ul style="list-style-type: none"> (a) the ability of the use to function and maintain service during the flood event and recovery period; (b) any interruption to the operation of the critical use in locations external to the immediate impact of the flood; (c) the creation of risk to the health or safety of people from damage or disruption to: <ul style="list-style-type: none"> (i) a water supply service; or (ii) the drainage and treatment of waste water; (d) the advice contained in a flood hazard report; and (e) any advice from a State authority, regulated entity or a council.
<p>Planners Response: Not applicable to application.</p>	
<p>A3 No Acceptable Solution.</p>	<p>P3 In addition to the requirements in clause C12.5.2 P1, the impact of flood on a hazardous use within a flood-prone hazard area must achieve and maintain a tolerable risk, having regard to:</p> <ul style="list-style-type: none"> (a) the health and safety of people; (b) any impact on property; (c) any impact on the environment; (d) the advice contained in a flood hazard report; and (e) any advice from a State authority, regulated entity

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

	or a council.
Planners Response: Not applicable to application.	
<p>A4</p> <p>No Acceptable Solutions.</p>	<p>P4</p> <p>In addition to the requirements in clause C12.5.2 P1, a vulnerable use within a flood-prone hazard area, must be protected from flood, having regard to:</p> <ul style="list-style-type: none"> (a) any protection measures, existing or proposed; (b) the ability and capability of people in a flood event who may live, work or visit the site, to: <ul style="list-style-type: none"> (i) protect themselves; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of an emergency; (c) any emergency evacuation plan; (d) the level of risk for emergency personnel involved in evacuation and rescue tasks; (e) the advice contained in a flood hazard report; and (f) any advice from a State authority, regulated entity or a council.
Planners Response: Not applicable to application.	

C12.6 Development Standards for Buildings and Works

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

Objective:	That: <ul style="list-style-type: none"> (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1.1</p> <p>Buildings and works 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"> (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from flood

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

	<p>requires any specific hazard reduction or protection measures;</p> <p>(c) any advice from a State authority, regulated entity or a council; and</p> <p>(d) the advice contained in a flood hazard report.</p> <p>P1.2</p> <p>A flood hazard report also demonstrates that the building and works:</p> <p>(a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and</p> <p>(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.</p>
<p>Planners Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.</p>	

C12.7 Development Standards for Subdivision

C12.7.1 Subdivision within a flood-prone hazard area

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

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Tasmanian Planning Scheme - George Town LPS

Planners Response: Not applicable to application.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



ABN 68 300 116 092

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
Application Number: DA 2026 / 2	Date: 27.02.2026	
PID: 6441608	Zone: General Residential	Permitted or Discretionary

DEVELOPMENT APPLICATION DETAILS					
Location/Address of Proposed Development:	24-30 Main Road George Town, TAS. 7253				
Applicant Name:	Leigh Adams, Adams Building Design				
Title Reference:	200053/1				
Existing Development/Use: <small>(describe the way the land is used now)</small>	Vacant Land + small cedar clad building currently vacant				
Development Type:	New dwelling <input type="checkbox"/>		Outbuilding <input type="checkbox"/>		Addition/extension <input type="checkbox"/>
	Fencing <input type="checkbox"/>		Demolition <input type="checkbox"/>		Signage <input type="checkbox"/>
	Subdivision <input type="checkbox"/>		Change of use <input type="checkbox"/>		Other <input checked="" type="checkbox"/>
Description/Use:	Multiple dwelling development				
New floor area:	2423 m ²	Total floor area:	2423 m ²	New building height:	5.8 m
Water Supply:	TasWater <input checked="" type="checkbox"/> Tank <input type="checkbox"/>	Wastewater:	TasWater <input checked="" type="checkbox"/> On-Site Wastewater System <input type="checkbox"/>		
Driveway/Vehicle Crossover:	Existing <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Alteration Required <input type="checkbox"/> <i>Contact Council's engineering department for details on crossover construction</i>				
Does the application include Crown Land or access via a Crown Access License?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If 'yes', please provide Crown consent to lodge the planning application in accordance with section 52 (1B) of the Land Use Planning and Approvals Act 1993.		

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

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

Building Areas			Drawing Sheets	
Name	Area	Building Squares	Sheet #	Sheet Name
Unit 1 (x5)	179.02 m ²	19.25	1	Cover Page
Unit 2 (x9)	169.77 m ²	18.25	2	Govt Infrastructure Details
	348.79 m ²	37.50	3	Site Plan
			4	Site Drainage Plan
			5	Demolition & Vegetation Removal Plan
			6	Floor Plans & Plant Schedule
			7	Overall Elevations
			8	Elevations (sheet 1)
			9	Elevations (sheet 2)
			10	3D Views

Site areas	
Name	Area
Site	6597.36 m ²

Project Details	
Council	George Town Council
Zone	8.0 General Residential
Planning Overlay	Safeguarding of Airports Code
PID	6441608
Title Folio	01
Title Volume	200053
Climate Zone	7
WIND SPEED	TBC
SOIL CLASS	TBC
STAR RATING	TBC
BAL Rating	TBC
Corrosive Environment	N/A

Proposed Units at
 24-30 Main Rd,
 George Town, TAS 7253

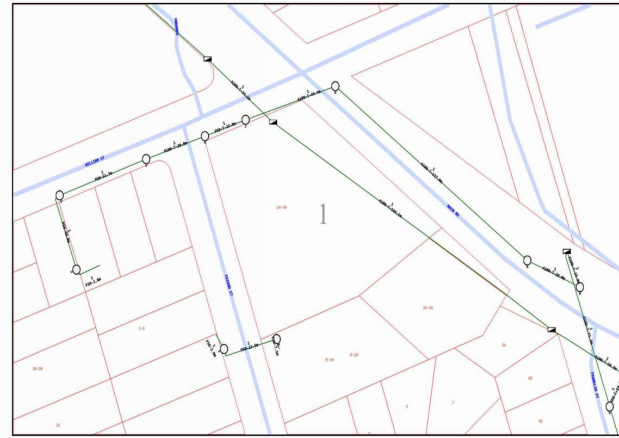
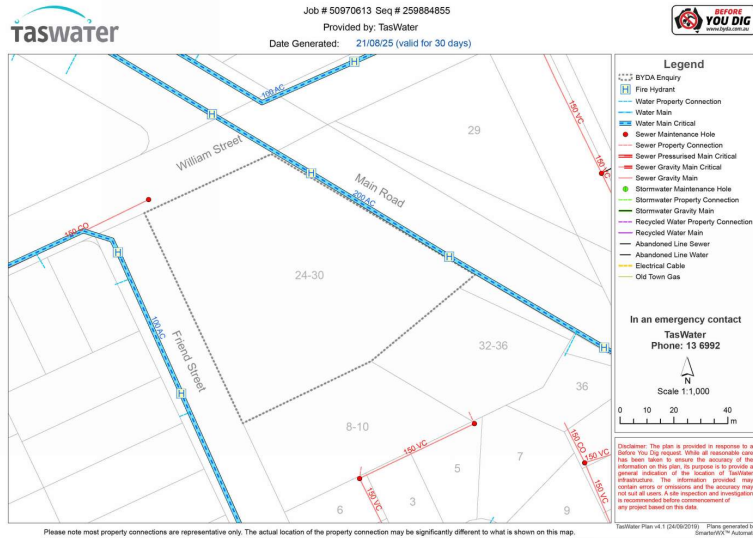


Client :

Khouzame Family P/L

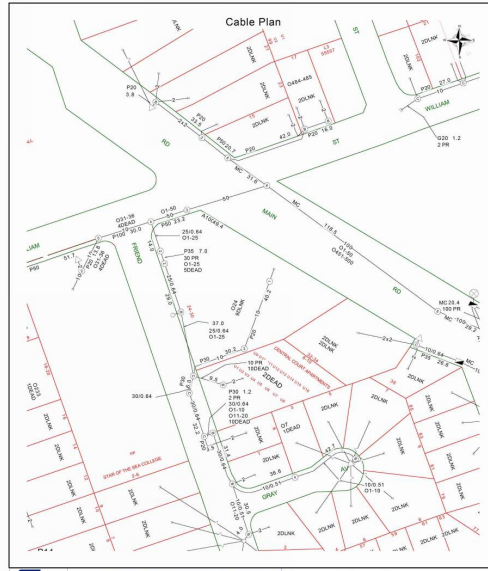
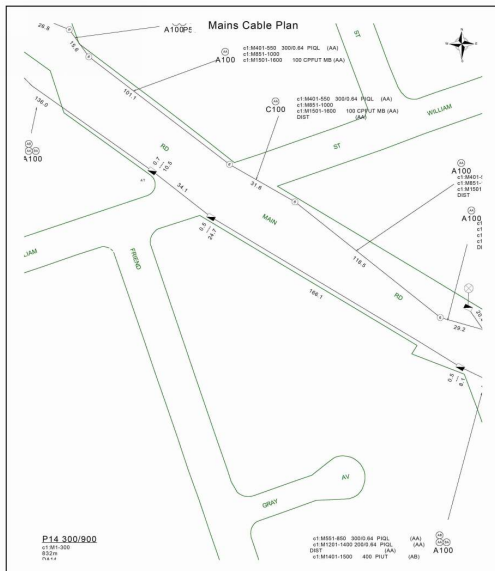
George Town Council 2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS Agenda

NOTES:
REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



Emergency Contacts

You must immediately report any damage to the nbn™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.



The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra provides location information in relative only stated accuracy, is not applicable to Quality Level "C". Refer to AS 5488 for further details. The exact position of Telstra assets can only be verified by physically exposing it.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra provides location information in relative only stated accuracy, is not applicable to Quality Level "C". Refer to AS 5488 for further details. The exact position of Telstra assets can only be verified by physically exposing it.

adams
building design

Planning App A3

170 Abbott Street
Launceston, Tasmania,
TAS 7250

PH: 08 13 226 313
E: info@adams.com.au
www.adamsbuildingdesign.com.au

ABN 71 048 418 121
inc. # CC28A3

No.	Date	Planning App	Concept #
2	19.12.25	Planning App	
1	13.10.25	Concept # 1	

No. Date Description

1 13.10.25

Project
Proposed Units at
24-30 Main Rd,
George Town, TAS 7253

Client
Khouzame Family P/L

Drawing Title
Govt Infrastructure Details

Scale

Starting Date 06.06.25

Plot Date 12/03/2026

George Town Council ORDINARY COUNCIL MEETING ATTACHMENTS Agenda

2026 06 23

NOTES
REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



adams
building design

Planning App A3

170 Abbott Street
50002220 - Westmead,
NSW
M: 0413 294 351
E: info@adamsbd.com.au
www.adamsbuildingdesign.com.au
Abb: 71 294 4100
Fax: 61 2 9288 18121

No.	Date	Description
2	19.12.25	Planning App
1	13.10.25	Concept # 1

Project
Proposed Units at
24-30 Main Rd,
George Town, TAS 7253

Client
Khouzame Family P/L

Drawing Title
Site Plan

Scale : 1 : 250

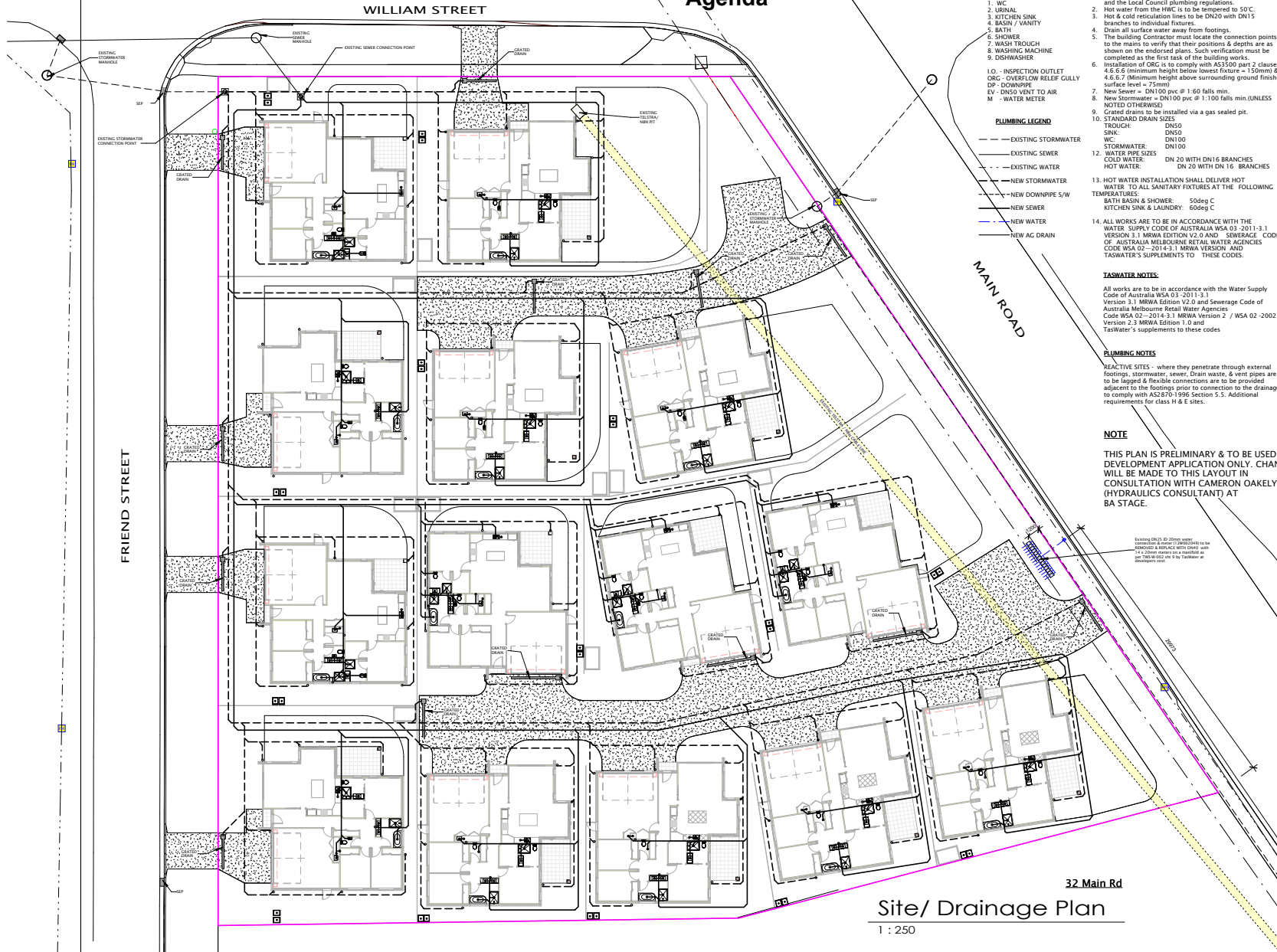
Starting Date 06.06.25

Plot Date : 12/03/2026
9:29:56 AM

Project No. 020825
Drawing No. 3 / 10

George Town Council 2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS Agenda

NOTES
REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



PLUMBING LEGEND

- 1. WC
 - 2. URINAL
 - 3. KITCHEN SINK
 - 4. BATH / VANITY
 - 5. BATH
 - 6. SHOWER
 - 7. WASH TROUGH
 - 8. WASHING MACHINE
 - 9. DISHWASHER
 - 10. INSPECTION OUTLET
 - 11. OVERFLOW RELIEF GULLY
 - 12. DOWNPIPE
 - 13. DN50 VENT TO AIR
 - 14. WATER METER
- PLUMBING LEGEND**
- EXISTING STORMWATER
 - EXISTING SEWER
 - EXISTING WATER
 - NEW STORMWATER
 - NEW DOWNPIPE S/W
 - NEW SEWER
 - NEW WATER
 - NEW AG DRAIN

PLUMBING NOTES

1. All plumbing work to comply with AS 3500 parts 1,2,3 & 4, and the local Council plumbing regulations.
2. Hot water from the HWC is to be tempered to 50°C.
3. Hot & cold reticulation lines to be DN20 with DN15 branches to individual fixtures.
4. Drain all surface water away from footings.
5. The building Contractor must locate the connection points to the mains to verify that their positions & depths are as shown on the endorsed plans. Such verification must be completed as the first task of the building works.
6. Installation of ORC is to comply with AS3500 part 2, clauses 4.6.6 (minimum height below lowest fixture = 150mm) & 4.6.6.7 (Minimum height above surrounding ground finished surface level = 75mm).
7. New Sewer = DN100 pvc @ 1:60 falls min.
8. New Stormwater = DN100 pvc @ 1:100 falls min. (UNLESS NOTED OTHERWISE)
9. Grated drains to be installed via a gas sealed pit.
10. STANDARD DRAIN SIZES
TROUGH: DN50
SINK: DN50
WC: DN100
DN100
11. STORMWATER:
COLD WATER: DN 20 WITH DN16 BRANCHES
HOT WATER: DN 20 WITH DN 16 BRANCHES
12. WATER PIPE SIZES
COLD WATER: DN 20 WITH DN16 BRANCHES
HOT WATER: DN 20 WITH DN 16 BRANCHES
13. HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES AT THE FOLLOWING TEMPERATURES:
BATH BASIN & SHOWER: 50deg C
KITCHEN SINK & LAUNDRY: 60deg C
14. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011:3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2014:3.1 MRWA VERSION 2 / WSA 02-2002 VERSION 2.3 MRWA EDITION 1.0 AND TasWater's supplements to these codes.

TASWATER NOTES:

All works are to be in accordance with the Water Supply Code of Australia WSA 03-2011:3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014:3.1 MRWA Version 2 / WSA 02-2002 Version 2.3 MRWA Edition 1.0 and TasWater's supplements to these codes.

PLUMBING NOTES

REACTIVE SITES - where they penetrate through external footings, stormwater, sewer, drain waste, & vent pipes are to be lagged & flexible connections are to be provided adjacent to the footings prior to connection to the drainage to comply with AS2870-1996 Section 5.5. Additional requirements for class H & E sites.

NOTE

THIS PLAN IS PRELIMINARY & TO BE USED FOR DEVELOPMENT APPLICATION ONLY. CHANGES WILL BE MADE TO THIS LAYOUT IN CONSULTATION WITH CAMERON OAKLEY (HYDRAULICS CONSULTANT) AT BA STAGE.

As shown on the site plan, existing DN 100 stormwater downpipes are to be replaced with DN 100 stormwater downpipes with a 1:60 fall to the street level as per AS2870-1996 Section 5.5.

Site/ Drainage Plan
1 : 250

adams
buildingdesign

Planning App A3

1700 Abbott Street
Melbourne, VIC 3000
M: 0411 294 351
E: info@adamsbd.com.au
www.adamsbuildingdesign.com.au
ABN: 71 294 618 121
www.adamsbd.com.au

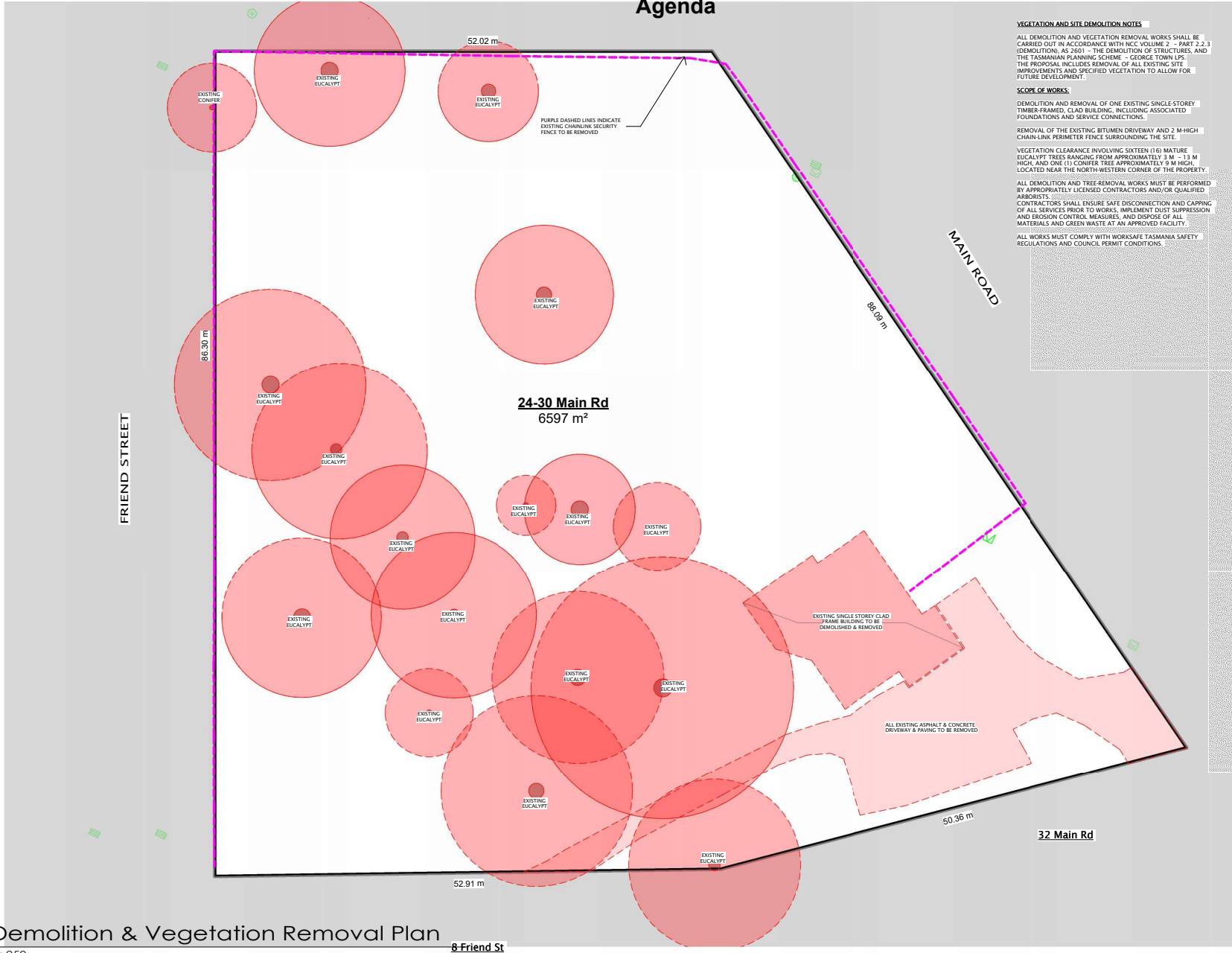
No.	Date	Description
2	19.12.25	Planning App Concept # 1
1	13.10.25	

Project	
Proposed Units at 24-30 Main Rd, George Town, TAS 7253	
Client	
Khouzame Family P/L	
Drawing Title	
Site Drainage Plan	
Scale	1 : 250
Starting Date	06.06.25
Plot Date	12/03/2026 9:29:57 AM
Project No.	020825
Drawing No.	4 / 10

D:\Revit\2025\khouzame\khouzame.gabes.rvt

2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
 Agenda

NOTES:
 REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



adams
 building design

Planning App A3

170 Abbott Street
 7240 Hobart, Tasmania

M: 0411 294 351
 E: info@adamsbd.com.au
 www.adamsbuildingdesign.com.au

ABN: 71 0288618 121
 ACC: 21 0288618

No.	Date	Description
2	19.12.25	Planning App
1	13.10.25	Concept # 1

Project:
 Proposed Units at
 24-30 Main Rd,
 George Town, TAS 7253

Client:
 Khouzame Family P/L

Drawing Title:
 Demolition & Vegetation
 Removal Plan

Scale:
 1 : 250

Starting Date:
 06.06.25

Plot Date:
 12/03/2026
 9:29:59 AM

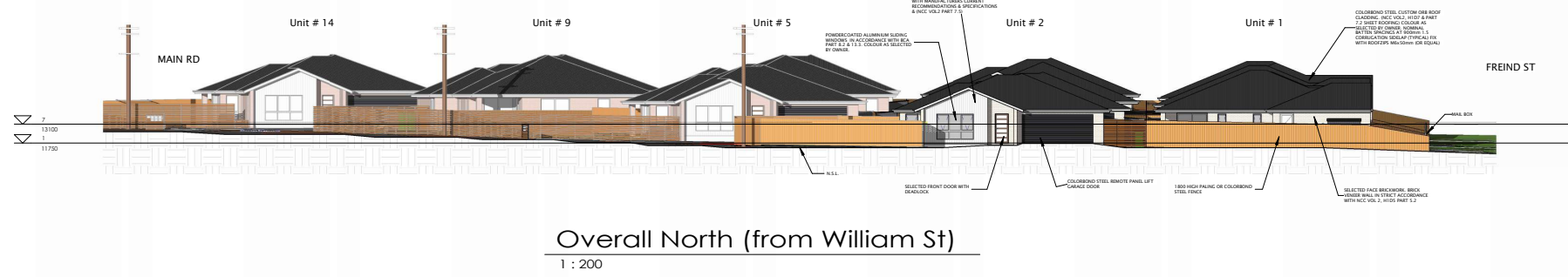
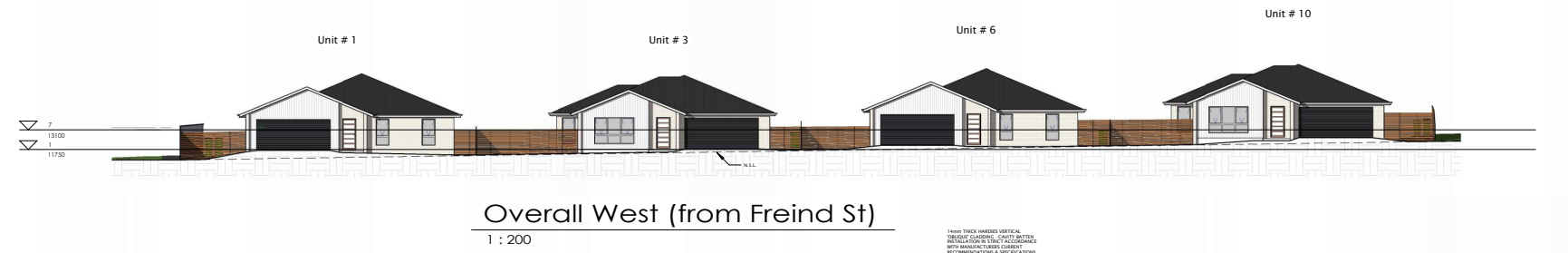
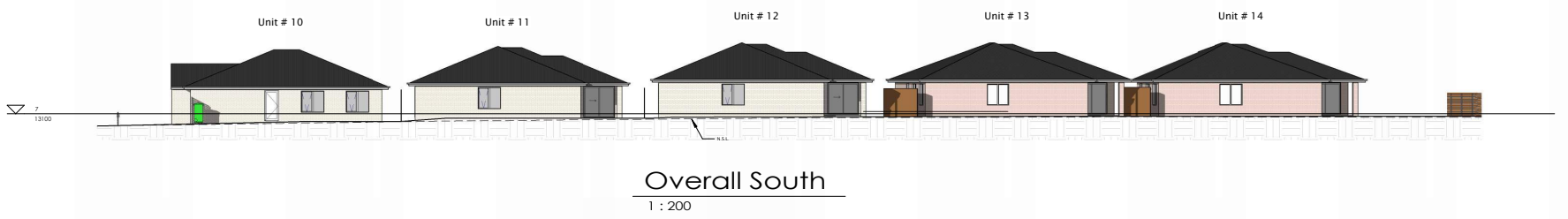
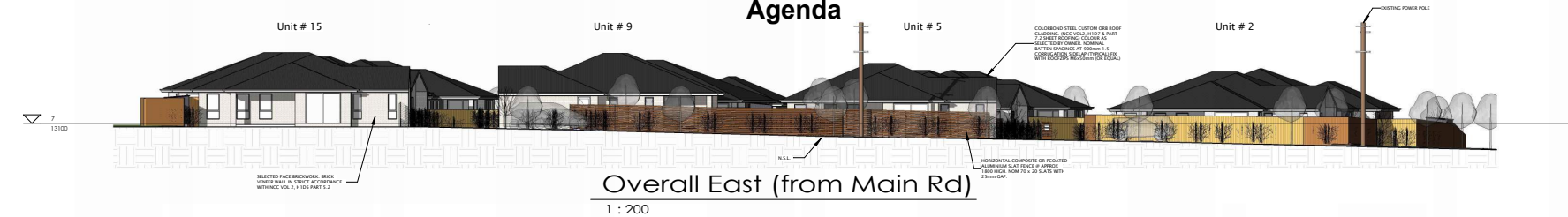
Project No. Drawing No.
020825 5 / 10

Demolition & Vegetation Removal Plan
 1 : 250
 8 Friend St

George Town Council 2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS Agenda

NOTES:
REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

D:\Revit\2025\khouzame\khouzame.gables.rvt



170 Alkabet Street
Launceston, Tasmania
TAS 7250
M: 081 1 204 551
E: info@adamsbuildingdesign.com.au
www.adamsbuildingdesign.com.au
ABN 71 048 418 121
acc. # CCMB4

No.	Date	Description
2	19.12.25	Planning App
1	13.10.25	Concept # 1

Planning App A3

© 2025 ADAMS BUILDING DESIGN. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF ADAMS BUILDING DESIGN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ADAMS BUILDING DESIGN.

Project:
Proposed Units at
24-30 Main Rd,
George Town, TAS 7253

Drawing Title:
Overall Elevations

Client:
Khouzame Family P/L

Scale:	1 : 200
Starting Date:	06.06.25
Plot Date:	12/03/2026 9:30:11 AM
Project No.	020825
Drawing No.	7 / 10

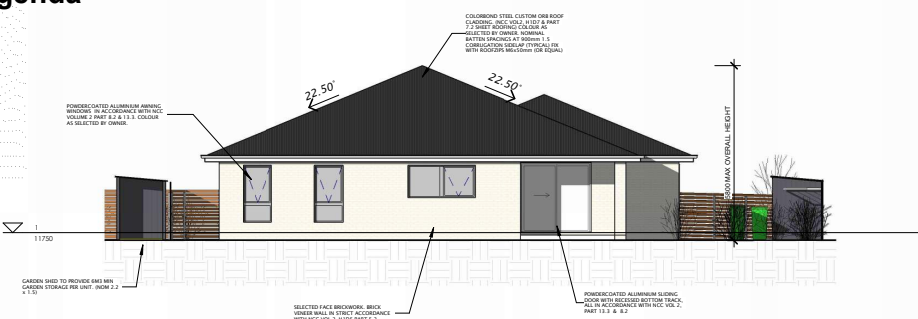
George Town Council 2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS Agenda

NOTES:
REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

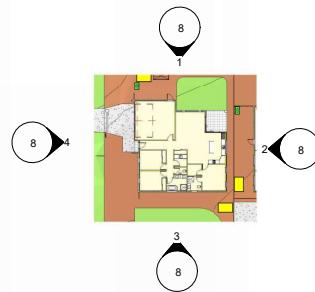
D:\Revit\2025\khouzame\khouzame.gables.rvt



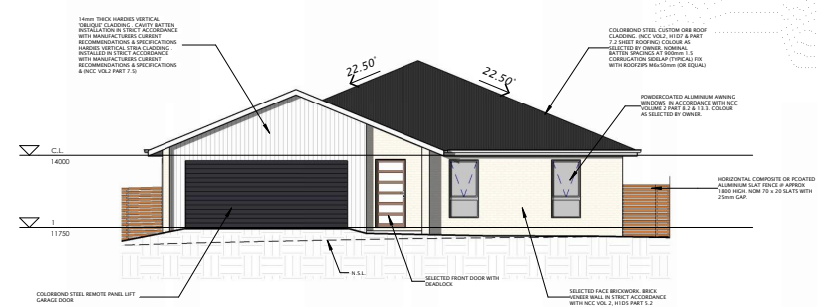
Elevation 1 (Unit # 1)
1 : 100



Elevation 2 (Unit # 1)
1 : 100



Elevation 3 (Unit # 1)
1 : 100



Elevation 4 (Unit # 1)
1 : 100



170 Adelaide Street
Launceston, Tasmania
TAS 7250
M: 081 1 204 551
E: info@adams.com.au
www.adamsbuildingdesign.com.au
ABN 71 048 418 121
acc. # CCBM4

No.	Date	Description
2	19.12.25	Planning App
1	13.10.25	Concept # 1



Project
Proposed Units at
24-30 Main Rd,
George Town, TAS 7253

Drawing Title
Elevations (sheet 1)

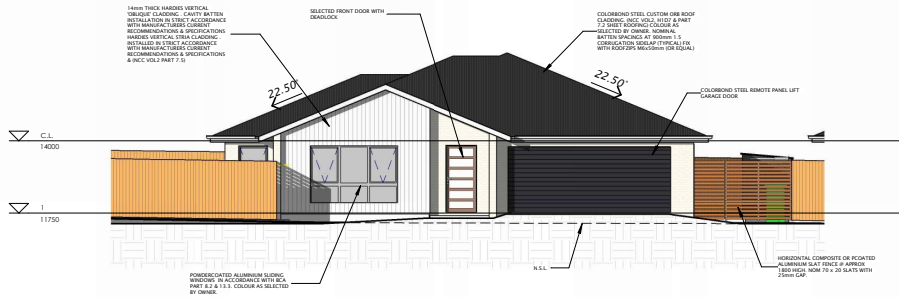
Client
Khouzame Family P/L

Scale	As Indicated
As Indicated	06.06.25
Plot Date	12/03/2026
	9:30:14 AM
Project No.	020825
Drawing No.	8 / 10

George Town Council 2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS Agenda

NOTES:
REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

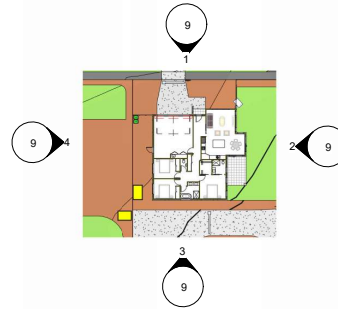
D:\Revit\2025\khouzame\khouzame.gables.rvt



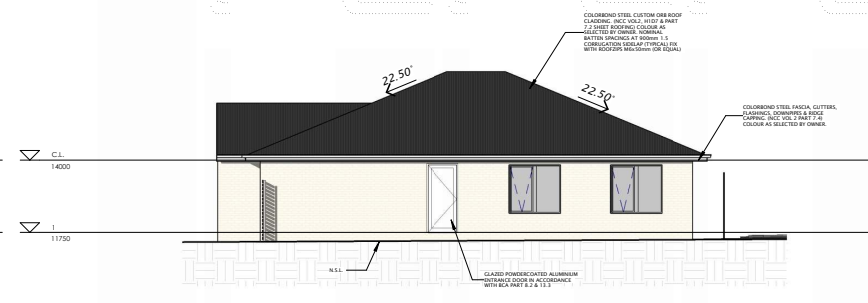
Elevation 1 (Unit # 2)
1 : 100



Elevation 2 (Unit # 2)
1 : 100



Elevation 3 (Unit # 2)
1 : 100



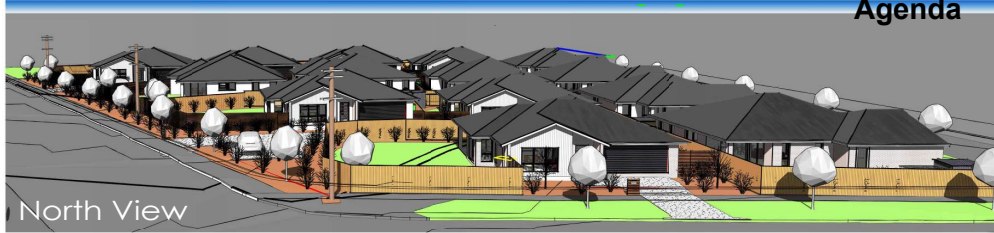
Elevation 4 (Unit # 2)
1 : 100

	170 Alkabet Street Lauderdale, Queensland TAS 7250 M: 0811 228 553 E: info@adamsbd.com.au www.adamsbuildingdesign.com.au ABN 71 048 418 121 ac. # ICCB84	2 19.12.25 1 13.10.25 No. Date Description	Planning App Concept # 1	Planning App A3	Project Proposed Units at 24-30 Main Rd, George Town, TAS 7253	Drawing Title Elevations (sheet 2)	Scale As Indicated 06.06.25 Plot Date 12/03/2026 9:30:17 AM
	Client Khouzame Family P/L	Project No. 020825	Drawing No. 9 / 10				

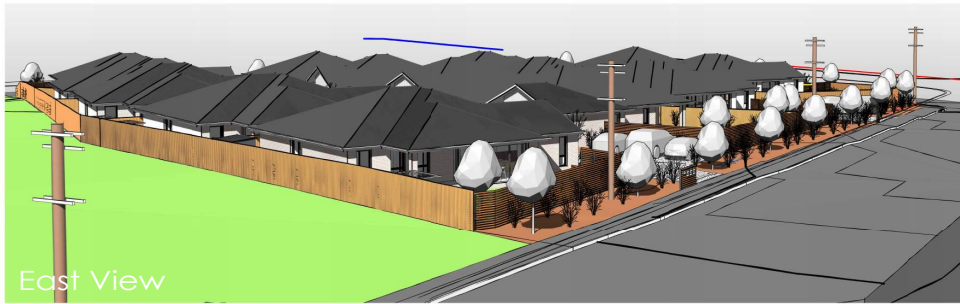
George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS

Agenda

NOTES
REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



North View



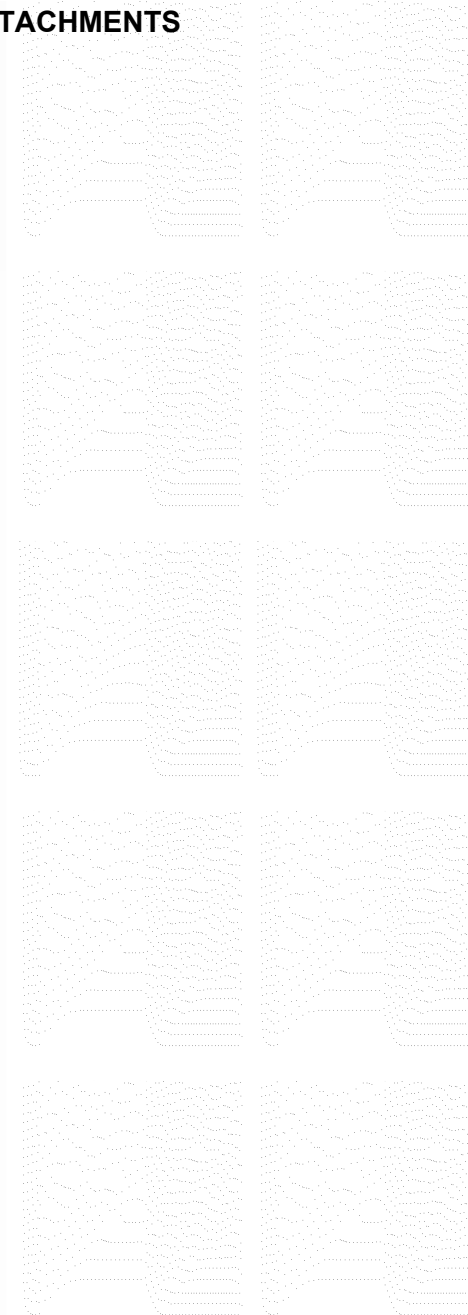
East View



South View



West View



Planning App A3
170 Abbott Street
502 929200 - Glenelg, SA
M: 0411 294 351
E: info@adams.com.au
www.adamsbuildingdesign.com.au
ABN: 71 294 351 8121
INC: 4122861

No.	Date	Description
2	19.12.25	Planning App
1	13.10.25	Concept # 1



Project:
Proposed Units at
24-30 Main Rd,
George Town, TAS 7253

Client:
Khouzame Family P/L

Drawing Title:
3D Views

Scale:

Starting Date: 06.06.25

Plot Date: 12/03/2026
9:30:27 AM

Project No. 020825
Drawing No. 10 / 10

D:\Revit\2026\khouzame\khouzame.gabtes.rvt

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda





Planning Compliance Report

14 x 3-Bedroom Units – New Multiple Dwellings Georgetown, Tasmania

Prepared for Development Application – Georgetown Council
 Date: 19 December 2025

1. Project Details

Item	Details
Planning Authority	Georgetown Council (George Town)
Zone	General Residential Zone
Codes / Overlays	Safeguarding of Airports Code (applies). Flood-Prone Areas mapping identified to north-east corner of title (per Council pre-application advice).
PID	6441608
Title Volume / Folio	200053 / 01
Site Area	6,597.36 m ² (approx.)
Site Description	Vacant, relatively flat allotment with existing vegetation/trees to be removed.
Site Frontages	Three frontages: Main Road (primary frontage), William Street, Friend Street.
Proposal	Construction of 14 new one-storey multiple dwellings (each 3-bedroom) with associated driveways, undercover parking, visitor parking, services, landscaping, and stormwater infrastructure.
Dwelling Types	Two floor plan styles: Type 1 = 179.02 m ² ; Type 2 = 169.77 m ² (refer architectural drawings for allocation).
Maximum Building Height	5.8 m to ridge (one storey).
Parking	2 undercover spaces per unit. Visitor parking provided for Units 4–5 (shared driveway) and Units 7, 8, 9, 11, 12, 13, 14 (shared driveway) – refer site plan.
Waste Collection	Kerbside: Units 1, 2, 3, 6, 10 (Friend & William Streets). Internal driveway/private collection: Units 4, 5, 7, 8, 9, 11, 12, 13, 14 (refer site plan).
Climate Zone (NCC)	Climate Zone 7 (included for building design context).

2. Pre-Application Advice (Justin Simons – Town Planner)

Pre-application advice was received via email from Justin Simons (Town Planner). The original email is included in Appendix A. Key points relevant to this submission include:

Page 1 of 5

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

- Development generally consistent with the intent of the General Residential Zone; density appears to comply with Acceptable Solutions.
- Garages proposed at 4.5 m setback where the Acceptable Solution is 5.5 m can be considered, subject to discretion.
- Dwellings appear to be contained within building envelopes (subject to elevations).
- Privacy not expected to be a significant issue (subject to elevations).
- Garage door number/width fronting the street is discretionary but not identified as a red flag at this stage.
- Traffic Impact Assessment required; Main Road is a collector road and Council policy suggests access should be taken from local roads where possible; proximity to Star of the Sea School to be considered.
- Portion of title mapped as flood prone (north-east corner) – Flood Risk Assessment required.
- Stormwater management plan required including catchment modelling / detention to demonstrate no net increase in post-development flows.
- Waste collection constraints on Main Road due to footpath/road reserve; onsite storage and/or private collection arrangements may be required; Council may condition landscaping/street trees.

3. Planning Scheme Compliance Assessment

The following assessment addresses relevant provisions for residential development in the General Residential Zone and applicable Codes. Where Acceptable Solutions are not met, compliance is demonstrated against the Performance Criteria.

3.1 Clause 8.4.2 – Setbacks and building envelope for all dwellings

Objective

The siting and scale of dwellings:

- (a) provides reasonably consistent separation between dwellings and their frontage within a street;
- (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
- (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
- (d) provides reasonable access to sunlight for existing solar energy installations.

Source: Tasmanian Planning Scheme – State Planning Provisions, General Residential Zone (Clause 8.4.2) (extract provided).

Acceptable Solutions	Performance Criteria	Response
A2: A garage or carport for a dwelling must have a setback from a primary frontage of not less than 5.5 m (or satisfy an alternative in A2).	P2: 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.	Main Road is the nominated primary frontage. Garages to Units 1, 2, 3, 6 and 10 are setback 4.5 m from William ST & Friend St, not meeting A2 (5.5 m). This variation is limited to five units and is on a relatively flat site. The overall built form provides a compatible streetscape outcome through

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

		consistent dwelling scale, articulated façade elements and landscaping treatment. The reduced setback will not result in an unreasonable streetscape impact and maintains an appropriate relationship to the primary frontage. Accordingly, Performance Criteria P2 is satisfied.
A3: A dwelling must be contained within a building envelope determined by the frontage setback and 45-degree planes from side and rear boundaries (to a maximum building height of 8.5 m).	P3: The siting and scale of a dwelling must not cause an unreasonable loss of amenity to adjoining properties (sunlight, overshadowing, visual impact), must provide consistent separation, and must not unreasonably reduce sunlight to solar installations.	All 14 dwellings are one storey with a maximum ridge height of 5.8 m. The proposal is shown as being contained within the required building envelopes (subject to final elevations). Given the single-storey form, flat site and setbacks shown on the plans, the proposal will not cause unreasonable loss of amenity (overshadowing or visual bulk) to adjoining properties. Accordingly, P3 is satisfied.

3.2 Clause 8.4.5 – Width of openings for garages and carports for all dwellings

Objective

To reduce the potential for garage or carport openings to dominate the primary frontage.

Source: Tasmanian Planning Scheme – State Planning Provisions, General Residential Zone (Clause 8.4.5) (extract provided).

Acceptable Solutions	Performance Criteria	Response
A1: Total width of openings facing the primary frontage must be not more than 6 m or half the width of the frontage (whichever is the lesser).	P1: Garage/carport must minimise the width of openings visible from the street so as to reduce dominance of the primary frontage.	Main Road is the nominated primary frontage. Garages to Units 1, 2, 3, 6 and 10 exceed the A1 maximum width of openings facing the primary frontage. The design response satisfies P1 because the dwellings include articulated façade treatment, clear pedestrian entries and landscaping that reduces the visual dominance of garage openings from Main Road. The proposal remains compatible with a residential streetscape and the garage elements do not dominate the primary frontage when viewed in context. Accordingly, P1 is satisfied.

3.4 Safeguarding of Airports Code – C16.6.1 Buildings and works within an airport obstacle limitation area

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Objective

That buildings and works do not interfere with safe aircraft operations in the vicinity of an airport and on land within an airport obstacle limitation area.

Source: Tasmanian Planning Scheme – State Planning Provisions, C16.0 Safeguarding of Airports Code (SPP extract).

Acceptable Solutions	Performance Criteria	Response
A1: For Commonwealth-leased airports – development exceeding the specified height limit shown on the overlay must have approval under the Airports Act 1996 (Cth). A2: No Acceptable Solution.	P2: For non-Commonwealth-leased airports – development exceeding the specified height limit must not create an obstruction or hazard, having regard to advice from Airservices Australia, CASA and the airport operator. (P1: No Performance Criterion).	The land is affected by the Safeguarding of Airports Code. The maximum building height to ridge is 5.8 m, which is stated as the maximum permissible height for the site. As the proposal does not exceed the applicable height limit, the development does not trigger the exceedance provisions in C16.6.1 and will not interfere with aircraft operations. If required, confirmation of height limit compliance can be demonstrated on the final elevations.

4. Supporting Matters

4.1 Traffic Impact Assessment

A Traffic Impact Assessment (TIA) Report has been submitted with the application and addresses the access arrangements and traffic impacts, having regard to Main Road as a collector road, access from local roads where possible, and proximity to Star of the Sea School (consistent with Council's pre-application advice).

4.2 Stormwater Management

A Stormwater Management Report has been submitted. The report provides catchment modelling and identifies stormwater detention / management measures to demonstrate that the receiving system has capacity or that detention will ensure no net increase in post-development stormwater flows, consistent with Council's pre-application advice.

4.3 Waste Collection and Bin Presentation

Due to the constrained road reserve and existing footpath along Main Road, kerbside presentation on Main Road is not proposed.

Kerbside collection for Units 1, 2, 3, 6 and 10 will occur on Friend and William Streets. For Units 4, 5, 7, 8, 9, 11, 12, 13 and 14, bins will be collected from within the internal driveway arrangement by private collection due to the inability to leave bins within the narrow road reserve without obstructing the footpath.

Council Waste Services (or a private contractor) has not confirmed acceptability of internal driveway access, turning paths and collection frequency at this stage. The site plan and TIA should be relied upon to demonstrate practical access and turning, with final operational waste arrangements capable of being resolved by permit condition if required.

4.4 Vegetation Removal and Landscaping

All existing trees are proposed to be removed. It is confirmed that no Significant Vegetation, Natural Assets, or Local Historic Landscape overlays apply, and no trees are subject to individual listing or permit triggers.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Notwithstanding, Council has indicated the site vegetation will likely be missed by the community and landscaping/street trees may be conditioned. A proactive landscape proposal including replacement mature trees and streetscape planting is recommended to support amenity outcomes and reduce potential objections.

5. Conclusion

The proposal for 14 one-storey multiple dwellings is generally consistent with the intent of the General Residential Zone. Two discretionary matters are identified on the primary frontage (Main Road): reduced garage setbacks (Clause 8.4.2) and garage opening widths (Clause 8.4.5). These are addressed against the Performance Criteria and are capable of compliance on streetscape and design grounds.

Traffic and stormwater specialist reports are submitted. A Flood Risk Assessment is identified as necessary for the mapped flood prone area (north-east corner) where not already supplied. Waste collection arrangements are clearly identified, with confirmation of internal driveway collection capable of being resolved through operational detail and/or conditions if required.

A: 170 Abbott Street, Newstead, Launceston, TAS. 7250 M: 0411 294 351 E : leigh@adamsbuildingdesign.com.au

W : www.adamsbuildingdesign.com.au



Khouzame Family Pty Ltd
24-30 Main Road, George Town
Traffic Impact Assessment

April 2026



George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



Contents

1.	Introduction	4
1.1	Background	4
1.2	Traffic Impact Assessment (TIA)	4
1.3	Statement of Qualification and Experience	4
1.4	Project Scope	5
1.5	Subject Site	5
1.6	Reference Resources	6
2.	Existing Conditions	7
2.1	Transport Network	7
2.2	Nearby Traffic Generators	9
2.3	Road Safety Performance	11
3.	Proposed Development	12
3.1	Development Proposal	12
4.	Traffic Impacts	13
4.1	Trip Generation	13
4.2	Trip Assignment	13
4.3	Access Impacts	13
4.4	Interaction with Main Road/ William Street Intersection	15
4.5	Sight Distance	16
4.6	Pedestrian Impacts	16
4.7	Road Safety Impacts	16
4.8	Cumulative Traffic Impacts	17
5.	Parking Assessment	18
5.1	Parking Provision	18
5.2	Planning Scheme Requirements	18
5.3	Car Parking Layout	19
6.	Conclusions	21

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



Figure Index

Figure 1	Subject Site & Surrounding Road Network	6
Figure 2	Main Road Hourly Traffic Flows	7
Figure 3	Main Road	8
Figure 4	Friend Street	8
Figure 5	William Street	9
Figure 6	Proposed Development Plans	12



1. Introduction

1.1 Background

Midson Traffic were engaged by Khouzame Family Pty Ltd to prepare a traffic impact assessment for a proposed residential unit development at 24-30 Main Road, George Town.

1.2 Traffic Impact Assessment (TIA)

A traffic impact assessment (TIA) is a process of compiling and analysing information on the impacts that a specific development proposal is likely to have on the operation of roads and transport networks. A TIA should not only include general impacts relating to traffic management, but should also consider specific impacts on all road users, including on-road public transport, pedestrians, cyclists and heavy vehicles.

This TIA has been prepared in accordance with the Department of State Growth (DSG) publication, *Traffic Impact Assessment Guidelines*, August 2020. This TIA has also been prepared with reference to the Austroads publication, *Guide to Traffic Management*, Part 12: *Integrated Transport Assessments for Developments*, 2020.

Land use developments generate traffic movements as people move to, from and within a development. Without a clear understanding of the type of traffic movements (including cars, pedestrians, trucks, etc), the scale of their movements, timing, duration and location, there is a risk that this traffic movement may contribute to safety issues, unforeseen congestion or other problems where the development connects to the road system or elsewhere on the road network. A TIA attempts to forecast these movements and their impact on the surrounding transport network.

A TIA is not a promotional exercise undertaken on behalf of a developer; a TIA must provide an impartial and objective description of the impacts and traffic effects of a proposed development. A full and detailed assessment of how vehicle and person movements to and from a development site might affect existing road and pedestrian networks is required. An objective consideration of the traffic impact of a proposal is vital to enable planning decisions to be based upon the principles of sustainable development.

This TIA also addresses the relevant clauses of C2.0, *Parking and Sustainable Parking Code*, and C3.0, *Road and Railway Assets Code*, of the Tasmanian Planning Scheme – George Town, 2021.

1.3 Statement of Qualification and Experience

This TIA has been prepared by an experienced and qualified traffic engineer in accordance with the requirements of Council's Planning Scheme and The Department of State Growth's, *Traffic Impact Assessment Guidelines*, August 2020, as well as Council's requirements.

The TIA was prepared by Keith Midson. Keith's experience and qualifications are briefly outlined as follows:

- 29 years professional experience in traffic engineering and transport planning.
- Master of Transport, Monash University, 2006
- Master of Traffic, Monash University, 2004



-
- Bachelor of Civil Engineering, University of Tasmania, 1995
 - Engineers Australia: Fellow (FIEAust); Chartered Professional Engineer (CPEng); Engineering Executive (EngExec); National Engineers Register (NER)

1.4 Project Scope

The project scope of this TIA is outlined as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Review of the parking requirements of the proposed development. Assessment of this parking supply with Planning Scheme requirements.
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency and road safety.

1.5 Subject Site

The subject site is located at 24-30 Main Road, George Town. The site currently contains a single residential dwelling.

The subject site and surrounding road network is shown in Figure 1.

Figure 1 Subject Site & Surrounding Road Network



Image Source: LIST Map, DPIPW

1.6 Reference Resources

The following references were used in the preparation of this TIA:

- Tasmanian Planning Scheme – George Town, 2021 (Planning Scheme)
- Austroads, *Guide to Traffic Management*, Part 12: *Integrated Transport Assessments for Developments*, 2020
- Austroads, *Guide to Road Design*, Part 4A: Unsignalised and Signalised Intersections, 2021
- Department of State Growth, *Traffic Impact Assessment Guidelines*, 2020
- Transport NSW, *Guide to Traffic Impact Assessment*, 2024 (TfNSW Guide)
- Australian Standards, AS2890.1, *Off-Street Parking*, 2004 (AS2890.1)



2. Existing Conditions

2.1 Transport Network

For the purposes of this report, the transport network consists of Main Road, Friend Street and William Street.

2.1.1 Main Road

Main Road is an extension of the East Tamar Highway northwest of Bell Bay Road. Traffic data was sourced from the Department of State Growth and Council.

South of the subject site, Main Road carries approximately 5,200 vehicles per day, with peaks of 430 and 500 vehicles per hour (Department of State Growth traffic data). Heavy vehicles make up 11.3% of traffic flow. The hourly flows by day of week are summarised in Figure 2.

Main Road has a posted speed limit of 60-km/h near the subject site. A school speed zone of 40-km/h is applicable during school peak periods adjacent to the subject site. It has a sealed carriageway width of approximately 14 metres, comprising of two through lanes, and on-road bicycle lanes on both sides.

Main Road adjacent to the subject site is shown in Figure 2.

Figure 2 Main Road Hourly Traffic Flows

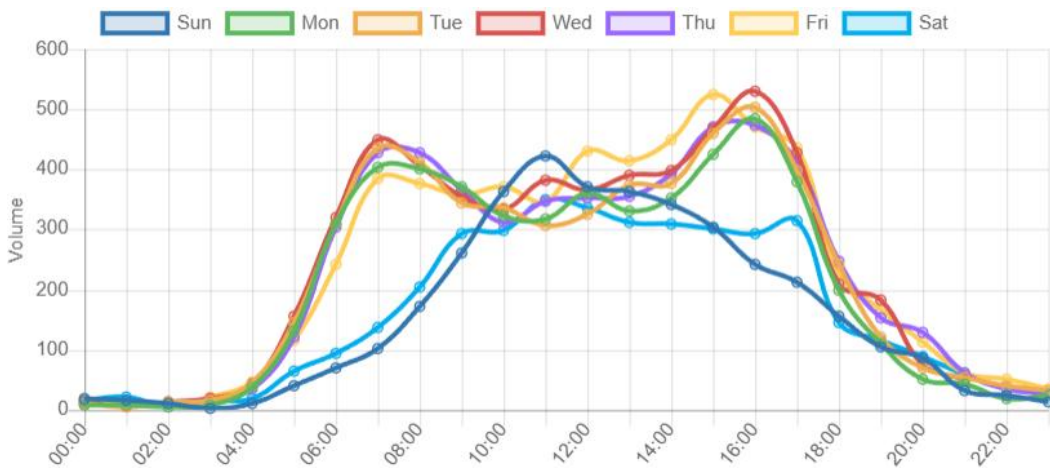


Figure 3 Main Road



2.1.2 Friend Street

Friend Street connects between William Street at its northern end and Adelaide Street at its southern end. It provides access to the Star of the Sea Catholic College, a small catchment of residential dwellings, and Central Court Apartments along its frontage.

Friend Street carries a relatively small traffic volume, estimated to be less than 200 vehicles per day. The general urban speed limit of 50-km/h is applicable to Friend Street, which also has a school speed zone of 40-km/h during peak school activity.

The sealed pavement width of Friend Street is approximately 6 metres. Friend Street adjacent to the subject site is shown in Figure 4.

Figure 4 Friend Street





2.1.3 William Street

William Street connects to Goulburn Street at its western end. It connects to Main Road at a four-way give-way junction, then continues to the northeast, servicing predominantly residential properties. Near the subject site, William Street provides access to residential properties and the Star of the Sea Catholic College.

The general urban speed limit of 50-km/h is applicable to William Street, which also has a school speed zone of 40-km/h during peak school activity.

The sealed pavement width of William Street is approximately 8 metres. William Street adjacent to the subject site is shown in Figure 5.

Figure 5 William Street



2.2 Nearby Traffic Generators

The subject site is located within an established urban area that contains a number of existing and approved traffic generators. These include the Star of the Sea Catholic College, a service station located on Main Road, and the approved George Town Aquatic Health and Wellbeing Centre. Each of these land uses contributes to the existing traffic conditions on the surrounding road network, particularly along Main Road and at the Main Road / William Street intersection.

2.2.1 Star of the Sea Catholic College

The Star of the Sea Catholic College is located in close proximity to the subject site, with access provided via William Street and Friend Street. The school generates concentrated traffic activity during morning drop-off and afternoon pick-up periods, typically characterised by short-duration peaks, kerbside parking activity, and turning movements at nearby intersections.

Based on typical traffic generation characteristics for schools of this nature, peak period traffic associated with the school is estimated to be on the order of 100–120 vehicles per hour during drop-off and pick-up



periods. This traffic is concentrated over relatively short time periods and is primarily associated with local vehicle movements within the surrounding road network.

This form of traffic activity is typical of schools within established residential areas and is already accommodated within the surrounding road network. The presence of a 40-km/h school speed zone on Main Road, William Street and Friend Street provides an appropriate traffic management response during these peak periods, reducing vehicle speeds and improving safety for all road users.

2.2.2 George Town Aquatic Health and Wellbeing Centre

The George Town Aquatic Health and Wellbeing Centre is an approved development located to the west of the subject site, with primary access from William Street. A Traffic Impact Assessment prepared for the development indicates that the facility is expected to generate additional traffic volumes of approximately 56 vehicles per hour during the morning peak and 77 vehicles per hour during the evening peak (around 1 to 1.3 additional vehicles per minute during peak periods).

The aquatic centre TIA included an assessment of traffic operations at the Main Road/ William Street intersection, including SIDRA modelling of peak traffic conditions. The assessment concluded that the intersection would continue to operate at a high level of efficiency, with Level of Service A achieved during both morning and evening peak periods, and with minimal delays and queuing.

This demonstrates that the surrounding road network, including the Main Road/ William Street intersection, has sufficient capacity to accommodate additional traffic associated with significant local traffic generators.

2.2.3 Service Station

An established service station is located on Main Road within the vicinity of the subject site. Service stations typically generate a relatively high number of short-duration trips, with a proportion of these trips comprising pass-by traffic already travelling along the arterial road network.

Given its location on Main Road, the service station operates within the context of the existing arterial traffic environment and contributes to the baseline traffic conditions along this corridor. The interaction of service station traffic with the surrounding road network is therefore already established and accommodated.

2.2.4 Summary

The subject site is located within a road network that currently accommodates a range of traffic-generating land uses, including a school, a service station, and an approved aquatic centre. These uses generate a combination of peak period and distributed traffic movements, which are already reflected in the observed traffic conditions on Main Road, William Street and Friend Street.

The existing performance of the surrounding road network, including the demonstrated capacity of the Main Road / William Street intersection to accommodate additional traffic associated with the aquatic centre, provides a relevant context for the assessment of the proposed development.



2.3 Road Safety Performance

Crash data can provide valuable information on the road safety performance of a road network. Existing road safety deficiencies can be highlighted through the examination of crash data, which can assist in determining whether traffic generation from the proposed development may exacerbate any identified issues.

Crash data was obtained from the Department of State Growth for a 5+ year period between 1st January 2020 and 31st August 2025 for Main Road between Agnes Street and Anzac Drive, as well as Friend Street, and William Street between Main Road and Goulburn Street.

The findings of the crash data is summarised as follows:

- No crashes were reported in Friend Street or William Street during this period.
- A total of 9 crashes were reported in Main Road during this period.
- Severity. 3 crashes resulted in minor injury. 6 crashes resulted in property damage only.
- Time of day. Afternoon crashes were dominant (6 crashes between midday and 6:00pm). 2 crashes were reported after 6:00pm. 1 crash was reported at 1:50am.
- Day of week. 3 crashes were reported on Thursdays; 2 crashes were reported on Fridays; 1 crash was reported on a Monday, Wednesday, Saturday and Sunday; no crashes were reported on Tuesdays.
- Crash types. No crash trends were noted by crash type. 2 crashes involved a rear-end collision.
- Crash locations. 2 crashes were reported at the Agnes Street junction; 1 crash was reported at the Counsell Avenue/ Lambert Street junction; 1 crash was reported at the Richards Avenue junction; 1 crash was reported at the Anzac Drive junction; 4 crashes were reported at midblock locations.
- Vulnerable road users. 2 crashes involved pedestrians (1 resulting in minor injury; 1 resulting in property damage only).

The crash data is considered to be relatively typical of a low volume main road servicing a region. No specific road safety deficiencies were identified through the crash data analysis.



3. Proposed Development

3.1 Development Proposal

The proposed development involves the construction of 14 residential units with driveway access to Main Road, William Street and Friend Street.

The proposed development is shown in Figure 6.

Figure 6 Proposed Development Plans





4. Traffic Impacts

4.1 Trip Generation

Traffic generation was sourced from the TfNSW Guide. For medium density residential dwellings in regional areas, the TfNSW Guide provides the following traffic generation rates:

- AM peak 0.41 vehicles per hour/ dwelling
- PM peak 0.60 vehicles per hour/ dwelling
- Daily 3.67 vehicles per day/ dwelling

Adopting a higher daily generation rate of 5 vehicles per dwelling per day and a peak of 0.5 vehicles per hour per dwelling, this equates to a traffic generation of 70 vehicles per day, with a peak of 7 vehicles per hour.

4.2 Trip Assignment

The trip distribution is based on the number of driveways and dwellings that connect to the proposed development. The trip distribution is therefore as follows:

- Main Road 9 dwellings, 2 driveways 45 vpd/ peak 5 vph
- Friend Street 4 dwellings, 4 driveways 20 vpd/ peak 2 vph
- William Street 1 dwelling, 1 driveway 5 vpd/ peak 1 vph

The Main Road driveways carry the highest proportion of traffic volume, with the southern driveway providing access to 7 dwellings (35 vpd) and the northern driveway providing access for 2 dwellings (10 vpd).

4.3 Access Impacts

The proposed subdivision will create 7 new driveway accesses along the frontage of Main Road (2 accesses), Friend Street (4 accesses), and William Street (1 access).

The Acceptable Solution A1.2 of Clause C3.5.1 of the Planning Scheme states "*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*".

Written consent has not been received by the road authority (Council) for the driveway accesses for each lot. The Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme states:

"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:

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



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

The following is relevant with respect to the access arrangements associated with the proposed development:

- a. Increase in traffic. The traffic generation of the proposed development will be approximately 70 vehicles per day, with a peak of 7 vehicles per hour, distributed across 7 driveway accesses. The Main Road accesses will have the highest traffic generation (approximately 35 vpd and 10 vpd for the southern and northern driveways respectively), equating to approximately 3–4 vehicles per hour at the busiest access during peak periods. All remaining accesses will carry approximately 5 vehicles per day. These traffic volumes are very low and consistent with typical residential driveway activity.

In the context of the surrounding road network, which carries approximately 5,200 vehicles per day on Main Road and peak hourly flows of approximately 500 vehicles per hour, the additional traffic generated by the proposed development is negligible. Furthermore, as outlined in Section 4.7, the surrounding road network accommodates higher traffic demands associated with nearby land uses, including the school and approved aquatic centre.
- b. Nature of traffic. The traffic generated by the development will be residential in nature, comprising light vehicles with typical daily travel patterns. This is consistent with the existing traffic utilising the surrounding road network and does not introduce any unusual vehicle types or operating characteristics.
- c. Nature of road. William Street and Friend Street are low volume local access roads that service residential properties and the nearby school. Main Road is a higher order road that accommodates through traffic, as well as access to adjacent land uses. The nature and function of each road is compatible with the scale and type of traffic generated by the proposed development.
- d. Speed limit and traffic flow. Friend Street and William Street have a speed limit of 50 km/h, with a 40 km/h school zone during peak periods. Main Road has a posted speed limit of 60 km/h, also subject to a 40 km/h school zone. These relatively low speed environments, particularly during peak pedestrian activity periods, are appropriate for accommodating residential access movements. The existing traffic flows on each road are compatible with the additional low volume traffic generated by the proposed development.



- e. Alternative access. The proposed access arrangements distribute traffic across Main Road, Friend Street and William Street, reducing reliance on any single access point and minimising localised impacts. No alternative access arrangements are considered necessary.
- f. Need for use. The driveway accesses are required to service the individual lots associated with the proposed subdivision and represent a typical access arrangement for residential development.
- g. Traffic impact assessment. This report documents the findings of a traffic impact assessment, including consideration of nearby traffic generators and cumulative traffic impacts (refer Section 4.7).
- h. Road authority advice. Council has requested further consideration of nearby traffic generators and the interaction between the proposed accesses and the Main Road / William Street intersection. These matters have been addressed within this report.

Based on the above assessment, the access satisfies the requirements Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme. Importantly the proposed accesses are consistent with other driveway accesses within the surrounding network. The Accesses are within a very low traffic volume and low speed environment.

4.4 Interaction with Main Road/ William Street Intersection

The proximity of the proposed Main Road accesses to the William Street/ Main Road intersection has been considered with respect to potential interaction with turning movements and overall traffic safety.

The traffic generation associated with the Main Road accesses is very low, with the busiest access expected to generate approximately 3–4 vehicle movements per hour during peak periods. This level of activity is typical of residential driveways and does not create significant turning demands on the arterial road network.

The Main Road/ William Street intersection currently accommodates a range of traffic movements, including through traffic on Main Road, turning movements to and from William Street, and traffic associated with nearby land uses such as the school and approved aquatic centre. As outlined in Section 4.7, this intersection has been assessed under higher traffic loading scenarios and is expected to operate at a high level of efficiency with minimal delays.

Given the low volume of traffic associated with the proposed accesses, the additional turning movements introduced to Main Road will be negligible in the context of existing intersection operations. The available sight distance at each access exceeds the requirements of AS2890.1 (refer Section 4.4), allowing drivers to safely enter and exit the site.

Based on the above assessment, the proposed access arrangements will operate safely and efficiently within the existing road network and will not result in any adverse impacts on the Main Road/ William Street intersection or surrounding road environment.



4.5 Sight Distance

The Australian Standards, AS2890.1, provides the relevant sight distance requirements for residential and domestic driveways.

AS2890.1 requires a minimum frontage sight distance of 45 metres and 65 metres for vehicle speeds of 50-km/h and 60-km/h respectively. The horizontal and vertical alignment of Main Road, William Street and Friend Street is straight, with available sight distance exceeding AS2890.1 requirements for each of the 7 driveway locations.

4.6 Pedestrian Impacts

The proposed development is likely to generate a small amount of pedestrian activity. The existing footpath infrastructure is considered to be of a high standard in the existing road network to cater for these pedestrian movements.

The internal layout of the proposed development provides a shared zone for pedestrians. Shared zones are a standard treatment for internal accessways within residential unit developments, where pedestrians and vehicles share the same carriageway space. The low traffic volumes generated by the development (a maximum of 35 vehicles per day on the busiest internal accessway) and the low operating speeds within the site create an environment where shared pedestrian and vehicle movements can occur safely. Drivers naturally travel at low speeds within such environments due to the confined geometry and need to manoeuvre into parking spaces and garages.

The use of shared zones in residential developments is consistent with established urban design practice and is supported by AS2890.1, which recognises that shared accessways are appropriate where traffic volumes and speeds are low.

4.7 Road Safety Impacts

The road safety implications of the proposed development were assessed with consideration of the existing crash history (refer Section 2.2), the traffic generation of the proposed development, and the characteristics of the road network.

The crash data analysis identified no specific road safety deficiencies within the study area. No crashes were reported in Friend Street or William Street during the 5+ year analysis period, and the 9 crashes reported in Main Road were dispersed across multiple locations with no dominant crash type or pattern. None of the reported crashes occurred immediately adjacent to the subject site.

The traffic generation of the proposed development (70 vehicles per day) represents a modest increase relative to the existing traffic volumes on Main Road (5,200 vehicles per day). This equates to an increase of approximately 1.3% in daily traffic volume on Main Road. The traffic increase on Friend Street and William Street is similarly modest relative to the carrying capacity of these local access roads.

The proposed driveway accesses are consistent with existing residential driveway accesses within the surrounding network. The sight distance requirements of AS2890.1 are satisfied at each driveway location (refer Section 4.4). The 40-km/h school speed zone adjacent to the subject site provides an additional safety benefit during school peak periods when pedestrian and vehicle activity is highest.



Based on the above assessment, the proposed development is not expected to create any adverse road safety impacts on Main Road, Friend Street or William Street.

4.8 Cumulative Traffic Impacts

In addition to the traffic generated by the proposed development, the surrounding road network accommodates traffic associated with a number of existing and approved land uses, including the Star of the Sea Catholic College, a service station on Main Road, and the approved George Town Aquatic Health and Wellbeing Centre.

As outlined in Section 2.2, the school is estimated to generate peak traffic volumes on the order of 100–120 vehicles per hour during drop-off and pick-up periods. The approved aquatic centre is expected to generate additional traffic volumes of approximately 56 vehicles per hour during the morning peak and 77 vehicles per hour during the evening peak. These traffic movements occur within a road network that currently carries approximately 500 vehicles per hour on Main Road during peak periods.

The proposed development is expected to generate approximately 7 vehicle movements per hour during peak periods. This represents a very small increase in traffic relative to both the existing background traffic volumes and the traffic generated by nearby land uses.

In assessing cumulative traffic impacts, it is important to recognise that the peak traffic associated with the various land uses does not necessarily occur concurrently. School traffic is typically concentrated over relatively short periods during morning and afternoon peaks, while aquatic centre traffic is more distributed and may extend into the evening and weekend periods. Service station traffic is largely comprised of pass-by trips occurring throughout the day.

Notwithstanding this, even under a conservative scenario where peak traffic from the school, aquatic centre and proposed development coincides, the additional traffic generated by the proposed development would represent a negligible proportion of the total traffic demand on the surrounding road network.

The Main Road/ William Street intersection has been assessed under higher traffic loading scenarios as part of the approved aquatic centre development, with SIDRA modelling demonstrating that the intersection operates at Level of Service A with minimal delays and queuing under peak conditions. The addition of approximately 7 vehicle movements per hour associated with the proposed development would not materially alter this outcome.

On this basis, the cumulative traffic impact of the proposed development, in combination with existing and approved surrounding land uses, is considered to be negligible and the surrounding road network will continue to operate safely and efficiently.



5. Parking Assessment

5.1 Parking Provision

The proposed development provides a total of 33 on-site parking spaces. This comprises of a double garage for each residential unit (28 spaces) and 5 visitor parking spaces.

5.2 Planning Scheme Requirements

The Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme states:

"The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:

- (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;*
- (b) the site is contained within a parking precinct plan and subject to Clause C2.7;*
- (c) the site is subject to Clause C2.5.5; or*
- (d) it relates to an intensification of an existing use or development or a change of use where:
 - (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or*
 - (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:**

$$N = A + (C - B)$$

N = Number of on-site car parking spaces required

A = Number of existing on site car parking spaces

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1".

In this case, sub-points (a), (b), (c), and (d) are not applicable. Table C2.1 requires 2 spaces for each unit and 1 space per 4 units for visitor parking. This is a requirement for 32 spaces. The provision of 33



spaces therefore satisfies the requirements of Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme.

5.3 Car Parking Layout

The Acceptable Solution A1.1 of Clause C2.6.2 of the Planning Scheme states:

"Parking, access ways, manoeuvring and circulation spaces must either:

- (a) comply with the following:*
 - (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;*
 - (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;*
 - (iii) have an access width not less than the requirements in Table C2.2;*
 - (iv) have car parking space dimensions which satisfy the requirements in Table C2.3;*
 - (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;*
 - (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and*
 - (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or*
- (b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6".*

The development was assessed against A1.1(b). The relevant Australian Standards associated with the development is AS2890.1. The assessment is provided in the following sections.

5.3.1 Driveway Grade

Section 2.5.3(b) of AS2890.1 states the following regarding the maximum grade of straight ramps:

- i. Longer than 20 metres – 1 in 5 (20%) maximum.
- ii. Up to 20 metres long – 1 in 4 (25%) maximum. The allowable 20 m maximum length shall include any parts of the grade change transitions at each end that exceed 1 in 5 (20%).

The maximum grade of the access is well below the maximum AS2890.1 requirements.

5.3.2 Parking Grade

Section 2.4.6 of AS2890.1 states that the maximum grades within a car park shall be:



-
- Measured parallel to the angle of parking 1 in 20 (5%)
 - Measured in any other direction 1 in 16 (6.25%)

The grades of the parking spaces are effectively level, thus complying with the AS2890.1 grade requirements.

5.3.3 Parking Dimensions

AS2890.1 defines the parking as User Class 1A, *Residential, Domestic and Employee Parking*. Parking dimension requirements for 90-degree parking for User Class 1A are:

- Space length 5.4 metres
- Space width 2.4 metres
- Aisle width 5.8 metres

All spaces comply with AS2890.1 dimensional requirements (noting garage spaces provide 3m x 6m and visitor spaces provide 3m widths).

5.3.4 Headroom

AS2890.1 specifies a minimum headroom height of 2.2 metres. The headroom clearance exceeds 2.2 metres within the garage areas.



6. Conclusions

This traffic impact assessment (TIA) investigated the traffic and parking impacts of a proposed residential unit development at 24-30 Main Road, George Town.

The key findings of the TIA are summarised as follows:

- The proposed development comprises 14 residential units with driveway access to Main Road, William Street and Friend Street.
- The subject site is located within an established urban environment that accommodates a number of existing and approved traffic generators, including the Star of the Sea Catholic College, a service station on Main Road, and the approved George Town Aquatic Health and Wellbeing Centre.
- The proposed development is expected to generate 70 vehicles per day, with a peak of 7 vehicles per hour. This traffic will be distributed across 7 driveway accesses, with the Main Road accesses carrying the highest volumes (35 and 10 vehicles per day for the southern and northern driveways respectively).
- The surrounding road network, including Main Road, William Street and Friend Street, has adequate capacity to accommodate this level of traffic generation at a high level of efficiency.
- Peak traffic associated with nearby land uses is significantly greater than that generated by the proposed development, including:
 - school-related traffic estimated to be on the order of 100–120 vehicles per hour during peak periods; and
 - aquatic centre traffic of up to approximately 56 vehicles per hour (AM peak) and 77 vehicles per hour (PM peak).
- In comparison, the proposed development will generate approximately 7 vehicles per hour during peak periods, representing a negligible increase in traffic relative to both existing background traffic volumes and nearby traffic generators.
- A cumulative traffic assessment demonstrates that, even under conservative assumptions of coincident peak periods, the additional traffic generated by the proposed development will not materially impact the operation of the surrounding road network.
- The Main Road/ William Street intersection has been assessed under higher traffic loading scenarios associated with the approved aquatic centre development and is expected to operate at a high level of efficiency (Level of Service A) with minimal delays and queuing. The additional traffic generated by the proposed development will not materially influence the operation or safety of this intersection.
- The proposed driveway accesses satisfy the sight distance requirements of AS2890.1. The low traffic volumes associated with each access, together with the existing road environment and speed conditions, ensure that the accesses will operate safely and efficiently.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



-
- The access arrangements satisfy the Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme.
 - No road safety deficiencies were identified through the crash data analysis. The proposed development is not expected to create any adverse road safety impacts on the surrounding road network.
 - The proposed development provides 33 on-site parking spaces (28 garage spaces and 5 visitor spaces), satisfying the requirements of Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme. The car parking layout complies with AS2890.1 requirements.

Overall, the proposed development will operate safely and efficiently within the existing road network and will not result in any adverse traffic, parking or road safety impacts including during peak school and aquatic centre activity periods. The development therefore satisfies the relevant requirements of the Tasmanian Planning Scheme.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



Midson Traffic Pty Ltd ABN: 26 133 583 025
28 Seaview Avenue
Taroona TAS 7053
T: 0437 366 040 E: admin@midsontraffic.com.au W: www.midsontraffic.com.au

© Midson Traffic Pty Ltd 2026

This document is and shall remain the property of Midson Traffic Pty Ltd. The document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

Document Status

Revision	Author	Review	Date
0	Keith Midson	Zara Kacic-Midson	6 December 2025
1	Keith Midson	Zara Kacic-Midson	24 April 2026

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



CELEBRATING
15 YEARS
2008 - 2023



MIDSON
traffic
pty ltd

Keith Midson
Midson Traffic Pty Ltd
28 Seaview Avenue
Taroona TAS 7053
0437 366 040

24 April 2026

Leigh Adams
Adams Building Design
170 Abbott Street
Newstead TAS 7250

Dear Leigh,

RE: DA 2026/2 – 24–30 MAIN ROAD, GEORGE TOWN – RESPONSE TO RFI

Midson Traffic has updated the Traffic Impact Assessment (TIA) for the above development in response to Council's request for additional information dated 11 March 2026.

The TIA has been revised to address Council's specific requests as follows:

1. Consideration of nearby land uses

The updated TIA includes a new Section 2.2 (Nearby Traffic Generators), which considers the influence of surrounding land uses, including the Star of the Sea Catholic College, the service station on Main Road, and the approved George Town Aquatic Health and Wellbeing Centre.

In addition, Section 4.8 (Cumulative Traffic Impacts) provides an assessment of the combined effects of these traffic generators with the proposed development during peak periods.

2. Interaction with Main Rd/ William St intersection

The updated TIA includes a new Section 4.3 (Interaction with Main Road/ William Street Intersection), which evaluates the proximity of the proposed accesses to the intersection and the associated turning movements and safety considerations.

This assessment demonstrates that the proposed development and access arrangements will operate safely and efficiently within the existing road environment.

3. Summary

Based on the updated assessment, the conclusions of the original TIA remain unchanged, with the proposed development expected to have negligible impact on the surrounding road network.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Please contact me on 0437 366 040 if you require any further information.

Yours sincerely,



Keith Midson BE MTraffic MTransport FIEAust EngExec

DIRECTOR
Midson Traffic Pty Ltd

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



44 Penquite Road
LAUNCESTON TAS 7250
M: 0431 208 450
E: cameron.oakley@h-dna.com.au
ABN: 169 442 993 50

MEMO

14 December 2025

Re: 24-30 Main Road George Town – Flood Hazard Report

1. Introduction

Hydrodynamica was engaged to provide a flood hazard report for the proposed residential unit development at 14-30 Main Road, George Town. The development is zoned General Residential under the George Town Local Provisions Schedule. The proposal is for fourteen units on the site. Refer to Figure 1:



Figure 1. Proposed site plan (from Adams Building Design drawing 3/9 06/06/25)

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



44 Penquite Road
LAUNCESTON TAS 7250
M: 0431 208 450
E: cameron.oakley@h-dna.com.au
ABN: 169 442 993 50

The development site has been identified by George Town Council (GTC) as flood prone, and a flood hazard report in accordance with C12.0 of the Tasmanian Planning Scheme has been requested.

2. Flood mapping

Figure 2 shows the Flood-prone Hazard Areas Code overlay (hatched) along with the mapped Tasmanian Strategic Flood Mapping Project (TSFMP) 1% AEP climate change (CC) flood extent:

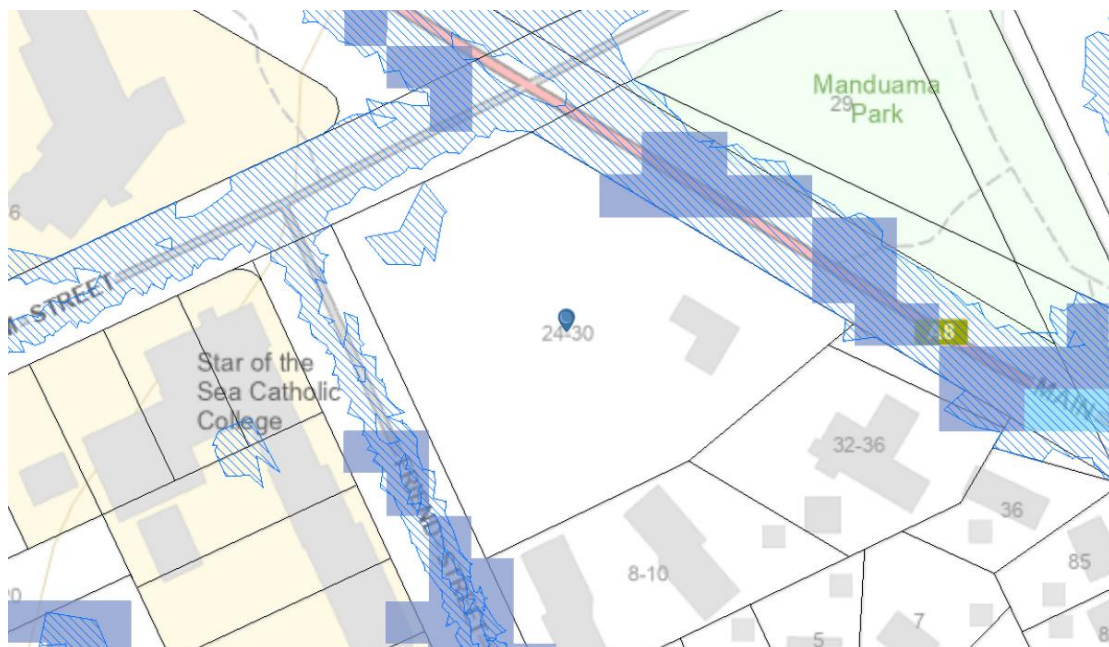


Figure 2. GTC Flood-prone Hazard Areas Code and TSFMP 1% AEP CC extent (from LISTmap)

Both sources of flood information show that, in general, flooding in the area is mainly contained within the streets.

The code overlay was derived from modelling undertaken as part of the George Town Stormwater System Management Plan (Flussig, 2019). The modelling was inclusive of a 33% increase applied to current rainfall depths to estimate flooding in the year 2100. The TSFMP was inclusive of a 16.3% increase.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



44 Penquite Road
LAUNCESTON TAS 7250
M: 0431 208 450
E: cameron.oakley@h-dna.com.au
ABN: 169 442 993 50

In such an event the catchment is generally wet, and the raw modelling outputs showed extensive areas with shallow surface water which would pose no risk to people, property, nor vehicles.

The overlay was formally amended in 2023 with the following filtering thresholds:

- Depth > 0.1m (100mm); or
- Depth x velocity product > 0.02m²/s; and
- Ponding > 100 m² in total area

The raw unfiltered modelling with flood depths (in metres) is shown below:

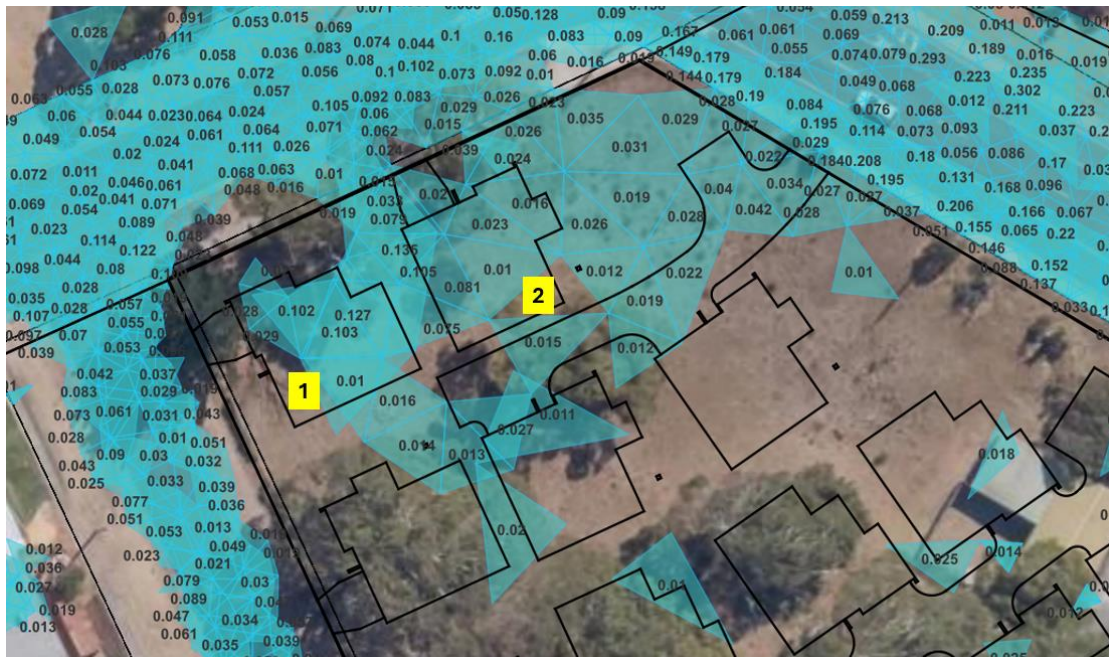


Figure 3. GTC 1% AEP CC flood depths

Most depths on the site are minimal, ranging from 1cm up to 4cm which, in the 1% AEP CC storm, would not be considered as flooding. The area shown on the overlay at the north-west of the site is slightly deeper, peaking at 146mm. The speed of this water at this location is only 0.03 m/s.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



44 Penquite Road
LAUNCESTON TAS 7250
M: 0431 208 450
E: cameron.oakley@h-dna.com.au
ABN: 169 442 993 50

3. Development requirements

To comply with the Flood-prone areas Hazard Code the development must address Performance Criteria P1.1 and P1.2 of C12.6.1. Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, and it must be demonstrated that the development will not contribute to flood on the site, on adjacent land or public infrastructure.

The development of the two northern-most units will displace a small volume of floodwater and, due to the shallow depth and low velocity, have no discernible impact on flooding in the area. It is, however, important to ensure sufficient freeboard is provided to ensure those two units maintain a tolerable risk of flooding for their life.

As such, a minimum finished floor level (FFL) must be set to a minimum 300mm above the flood level. For unit 1 (labelled in Figure 1) the peak flood level is 11.31m AHD, so the minimum floor level shall be 11.61m AHD. For unit 2 (labelled in Figure 1) the peak flood level is 11.43m AHD, so the minimum floor level shall be 11.73m AHD.

4. C12.6.1 response

Responses are provided in red.

P1.1

Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:

- (a) the type, form, scale and intended duration of the development;

A tolerable risk is maintained by the provision of minimum FFLs for units 1 and 2. Refer to S3 of this report.

- (b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;

No increase in flood risk and no specific hazard reduction measures are required.

- (c) any advice from a State authority, regulated entity or a council; and

1% AEP CC flood mapping and levels are provided by GTC.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



44 Penquite Road
LAUNCESTON TAS 7250
M: 0431 208 450
E: cameron.oakley@h-dna.com.au
ABN: 169 442 993 50

(d) the advice contained in a flood hazard report, and

Advice is provided for minimum FFLs. Refer to S3 of this report.

P1.2

A flood hazard report also demonstrates that the building and works:

(a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and

Due to the low depth, and very low velocity there are no significant displacement or hydraulic effects which would result in a change of the flood regime in the area. This means there would be no discernible increase in flooding or flood hazards on the site, on adjacent land, or on public infrastructure.

(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.

The report demonstrates that a tolerable risk is achieved and maintained to 2100 for the 1% AEP flood.

5. Conclusion

The proposed development meets performance criteria P1.1 and P1.2 for C12.6.1.

A handwritten signature in black ink, appearing to read "C. Oakley".

Cameron Oakley
CONSULTING ENGINEER
B.Tech, B.Eng (Hons), MBA
Licensed Building Services Provider No. 949718126

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 200053	FOLIO 1
EDITION 4	DATE OF ISSUE 05-May-2022

SEARCH DATE : 21-Aug-2025

SEARCH TIME : 09.12 AM

DESCRIPTION OF LAND

Town of GEORGE TOWN
Lot 1 on Plan 200053
Derivation : Part of Lot 2 (Section E.e.) Gtd. to C.F.
Crabtree.
Prior CT 2027/24

SCHEDULE 1

M928380 TRANSFER to KHOUZAME FAMILY PTY LTD Registered
05-May-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
A184128 FENCING CONDITION in Transfer
E301725 MORTGAGE to AMP Bank Limited Registered 05-May-2022
at 12.01 PM
N217216 CAVEAT by Jonathon Charles Root, Commissioner of
State Revenue (including Power of Sale) Registered
16-Aug-2024 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

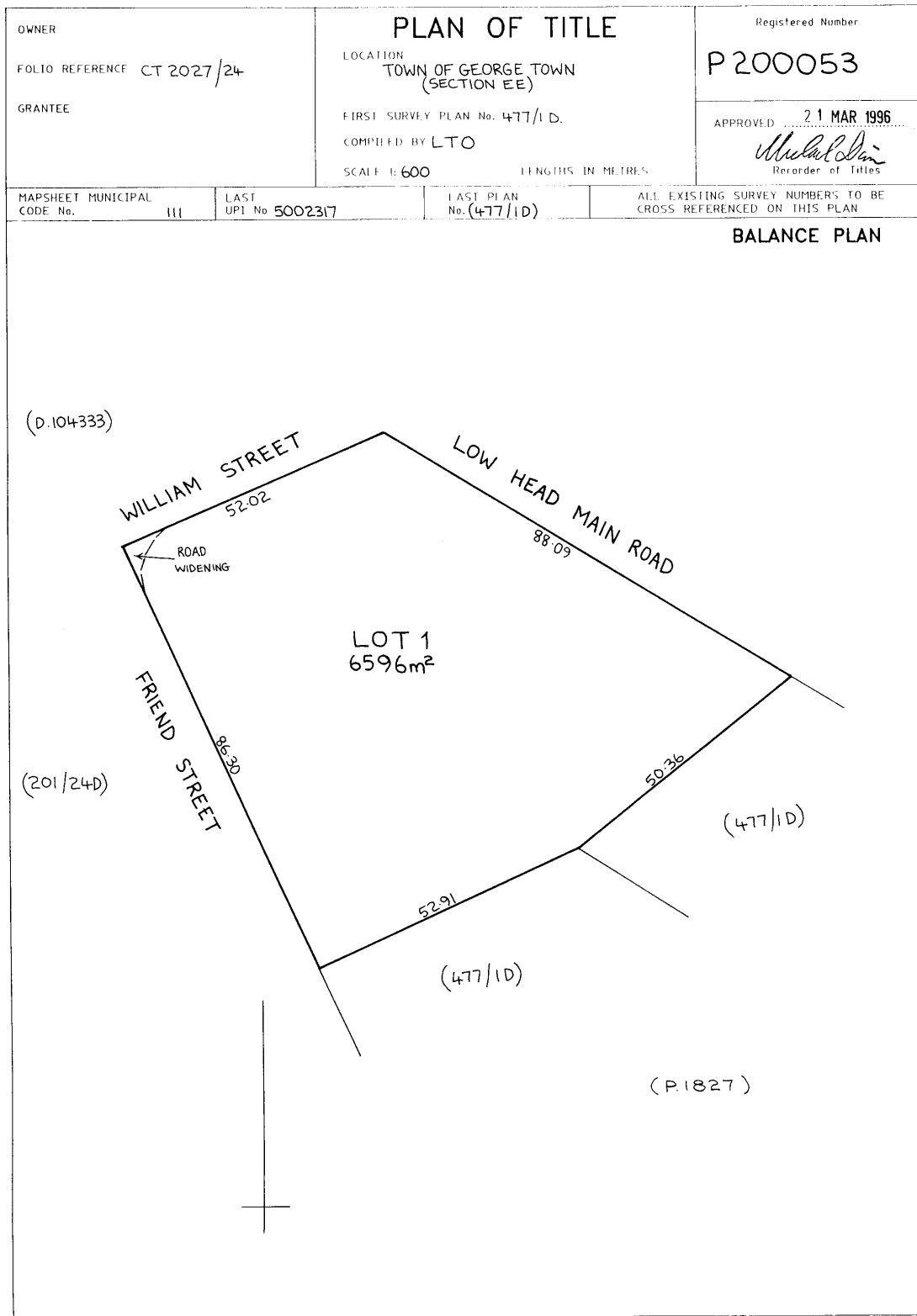
George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



DB A 143

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

From: Michael Qm [REDACTED]
Sent: Sunday, 3 May 2026 2:31 PM
To: council <council@georgetown.tas.gov.au>
Subject: ID DA 2026/2 A

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

Dear Sir/Madam

I wish to formally object to the proposed development planned for the block that corners Friend St, Main Rd and William St. Application DA 2026/2.

As a resident of 6 Friend St I feel this development would severely impact our current area.

1. 14 x 3 bedroom houses could possibly have an occupation of 80 plus people and 28 plus vehicles. This is a ridiculous amount for such a small area. 6 houses maybe but not 14.
2. Three driveways on Friend St, along with the inevitable street parking, will create havoc and increased safety concerns with its close proximity to Star of the Sea. Add to this buses and delivery trucks to the school and it will be almost impossible for larger vehicles to transverse the street safely.
3. With 14 houses in such close proximity to each other I think it will become a haven for unsociable behaviour resulting in security concerns for residents already in the area. Not to mention the increased noise.
4. It seems no green space or play area for the residents or children was included. This could jeopardise the safety both physically and mentally of the occupants there.
5. In the submission no safety concerns for school traffic as been included except that it gets busy at the start and end of school. No speed bumps to slow traffic, no pedestrian crossing. I've been told in the past by a council member that there can't be speed bumps because of the buses?????

I think this is just a greedy, oversized development to maximise the owners potential return, with no thought for residents and a school in close proximity.

Yours sincerely
Michael Quilty-Maguire
6 Friend St.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

From: Brady Ellis [REDACTED]
Sent: Sunday, 3 May 2026 4:18 PM
To: council <council@georgetown.tas.gov.au>
Subject: New William street development plans

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

Dear George Town Council

I wish to formally object to the proposed development planned for the block that corners Friend St, Main Rd and William St. Application DA 2026/2.

I feel this development would severely impact our current area. I have children that attend Star of the Sea - nowhere in the plan does it take into consideration realistic traffic data or child safety (speed humps for increased traffic, pedestrian crossings etc).

14 x 3 bedroom houses could possibly have an occupation of 80 plus people and 28 plus vehicles. These are not family homes, so will more than likely attract young people share housing or immigrants. This is a ridiculous amount for such a small area.

There is limited street parking during school hours. Will you be adjusting the road width to cater for the additional cars? I note there are parking spaces in the proposed complex for an additional five vehicles. What happens if every unit has at least one person visiting at any given time or has a household with a 3rd or more vehicle? I also note there are no sheds provided in the plan so most residents will use their double garage for partial storage and park elsewhere.

Three driveways on Friend St, along with the inevitable street parking, will create havoc and increased safety concerns with its close proximity to Star of the Sea. I reiterate my statement that no additional safety has been added to keep the children that attend Star of the Sea safe. While I understand Geore Town Council accepts no responsibility for children (as stated when the park was being fenced), Council should increase safety measures if wishing to establish a revolting high-density area right next to a school.

With 14 houses in such proximity to each other I think it will become a refuge for unsociable behaviour resulting in security concerns for residents already in the area and the children that attend the school. In my street alone, there is one house council and police are aware of that are a concern for residents in the area already. This household already overflows to the established units in Friend Street and William Street. I also would like to point out the trouble that flows from the high-density unit complex up the other end of Friend Street. (84-98 Friend Street I believe). Most are currently boarded up.

It seems no green space or play area for the residents or children was included. I fear this will invite children to overflow and play in the grounds of Star of the Sea. This will cause potential damage to the school, increasing the fees I pay to send my children there.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

I note it can already take 20 minutes to cross Main road from one side of William Street to the other during peak hours.

I also would like to address no plans have been made for the bus stop that many children come home from Launceston on. It stops out the front of the units on Main road. Will the bus stop move with the added driveways to Main road?

I ask where you have personally seen high density housing improve an area, particularly in a town this small? I left my home in Queensland to live here because I saw how it destroyed my area, my home. It increases crime and foul behaviour. George Town needs an increase of 4-bedroom FAMILY homes, not 3-bedroom cesspits for amateur drug dealers and neglectful parents.

Brady Ellis
33 William Street
George Town
TAS 7253

Anita Quilty-Maguire
6 FRIEND ST.

GEORGE TOWN
5/5/2026.

I am writing to express objections to the proposed development (DA 2026/2) in FRIEND ST, William St and Main Rd., for the following reasons.

1/ It would mean a total of five additional drive ways opposite a school. This will severely impact parents and children who are dropped off at school by car. It will also severely increase the hazard to children attending attending the school.

2/ The other two drive ways will impact the bus stop on Main St. This bus stop is used by George Town residents travelling to Launceston, but it is also used by children travelling to school in Launceston. These driveways will increase the danger to children.

3/ There are four buses park in Friend St twice a day should anyone be parked opposite the buses it will be impossible for residents to access their homes, including existing residents. It will also ~~prevent~~ hinder emergency vehicles from attending emergencies.

1/3

- 4) The development has insufficient guest parking which will increase the likelihood of street parking. It is also worth noting that as its possible that three or more adults might live in a unit that could mean three or more cars. Where will these additional cars be parked?
- 5) The increase in traffic will endanger pedestrians, including children. For years I have been suggesting a Zebra crossing in Friend St making it safer for students to cross the road to access the school. With an increase in traffic should council not provide a crossing if would be a wilfore disregard of pedestrian safety.
- 6) The proposed units have a complete lack of outdoor recreational space. I am concerned this will lead to nuisance behaviour in the street and in the school yard.
- 7) The proposal will mean the removal of large established trees, along with the removal of green space. This is bad for the environment and for possums living there.
- 8) The proposal will result in an
2/3

increase in noise and light pollution in the streets effected.

9) High density housing is associated with low socioeconomic demographics and higher crime rates. Will council ensure the state government provides increased policing?

10) The nature of the proposal is to substantially increase the population of George Town. This will cause strain on infrastructure, including but not limited to, sewerage, electricity, wait time for doctors appointments, and place increased strain on the lack of parking in Macquarie St.

11) The proposal would mean another 28 wheelie bins. Where will they go? And can waste management cope? I notice that 12 units have no outdoor space and the plan has no designated space for bin storage. Where will people store their bins?

Anita Maguire

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

From: [Justin Simons](#)
To: [Tamara Burt](#)
Subject: FW: 24-30 Main Road - Development application
Date: Wednesday, 20 May 2026 10:36:23 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

From: HET Property Manager <rentals.easttamar4@harcourts.com.au>
Sent: Friday, 15 May 2026 1:05 PM
To: Tamara Burt <Tamarab@georgetown.tas.gov.au>
Subject: RE: 24-30 Main Road - Development application

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

Hi Tamara,

Yes I am aware of that. The owners are just concerned that with the fences going up they will lose some space.

Is there any rules on driveway widths for services, etc?

Regards,

Rachael Parker



Rachael
Parker

Property Management Department Manager
-Licensed Agent
P 03 6382 2366
rentals.easttamar4@harcourts.com.au
easttamar.harcourts.com.au

We make It Possible.

97 Macquarie Street, George Town, TAS
7253

Harcourts East Tamar

WARNING: This email (including any attachments) is intended for the named recipient only and may contain information that is confidential and subject to legal privilege. Any dissemination, distribution or copying by any person other than the intended recipient of this email is strictly prohibited. If you have received this email in error, please immediately either send an email in response to the sender or telephone us immediately and destroy the original message. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of the Harcourts office specified above. Thank you.

CYBERCRIME

Please be aware of the increasing risk of cybercrime and online fraud.

If you ever receive an email stating a change in bank account details purporting to be from Harcourts East Tamar do not send any funds to the account and contact us immediately. We will never send you an email telling you that we have changed our bank account details. Please always call before depositing any funds into Harcourts East Tamar Sales Trust Account.



From: Tamara Burt <Tamarab@georgetown.tas.gov.au>
Sent: Friday, 15 May 2026 1:00 PM
To: HET Property Manager <rentals.easttamar4@harcourts.com.au>
Subject: RE: 24-30 Main Road - Development application

Afternoon,

The access to 8-10 Friend Street (off friend street) does not form part of the development at 24-30 Main Road, George Town.

Thanks

Kind Regards,

TAMARA BURT

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Coordinator – Development Services

George Town Council
16-18 Anne Street, George Town Tasmania 7253
PO Box 161, George Town Tasmania 7253
p (03) 6382 8800 | f (03) 6382 8899
w www.georgetown.tas.gov.au | e tamarab@georgetown.tas.gov.au



From: council <council@georgetown.tas.gov.au>
Sent: Friday, 15 May 2026 12:55 PM
To: George Town Council Planning <planning@georgetown.tas.gov.au>
Subject: FW: 24-30 Main Road - Development application

Kind Regards,

KERRY DANIELS
Administration Assistant

George Town Council
16-18 Anne Street, George Town Tasmania 7253
PO Box 161, George Town Tasmania 7253
p (03) 6382 8800 | f (03) 6382 8899
w www.georgetown.tas.gov.au | e council@georgetown.tas.gov.au



From: HET Property Manager <rentals.easttamar4@harcourts.com.au>
Sent: Friday, 15 May 2026 12:53 PM
To: council <council@georgetown.tas.gov.au>
Subject: 24-30 Main Road - Development application

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

Hi,

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

We manage the units at 8-10 Friend Street & the owners just wanted to query the development. They just want to ensure the driveway into their property is being left wide enough for emergency services to have access.

Is this something you could advise on?

Regards,

Rachael Parker



Rachael
Parker

Property Management Department Manager
-Licensed Agent
P 03 6382 2366
rentals.easttamar4@harcourts.com.au
easttamar.harcourts.com.au

We Make It Possible.

97 Macquarie Street, George Town, TAS
7253

Harcourts East Tamar

WARNING: This email (including any attachments) is intended for the named recipient only and may contain information that is confidential and subject to legal privilege. Any dissemination, distribution or copying by any person other than the intended recipient of this email is strictly prohibited. If you have received this email in error, please immediately either send an email in response to the sender or telephone us immediately and destroy the original message. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of the Harcourts office specified above. Thank you.

CYBERCRIME

Please be aware of the increasing risk of cybercrime and online fraud.

If you ever receive an email stating a change in bank account details purporting to be from Harcourts East Tamar do not send any funds to the account and contact us immediately. We will never send you an email telling you that we have changed our bank account details. Please always call before depositing any funds into Harcourts East Tamar Sales Trust Account.



George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

From: Rebecca Quilty-Maguire
Sent: Thursday, 7 May 2026 8:50 PM
To: council <council@georgetown.tas.gov.au>
Cc:
Subject: DA 2026/2

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

I wish to formally object to the proposed development planned for the block that corners Friend St, Main Rd and William St. Application DA 2026/2.

When I owned my property at 6 Davidson Street, George Town TAS - I was told I was unable to add an additional driveway because it would decrease street parking. However, this

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

development can add an additional how many driveways in a busy school zone (Friend Street) where we benefit from street parking? William street is also planned to have new driveways. Currently there is a yellow solid line on that part of the street. That means you are not permitted to stop or park your vehicle for any amount of time, but a driveway can be built there? That makes no sense.

I also want to note no additional upgrades have been noted on the plan to increase child safety of children that attend the school. While I understand George Town Council have admitted previously they aren't concerned with the children of George Town and what happens to them, I am and so are a lot of other families that have children that attend the college. I will be also contacting Tasmanian Catholic Education Office and carbon copy them into this email to see who would be financially responsible for these safety upgrades.

As per realestate.com.au these units do not increase affordability to own a home and are in some cases often more expensive than family sized homes on a bigger block. So then we have increased rentals in a confined area. Statistically speaking, high density housing increases crime which I thought would be common knowledge for developers and people that work at George Town Council. Do we need crime to increase in George Town?

I understand George Town Council had a great master plan to increase our town's population, but what infrastructure will be updated to cater for the growth? Will our hospital be upgraded to have an emergency department like Latrobe? Our GPs are already booked out 4+ weeks in advance. Will we get a full-sized Coles or Woolworths? Will we get a Centrelink office to cater for the additional unemployed occupants living below the poverty line moving to our town? Will Police presence be increased? Will our public transport change? Where will the bus stop move to that CHILDREN use to come home from Launceston on? As per the proposed plan the bus stop (on Main road) looks as though it is replaced with a driveway - which again is a danger.

When the occupants start to feel trapped in their confined sardine can unit complex, will they overflow into the school (Star of the Sea) and destroy it out of boredom? I would hate to see my fees go up because a greedy developer got approved to squeeze as many units as possible into a minuscule space, so small they couldn't provide adequate visitor parking for the complex or a recreation area.

Rebecca Quilty-Maguire
35 White Street
George Town TAS 7253



Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA 2026/2
Council notice date	03/03/2026
TasWater Reference No.	TWDA 2026/00206-GTC
Date of response	31/03/2026
TasWater Contact	Jake Walley
Phone No.	0467 625 805

Response issued to

Council name	GEORGE TOWN COUNCIL
Contact details	planning@georgetown.tas.gov.au
Development details	
Address	24-30 MAIN RD, GEORGE TOWN
Property ID (PID)	6441608
Description of development	Multiple Dwellings x 14

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Adams Building Design	O20825 All sheets	2	19/12/2025

Conditions

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

CONNECTIONS, METERING & BACKFLOW

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

INFRASTRUCTURE WORKS

4. Prior to applying for Certificate(s) for Certifiable Work (Building and/or Plumbing), the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.

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

Page 1 of 3

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



5. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
6. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.

DEVELOPER CHARGES

7. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$17,921.40 to TasWater for water infrastructure for 10.2 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
8. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$22,841.00 to TasWater for sewerage infrastructure for 13 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
9. In the event Council approves a staging plan, prior to TasWater issuing a Certificate(s) for Certifiable Work (Building and/or Plumbing) for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

10. The applicant or landowner as the case may be, must pay a development assessment fee of \$802.53 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

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

Advice

General

For information on TasWater development standards, please visit

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

For application forms please visit

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

Important Notice Regarding Plumbing Plans and Associated Costs

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

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

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

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

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



Developer Charges

For information on Developer Charges please visit the following webpage - <https://www.taswater.com.au/building-and-development/developer-charges>

Water Submetering

As of July 1, 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Service Locations

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

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

Water Boundary Conditions

Modelling indicates there is capacity in the existing network at 24-30 Main Road George Town (either pipe A460625 or A460154) to supply this proposed development without impacting adversely on the existing infrastructure or customers. Total boundary head (HGL), and pressure, at the proposed connection point(s) are:

Location	H.G.L. Peak hour (m)	H.G.L. Peak day +10 l/s (m)	Pressure Peak day + 10 l/s fire (kPa)
A460625 in Main Street	59	72	600
A460154 in Friend Street	60	71	600

Calculations assume TH Terminal reservoirs are 1/3 full and the North street reservoir is completely isolated. Once the north street reservoir is returned to service the minimum values tabulated above will increase.

Friction losses exceed the guideline values at several points in the Georgetown network, but these do not affect the ability of the network to support this proposal and they are pre-existing conditions.

Declaration

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

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

From: Council Referrals
Sent: Tue, 10 Mar 2026 04:01:00 +0000
To: George Town Council Planning
Cc: Council Referrals
Subject: RE: TN Referral - Multiple Dwellings 24 30 Main Road George Town - DA 2026/2
CN26-95894
Categories: Justin

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

Hello,

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

Thanks,
Leah



Leah Rogers
Connection Services Coordinator
Tasmanian Networks Pty Ltd
ABN 24 167 357 299

P: 1300 137 008
1 – 7 Maria Street, Lenah Valley 7008
PO Box 606, Moonah TAS 7009

www.tasnetworks.com.au
 [@TasNetworks](https://twitter.com/TasNetworks)

From: Chelsea Blyth <chelseab@georgetown.tas.gov.au>
Sent: Tuesday, 3 March 2026 10:58 AM
To: Council Referrals <Council.Referrals@tasnetworks.com.au>
Cc: George Town Council Planning <planning@georgetown.tas.gov.au>

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Subject: TN Referral - Multiple Dwellings 24 30 Main Road George Town - DA 2026/2 CN26-95894

WARNING: This Message Is From an External Sender

Emails from this user are not from within TasNetworks. Be careful with links and requests for information or action and consider reporting it via the "Report Suspicious" button to be extra safe!

[Report Suspicious](#)

Good morning,

In accordance with Section 44L of the *Electricity Supply Industry Act 1995*, please find attached referral and supporting docs for a Residential - Multiple Dwellings (x14 New Units) at 24-30 Main Road, George Town.

Please notify us as soon as possible if you require anything further.

Please forward response to: Planning@georgetown.tas.gov.au (CC'd in this email).

Thank you

Kind Regards,

CHELSEA BLYTH

Planning Officer/Permit Authority

George Town Council

16-18 Anne Street, George Town Tasmania 7253

PO Box 161, George Town Tasmania 7253

p (03) 6382 8800 | f (03) 6382 8899

w www.georgetown.tas.gov.au [georgetown.tas.gov.au] | e chelseab@georgetown.tas.gov.au

My working days are Tuesday to Friday & every second Monday

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda



[\[georgetown.tas.gov.au\]](http://georgetown.tas.gov.au)



[\[georgetownmtbtrails.com.au\]](http://georgetownmtbtrails.com.au)



[\[wildtamar.com.au\]](http://wildtamar.com.au)



[\[bassandflindersmuseum.com.au\]](http://bassandflindersmuseum.com.au)



George Town Council acknowledges the pakana people as the traditional owners of the land on which we work, we acknowledge their living culture and connection to country. We acknowledge the Elders of the past, the Elders of the present and the Elders of the future and thank them for sharing this land with us.

The information contained in this message, and any attachments, may include confidential or privileged information and is intended solely for the intended recipient(s). If you are not an intended recipient of this message, you may not copy or deliver the contents of this message or its attachments to anyone. If you have received this message in error, please notify me immediately by return email or by the telephone number listed above and destroy the original message. This organisation uses third party virus checking software and will not be held responsible for the inability of third party software packages to detect or prevent the propagation of any virus how so ever generated.

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Facility or Service	Fee Description	GST inc	2025/2026 Fees	Proposed 2026/2027 Fees
George Town Waste Transfer Site Fees				
Waste Management Centre fees	General Waste – Domestic (weighted per tonne)	*	\$175/tonne (min charge \$21.00) (0.120t)	\$236/tonne (min charge \$28.32) (0.120t)
Waste Management Centre fees	Commercial Waste	*	\$290/tonne (min charge \$145.15)(=.5t)	\$320/tonne (min charge \$160)(=.5t)
Waste Management Centre fees	General Waste - Mattresses (Single and Double)	*	\$20.00	\$22.00
Waste Management Centre fees	Car or Motorcycle Tyres – each	*	\$18.00	\$19.80
Waste Management Centre fees	Light Truck and Four Wheel Drive Tyres – each	*	\$30.00	\$33.00
Waste Management Centre fees	Other tyres on application	*	POA	POA
George Town Waste Transfer Site Fees				
Waste Management Centre fees	Car bodies	*	\$110 complete cars. Tyres must be removed and charged separately	\$121 complete cars. Tyres must be removed and charged separately
Waste Management Centre fees	Inert material - Including soil, gravel, bricks, concrete, spoil from excavations, - all Trucks	*	\$175 (min charge \$87/0.5t)	\$236 (min charge \$118/0.5t)
Waste Management Centre fees	Clay & Clean Fill – (No contamination) – All Trucks	*	\$175 (min charge \$87/0.5t)	\$236 (min charge \$118/0.5t)
Waste Management Centre fees	Separated scrap steel	*	Free of Charge	Free of Charge
Waste Management Centre fees	Green waste	*	\$134 (min charge \$16) (0.0120t)	\$150 (min charge \$18) (0.120t)
Waste Management Centre fees	Oil/litre	*	\$1.65/lt	\$1.65/lt
Pipers River Waste Transfer Site Fees				
Waste Management Centre fees	General Waste – Domestic bin	*	\$21.00	\$28.80
Waste Management Centre fees	General Waste – Domestic Car	*	\$21.00	\$28.80
Waste Management Centre fees	General Waste – Domestic Wagon	*	\$21.00	\$28.80
Waste Management Centre fees	General Waste – Domestic Utility	*	Min charge .5t = \$87.00	Min charge .5t = \$118
Waste Management Centre fees	General Waste – Domestic Van	*	Min charge .5t = \$87.00	Min charge .5t = \$118.00
Waste Management Centre fees	General Waste – Domestic 1t trailer	*	Min charge .5t = \$87.00	Min charge .5t = \$118.00
Waste Management Centre fees	General Waste – Domestic 1.5t trailer	*	Min charge .5t = \$131.00	Min charge .5t = \$118.00
Waste Management Centre fees	General Waste – Domestic 2t trailer	*	Min charge .5t = \$175.00	Min charge .5t = \$118.00
Waste Management Centre fees	General Waste – Domestic 2t trailer with cage	*	Min charge .5t = \$175.00	Min charge .5t = \$118.00
Waste Management Centre fees	Car or Motorcycle Tyres – each	*	\$18.00	\$19.80
Pipers River Waste Transfer Site Fees				
Waste Management Centre fees	Light Truck and Four Wheel Drive Tyres – each	*	\$30.00	\$33.00
Waste Management Centre fees	Mattresses	*	\$20.00	\$22.00
Waste Management Centre fees	Separated Steel	*	Free	Free
Waste Management Centre fees	Green Waste – Domestic bin	*	\$16.00	\$16.00
Waste Management Centre fees	Green Waste – Domestic Car	*	\$16.00	\$16.00
Waste Management Centre fees	Green Waste – Domestic Wagon	*	\$16.00	\$16.00
Waste Management Centre fees	Green Waste – Domestic Utility	*	Min charge .5t = \$66.00	Min charge .5t = \$75.00
Waste Management Centre fees	Green Waste – Domestic Van	*	Min charge .5t = \$66.00	Min charge .5t = \$75.00
Waste Management Centre fees	Green Waste – Domestic 1t trailer	*	Min charge .5t = \$66.00	Min charge .5t = \$75.00
Waste Management Centre fees	Green Waste – Domestic 1.5t trailer	*	Min charge .75t = \$99.00	Min charge .75t = \$112.00
Waste Management Centre fees	Green Waste – Domestic 2t trailer	*	Min charge 1t = \$133.00	Min charge 1t = \$150.00
Waste Management Centre fees	Green Waste – Domestic 2t trailer with cage	*	Min charge 1t = \$133.00	Min charge 1t = \$150.00
Waste Management Centre fees	Oil/lt	*	\$1.65/lt	\$1.65/lt
Other Waste	Upsize/downsize council kerbside garbage bin	*	\$53.00	\$57.00

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Facility or Service	Fee Description	GST inc	2025/2026 Fees	Proposed 2026/2027 Fees
Pipers River Waste Transfer Site Fees for Residents and Ratepayers only.				
Waste Management Centre fees	Green Waste – Domestic Utility	*	Min charge .25t = \$33.00	Min charge .25t = \$37.50
Waste Management Centre fees	Green Waste – Domestic Van	*	Min charge .25t = \$33.00	Min charge .25t = \$37.50
Waste Management Centre fees	Green Waste – Domestic 1t trailer	*	Min charge .25t = \$33.00	Min charge .25t = \$37.50
Waste Management Centre fees	Green Waste – Domestic 1.5t trailer	*	Min charge .375t = \$50.00	Min charge .375t = \$56.25
Waste Management Centre	Green Waste – Domestic 2t trailer	*	Min charge 0.5t = \$66.00	Min charge 0.5t = \$75.00
Waste Management Centre	Green Waste – Domestic 2t trailer with cage	*	Min charge .5t = \$66.00	Min charge .5t = \$75.00

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Facility or Service	Fee Description	GST Inc.	2025/2026 Fees	Proposed 2026/2027 Fees
Plumbing				
Permit Authority Fee (category 3)	Processing of NOTIFIABLE WORKS	GST exempt (div81)	\$275.00	\$289.00
Permit Authority Fee (category 4)	Processing of PERMIT WORKS	GST exempt (div81)	\$420.00	\$441.00
Illegal Plumbing Work (category 4)	Processing of ILLEGAL WORKS	GST exempt (div81)	\$832.00	\$874.00
Notifiable Plumbing Work (category 3) additions	Assessing and processing of NOTIFIABLE Plumbing works	GST exempt (div81)	\$343.00	\$360.00
Notifiable Plumbing Work (category 3) (Storm-water only)	Assessing and processing of NOTIFIABLE Plumbing works for storm-water only	GST exempt (div81)	\$275.00	\$289.00
Notifiable Plumbing Work (category 3) (per unit/dwelling)	Assessing and processing of NOTIFIABLE Plumbing works	GST exempt (div81)	\$550.00	\$578.00
Permit Plumbing Work (category 4) Additions	Assessment, inspections and completions for plumbing works for additions to existing installations (+ EHO assessment where applicable)	GST exempt (div81)	\$550.00 (+ EHO assessment where required)	\$578.00 (+ EHO assessment where required)
Permit Plumbing Work (category 4) New building (per unit/dwelling)	Assessment, inspections and completions for plumbing works for new installations	GST exempt (div81)	\$750.00 (+ EHO assessment where required)	\$778.00 (+ EHO assessment where required)
Permit Plumbing Work (category 4) (stormwater only)	Assessing and processing of PERMIT Plumbing works for stormwater works only	GST exempt (div81)	\$374.00	\$393.00
Onsite Waste Referral to EHO	Assessment for plumbing works for new and add/alt	GST exempt (div81)	\$431.00	\$453.00
Plumbing Amendment	Application for an amendment to existing approvals (permit & notifiable work)	GST exempt (div81)	\$227.00 (+ hourly rate where required)	\$240.00 (+ hourly rate where required)
Plumbing Approval Extension of Time		GST exempt (div81)	\$229.00 (1 year) \$145.00 (shorter periods)	\$242.00 (1 year) \$152.00 (shorter periods)
Hourly rate - plumbing surveyer	hourly rate for all plumbing surveying	GST exempt (div81)	\$106.00	\$111.00
Inspections	Normal inspection costing for quotes Additional inspections due to failure of booked inspection, resulting in the need for Plumbing Surveyor to re-inspect a particular stage	GST exempt (div81)	\$189.00	\$198.00
Planning Fees				
Minor Structures	Fences, signage, masts and forestry/tree removal		\$103.00	\$108.00
Minor Structures	Sheds, decks and extensions up to 56m2		\$205.00	\$215.00
Change Of Use	a) Change of use: residential only (no development)		\$290.00	\$305.00
	b) Minor change to an existing use (no development)		\$0.00	\$305.00
	c) Change to new commercial use (no development)		\$0.00	\$800.00
Change of Use - Visitors Accommodation in an existing dwelling only	As per visitor accommodation guidelines		\$250.00	\$250.00
Larger Structures	Dwelling additions, outbuildings etc. over 56m2		\$375.00	\$394.00
New Dwellings	Building Class 1 and 2 including units and ancillary dwellings - per dwelling		\$670.00	\$704.00
Other (inc. change of use to commercial)	Class 3 through to 9 (all Commercial and industrial buildings, excluding farm sheds)		0.2% of total value	0.2% of total value
	Minimum Fee		\$800.00	\$840.00
	Maximum Fee		\$35,000.00	\$35,000.00
Level 2 Activities	Level 2 Activities		Assessment fee as per commercial fee above, plus any additional advertising costs	Assessment fee as per commercial fee above, plus any additional advertising costs
Demolition	Demolition works		\$217.00	\$228.00
Advertising	Advertising costs - Examiner	*	\$505.00	\$530.00
	Newspaper			
Signs on Council Land	Assessment where no DA is required		\$0.00	\$192.00
Retrospective	Legalisation of Use and/Or Development		Double Normal Fees	Double Normal Fees
Subdivision	Per Lot Fee - Minimum Fee applies			
	Per Lot		\$170.00	\$179.00
	Minimum Fee		\$1,267.00	\$1,351.00
Planning Fees - Continued				
Boundary adjustment	Boundary adjustment/consolidation		\$710.00	\$746.00
Adhesion	Application for adhesion order		\$745.00	\$782.00
Amendments	Scheme Amendment Fee. Scheme Amendment Fee plus 3 x Advertising Fee +TPC fee		\$4,218.00 plus 3 x advertising +TPC fee	\$4,430.00 plus 3 x advertising + TPC fee
	Combined Scheme Amendment Fee and Development Fee plus 3 x Advertising Fee + Development Fee		\$4,218.00 plus 3 x advertising + development fee	\$4,430.00 plus 3 x advertising + development fee
Minor Amendment	Minor amendment to planning permit		\$285.00	\$299.00
Extension to permit	Extension of time to planning permit		\$228.00	\$239.00
Plans	Examining and sealing of plan		\$596.00	\$626.00
Stratum Plan	Stratum plan approval - Set Fee plus per lot fee			
	Fee (including 2 Inspections)		\$358.00	\$376.00
	Per Lot		\$77.00	\$81.00
	Additional Inspections (due to non-compliance)		\$100.00	\$105.00

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Facility or Service	Fee Description	GST Inc.	2025/2026 Fees	Proposed 2026/2027 Fees
Sealed Plan amendment	Sealed Plan amendment – including managing Part 5 Agreements and covenants. (Where a hearing is required)		\$1,487.00	\$1,561.00
Amendment to sealed plan	Amendment to Part 5 Agreements and covenants where no hearing is required)		\$785.00	\$824.00
New Part 5 Agreements or Sealed Plan amendment, including managing Part 5 Agreements and Covenants. (Where no hearing is required.) *	Administration fees for processing and sealing of Part 5 Agreement (exclusive of cost of drafting and creating the agreement), or amending/removing Part V agreements or covenants	*	\$785.00	\$824.00
Refunds	If application is withdrawn before assessment is commenced	*	If application is withdrawn before further information is requested 75%, if after RFI 25%	If application is withdrawn before further information is requested 75%, if after RFI 25%
Peer Review	Peer review study by a suitably qualified person not employed by Council where specialist reports are submitted with an application	*	Cost of consultant plus 15% admin cost	Cost of consultant plus 15% admin cost
Public open space contributions are calculated in line with legislation – please contact Councils Planning Department - 6382 8800				
Permit Authority				
Notifiable Building Work (category 3)	Processing of notifiable works		\$275.00	\$289.00
Permit Building Work (category 4)	Application processing for permit works		\$420.00	\$441.00
Illegal Building Work (category 4)	Application processing for all illegal works		\$832.00	\$874.00
Building Approval Extension of Time	Application for an extension of time for Permit & Notifiable Work and existing permits - one year		\$230.00	\$242.00
Building Approval Extension of Time	Application for an extension of time for Permit & Notifiable Work and existing permits - less than one year		\$145.00	\$152.00
Staged Approvals	Application for a staged approvals (permit & notifiable work)		\$420.00 + \$227.00 per stage	\$441.00 + \$239.00 per stage
Amended Approvals	Application for an amendment to existing approvals (permit & notifiable work)		\$227.00 + Building surveyor hourly rate where required	\$229.00 + Building surveyor hourly rate where required
Building Certificate	Application for a Building Certificate		\$227.00 + hourly rate where required	\$229.00 + hourly rate where required
Temporary Occupancy Permit notification	Processing of TOP from Building Surveyor		\$71.00 (waived for NFP groups as in kind support)	\$75.00 (waived for NFP groups as in kind support)
TBCIT Training Levy	Works \$20,000 or more		Set by State Government	Set by State Government
Building Administrative Fee	Works \$20,000 or more		Set by State Government	Set by State Government
Permit Extension of Time	As per CBOS Directors Determination - special circumstances		\$316.00	\$332.00
Archive File Search	Fee for file search for building, planning and plumbing		\$39.00 + copying charges (plus PA hr fee rate as required)	\$41.00 + copying charges (plus PA hr fee rate as required)
Permit Authority Hourly Rate	File searches, inspections, reports and travelling		\$106.00	\$111.00

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Facility or Service	Fee Description	GST Inc	2025/2026 Fees	Proposed 2026/2027 fees
Engineering Charges				
Stormwater Connections	A new Private Stormwater Connection to Public Stormwater System, including Kerb Connection. Per connection.	*	\$250.00	\$263.00
Works Permit / New Crossover Application Fee / Application to Open Road	Fee per application, including pre & post inspection fee.		\$314.00	\$330.00
Services location	Charge per hour or part thereof.	*	\$110.00	\$116.00
Supply of Traffic Counts (existing data)	Charge per count, if current data is already available.	*	\$83.00	\$87.00
Supply of Traffic Counts (New data)	Charge per count, if data must be obtained	*	\$157.00	\$165.00
Assessment of Public Works* (Only applies to works that have been certified by the qualified engineer and approved by the Director of Infrastructure & Development)	Assessment of Engineering Drawings, Construction Audit Inspections, Practical and Final Inspection.	*	1.5% of the value of the Public Works. Minimum Fee of \$750	1.5% of the value of the Public Works. Minimum Fee of \$750.
Inspection of Failed Public Works*	Re-inspections of works that failed a previous inspection. Charge per inspection.	*	\$125.00	\$131.00
Road Closure *	Closure of public road or section of road.	*	\$157.00	\$165.00
Road Closure Advertisement	Per Advertisement		Cost plus 15%	Cost plus 15%
Parking Bays For Private Use	Closure of parking bay such as for Skip Bins etc . Charge per bay per week	*	\$50.00	\$53.00

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Facility or Service	Fee Description	GST Inc	2025/2026 Fees	Proposed 2026/2027 Fees
Bond - All facilities				
	Event without Alcohol		\$200.00	\$210.00
	Event with Alcohol		\$675.00	\$709.00
Memorial Hall Complex				
After hours callout fee Note: this will be deducted from any bond, otherwise invoiced.	After hours call out fee for assistance or maintenance per hour or part thereof, or where additional cleaning needs to be undertaken by council staff where it should have been completed by hirer.	*	\$78.00 (Note: this will be deducted from any bond, otherwise invoiced)	\$82.00 per hour (Note: this will be deducted from any bond, otherwise invoiced)
Hall portable audio equipment	Setup & Training provided as required	*	\$66.00	\$69.00
Hall audio, screen and lighting equipment	Setup & Training provided as required	*	\$126.00	\$132.00
Portable Stage	setup and removal	*	\$115.00	\$121.00
Kitchenware – cooking/serving equipment (main items only)	Per 10 items from store	*	\$31.00	\$33.00
	Per 10+ items from store	*	\$61.00	\$64.00
Table Clothes	Per cloth	*	\$5.00 per cloth	\$5.00 per cloth
Glassware, cutlery & crockery	Per 20 peices (please specify items when booking)	*	\$5.00 per 20 peices	\$5.00 per 20 peices
Memorial Hall and Supper Room	Non Commercial (min 2 hrs)	*	\$27.00 per hour	\$29.00 per hour
		*	\$159.00 per day	\$167.00 per day
	Commercial (min 2hrs)	*	\$52.00 per hour	\$55.00 per hour
		*	\$310.00 per day	\$326.00 per day
Memorial Hall only	Non Commercial (min 2 hrs)	*	\$19.00 per hour	\$20.00 per hour
		*	\$108.00 per day	\$113.00 per day
	Commercial (min 2hrs)	*	\$44.00 per hour	\$46.00 per hour
		*	\$210.00 per day	\$220.00 per day
Macquarie Room	Non Commercial (min 2 hrs)	*	\$19.00 per hour	\$20.00 per hour
		*	\$108.00 per day	\$113.00 per day
	Commercial (min 2hrs)	*	\$44.00 per hour	\$46.00 per hour
		*	\$209.00 per day	\$220.00 per day
Memorial Hall Complex - Continued				
Supper Room Only	Non Commercial (min 2 hrs)	*	\$17.00 per hour	\$18.00 per hour
		*	\$83.00 per day	\$87.00 per day
	Commercial (min 2hrs)	*	\$39.00 per hour	\$41.00 per hour
		*	\$159.00 per day	\$167.00 per day
Kitchen (does not include utensils)	Non Commercial (min 2 hrs)	*	\$20.00 per hour	\$21.00 per hour
		*	\$83.00 per day	\$87.00 per day
	Commercial (min 2hrs)	*	\$39.00 per hour	\$39.00 per hour
		*	\$159.00 per day	\$167.00 per day
Jim Mooney Gallery	Non Commercial per week	*	\$77.00	\$81.00
	Commercial per week	*	\$154.00	\$162.00
	Non Commercial per hour (for functions)	*	\$17.00	\$18.00
	Commercial per hour (for Functions)	*	\$39.00	\$41.00
Graham Fairless Centre	Non Commercial (min 2 hrs)	*	\$23.00 per hour	\$24.00 per hour
		*	\$125.00 per day	\$131.00 per day
	Commercial (min 2hrs)	*	\$64.00 per hour	\$67.00 per hour
		*	\$225.00 per day	\$236.00 per day
Graham Fairless Centre and Supper Room	Non Commercial (min 2 hrs)	*	\$29.00 per hour	\$30.00 per hour
		*	\$167.00 per day	\$175.00 per day
	Commercial (min 2hrs)	*	\$68.00 per hour	\$71.00 per hour
		*	\$303.00 per day	\$318.00 per day
Entire Complex	Non Commercial per day	*	\$381.00 per day	\$400.00 per day
	Commercial per day	*	\$705.00 per day	\$740.00 per day
Hillwood Hall				
Hillwood Memorial Hall (incl Supper Room & Kitchen)	Non Commercial	*	\$22.00 per hour	\$23.00 per hour
		*	\$83.00 per day	\$87.00 per day
	Commercial	*	\$39.00 per hour	\$41.00 per hour
		*	\$160.00 per day	\$168.00 per day
For facilities at Bellingham, Weymouth, Lutworth and Beechford please contact the appropriate progress association.				
Regent Square				
Non commercial site fee_Events	Per site, per day	*	\$64.00	\$67.00
Commercial use of Regent Square	Refundable Bond		\$500.00	\$525.00
Commercial Site Fee – Stall/Vehicle/Food Van	Per site per day per event	*	\$120.00	\$126.00
Miscellaneous Council Services	Per site per event	*	At cost	At cost
Council Chambers				
Council Chambers	per hour room only	*	\$55.00	\$58.00
Council Chambers	per hour with equipment and/or tea coffee etc	*	\$70.00	\$74.00
Council Chambers	per day room only	*	\$341.00	\$358.00
Council Chambers	per day -with equipment and/or tea coffee etc	*	\$395.00	\$415.00
Council Chambers small meeting rooms	per hour room only	*	\$37.00	\$39.00
Council Chambers small meeting rooms	per day room only	*	\$160.00	\$168.00
York Cove				
Main Function room	Non Commercial (min 2 hrs) Per hour	*	\$17.00	\$18.00
	Non Commercial (min 2 hrs) Per day	*	\$83.00	\$87.00
	Commercial (min 2hrs) Per hour	*		\$41.00
	Commercial (min 2hrs) Per day	*		\$167.00

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Facility or Service	Fee Description	GST Inc	2025/2026 Fees	Proposed 2026/2027 Fees
Function room (known as CWA room)	Non Commercial (min 2 hrs) Per hour	*	\$17.00	\$18.00
	Non Commercial (min 2 hrs) Per day	*	\$83.00	\$87.00
	Commercial (min 2hrs) Per hour	*		\$41.00
	Commercial (min 2hrs) Per day	*		\$167.00
Anzac Drive Building				
Launchpad	Training only (Availability limited) per hour	*	\$17.00	\$18.00
Hillwood Football Oval				
Oval/Changerooms	Per hour	*	\$26.00	\$27.00
	Per day	*	\$156.00	\$164.00
Clubrooms			Fee determined by the leaseholder	Fee determined by the leaseholder
George Town Football Oval				
Oval/Changerooms	Per hour	*	\$36.00	\$38.00
	Per day	*	\$193.00	\$203.00
Clubrooms			Fee determined by the leaseholder	Fee determined by the leaseholder
Multi use Toilet/change rooms	Per hour	*	n/a	\$38.00
	Per day	*	n/a	\$203.00
George Town Soccer Ground				
Oval	Per hour	*	\$17.00	\$18.00
	Per day	*	\$99.00	\$104.00
George Town Cricket Ground				
Oval/Changerooms	Per hour	*	\$26.00	\$27.00
	Per day	*	\$156.00	\$164.00
George Town Sporting Complex General Ground Hire (excluding facilities and grounds)				
Reserve Ground	Per hour	*	\$17.00	\$18.00
	Per day	*	\$99.00	\$104.00
George Town Netball Court				
Netball Court	Per hour	*	\$14.00	\$15.00
George Town Velodrome				
Oval	Per hour	*	\$17.00	\$18.00
	Per day	*	\$99.00	\$104.00
Charges do not apply to current sporting clubs' users of the facilities				
Miscellaneous Event Fees				
Bin hire - Does not include delivery and collection or waste disposal)	140lt	*	\$2.00 per bin	\$2.50 per bin
	240lt	*	\$2.50 per bin	\$2.75 per bin
Delivery, collection and waste disposal of hired bins		*		At cost
Temporary Fence	Hire only	*	\$5.00/mtr	\$10.00/mtr
	Install and remove	*		At cost
Photocopying Charges				
Photocopying & Laminating charges - general	A4 White per page	*	\$1.10	\$1.50
	A4 White per ream	*	\$68.00	\$71.00
Photocopying & Laminating charges - general	A4 Colour per page	*	\$1.50	\$2.00
	A4 Colour per ream	*	\$82.50	\$87.00
Photocopying & Laminating charges - general	A3 per page	*	\$2.50	\$3.00
	A3 per ream	*	\$107.50	\$113.00
Photocopying charges - Plan copies	A0 Size per copy	*	\$33.50	\$35.00
Photocopying charges - Plan copies	A1 Size per copy	*	\$14.50	\$15.00
Photocopying charges - Plan copies	A2 Size per copy	*	\$10.00	\$11.00
Photocopying charges - Plan copies	A3 Size per copy	*	\$5.50	\$6.00

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Facility or Service	Fee Description	GST Inc	2025/2026 Fees	Proposed 2026/2027 Fees
Provision of Information				
Search fees	Less than 15 minutes	*	\$55.50	\$58.00
Search fees	Greater than 15 minutes	*	\$192.50	\$202.00
Planning scheme	Hard copy of planning scheme ordinance (available at no charge on website or by email)	*	\$77.50	\$81.00
Maps	Zoning map A4	*	\$22.00	\$23.00
Maps	GIS maps	*	\$22.00	\$23.00
Maps	Large maps	*	\$52.50	\$55.00
Council meeting agenda	Individual hardcopy upon request	*	Free of Charge	Free of Charge
Council Annual Report	Individual hardcopy upon request		Free of Charge	Free of Charge
Council meeting minutes or extracts thereof (as advised by Local Government Division set in accordance with the Fee Units Act 1997)	Per 5 pages	*	\$2.00	\$1.96
Copy of Audio Recording of Ordinary Council Meeting	Per copy	*	\$16.00	\$17.00
Land information certificate application under section 337 of the Act (in accordance with Local Government (General) Regulations section 41.1)	Per certificate		\$259.00	\$259.70
Issue of a certificate of liabilities under section 132 of the Act (in accordance with Local Government (General) Regulations section 41.2)	Per certificate		\$58.50	\$58.80
Right to Information request (as advised by Right to Information Act 2009 in accordance with Fee Units Act 1997)	Per request		\$49.00	\$49.00
Referral of a complaint under Section 28V of the Act (in accordance with Local Government (General) Regulations set under the Fee Units Act 1997)			\$97.50	\$98.00

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Facility or Service	Fee Description	GST inc	2025/26 Fees	Proposed 2026/2027 Fees
Bass & Flinders – Individual Entry				
Bass & Flinders Maritime Museum -	Adult Entry Fee	*	\$13.00	\$14.00
Bass & Flinders Maritime Museum	Concession Entry Fee	*	\$10.00	\$11.00
Bass & Flinders Maritime Museum	Child Entry Fee	*	\$5.00	\$6.00
Bass & Flinders Maritime Museum	Yearly entry - Tasmanian residents and tour operators. (Children under the age of 16 must be accompanied by an adult)	*	\$13.00 adult \$10.00 concession \$5 child	\$14.00 adult \$11.00 concession \$6 child
Bass & Flinders – Group Bookings				
Bass & Flinders Maritime Museum	Group bookings (minimum group of six) entry fee per person	*	\$9 adult \$4.00 School groups	\$10 adult \$5.00 School groups
Bass & Flinders Maritime Museum	Non-Commercial (Community Groups, Not for Profit)	*	\$73.00 per hour	\$77.00 per hour
Bass & Flinders Maritime Museum	Commercial	*	\$120.00 per hour	\$126.00 per hour
Bass & Flinders Maritime Museum	Host and Set Up Fee	*	Included in each group booking fee	Included in each group booking fee
Bass & Flinders Meeting Room	Room only	*	\$16.00 per hour	\$17.00 per hour
Bass & Flinders Family Pass	Family Pass (2 adults, 3 children) (1 Adult, up to 5 children)	*	\$29.00	\$30.00
<p>1) Conditions of Hourly Hire Minimum two hour booking AM booking 8:30am to 10:30am, PM booking 5:00pm to 10pm * Booked a minimum of seven days in advance booked through George Town Council * A Bass and Flinders host will be in attendance to assist with the running of your event Bar Hire * Dry hire only all appropriate licenses to be the responsibility of the hirer.</p> <p>Bond Facilities Hirer Bond applies. *Event without Alcohol \$200.00, * Event with Alcohol \$675.00</p>				
Temporary Dwelling Accommodation – Caravans and Self-Contained Recreational Vehicles				
Per one night stay only at Council operated areas (Note: Group rallies at Council reserves by written approval only – same fees apply.)	Per one night stay including \$2.00 rubbish disposal fee. (Additional charges may apply at some locations – Water \$1.00 – Blackwater dump \$1.00.)	*	\$21.00	\$26.00
Cemetery				
George Town Cemetery - within the lawn cemetery	Single depth burial	*	\$2,200.00	\$2,310.00
George Town Cemetery - within the lawn cemetery	Double depth burial	*	\$2,450.00	\$2,573.00
George Town Cemetery - within the lawn cemetery	Second interment	*	\$2,000.00	\$2,100.00
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Single depth burial	*	\$2,200.00	\$2,310.00
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Double depth burial	*	\$2,450.00	\$2,573.00
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Second interment	*	\$2,000.00	\$2,100.00
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Reservation	*	\$420.00	\$441.00
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Single depth burial in reservation	*	\$2,200.00	\$2,310.00
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Double depth burial in reservation	*	\$2,450.00	\$2,573.00

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Facility or Service	Fee Description	GST inc	2025/26 Fees	Proposed 2026/2027 Fees
Cemetery - Memorial Wall	Niche reservation		\$290.00	\$305.00
Cemetery - Memorial Wall	Placement of ashes	*	\$550.00	\$578.00
Cemetery - Memorial Rose Garden	Reservation		\$290.00	\$305.00
Cemetery - Memorial Rose Garden	Placement of ashes (no reservation)	*	\$710.00	\$746.00
Cemetery - Memorial Rose Garden	Second placement of ashes at same time as first	*	\$430.00	\$452.00
Cemetery - Memorial Rose Garden	Placement if reservation has been made	*	\$550.00	\$578.00
Cemetery - Memorial Rose Garden	Crypts: per single crypt	*	\$8,700.00	\$9,135.00
Miscellaneous Cemetery Charges	Replacement of existing or placement of additional plaque	*	\$115.00	\$121.00
Miscellaneous Cemetery Charges	Interment on Weekends (additional)	*	\$860.00	\$903.00
Miscellaneous Cemetery Charges	Burial of children under 12 years	*	\$980.00	\$1,029.00
Miscellaneous Cemetery Charges	Exhumation	*	\$2,700.00	\$2,835.00
Miscellaneous Cemetery Charges	Ashes placement in grave	*	\$350.00	\$368.00

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

George Town Council
Detailed All Departments Proposed Budget 2026-2027



Particular	YTD Actual incl Commitments	Annual Budget	Proposed Budget 2026/2027
Rates and Charges			
General Residential Rates	(\$7,022,350)	(\$6,893,740)	(\$7,290,669)
Commercial Rates	(\$482,263)	(\$472,129)	(\$515,295)
Industrial Rates	(\$2,098,465)	(\$2,096,966)	(\$2,223,726)
Utility Rates	(\$182,546)	(\$181,602)	(\$193,705)
Port and Marine Rates	(\$242,310)	(\$242,308)	(\$257,139)
Fire Levy	(\$328,326)	(\$322,299)	(\$337,081)
Garbage charge	(\$1,765,936)	(\$1,759,557)	(\$1,935,396)
Total Rates and Charges	(\$12,122,197)	(\$11,968,600)	(\$12,753,011)
Statutory Fees and Fines			
Animal Control and Environmental Fees	(\$28,913)	(\$54,760)	(\$55,952)
Town planning statutory fees	(\$196,466)	(\$196,521)	(\$206,347)
Building and Plumbing Statutory Fees	(\$109,460)	(\$76,000)	(\$86,352)
Land information certificates	(\$94,534)	(\$100,115)	(\$100,115)
Total Statutory Fees and Fines	(\$429,373)	(\$427,396)	(\$448,766)
User Fees			
Town Planning Fees	(\$28,886)	(\$45,980)	(\$48,279)
Waste Disposal Fees	(\$390,321)	(\$469,745)	(\$543,077)
Rental and Lease Fees	(\$68,510)	(\$100,525)	(\$105,565)
Admission Fees	\$1,309	(\$43,000)	(\$45,150)
Aquatic Centre Fees			(\$392,000)
Cemetery Fees	(\$25,619)	(\$40,354)	(\$40,355)
Other fees and charges	(\$106,739)	(\$45,564)	(\$20,000)
Total User Fees	(\$618,766)	(\$745,168)	(\$1,194,426)
Federally Funded Grants			
Commonwealth Government Financial Assistance Grants - General Purpose	(\$769,822)	(\$1,482,494)	(\$1,510,575)
Commonwealth Government Financial Assistance Grants - Roads	(\$568,594)	(\$1,028,702)	(\$1,137,054)
Commonwealth Government Financial Assistance Grants - Bridges	(\$24,828)	(\$48,519)	(\$53,371)
Other Federal Grants	(\$19,660)	\$0	\$0
Total Federally Funded Grants	(\$1,382,904)	(\$2,559,715)	(\$2,701,000)
State Funded Grants			
Future Impact Group	(\$99,377)	(\$103,339)	(\$56,000)
Artisans Guild	\$2,897	\$0	\$0
Other State Grants	(\$9,341)	\$0	\$0
Total State Funded Grants	(\$105,821)	(\$103,339)	(\$56,000)
Other Grants			
Other grants	(\$8,000)	\$0	\$0
Total Other Grants	(\$8,000)	\$0	\$0
Contributions - Cash			
Recreational, leisure and community facilities	(\$3,000)	\$0	\$0
Parks, open space and streetscapes	(\$73,000)	(\$25,750)	(\$152,394)
Other	\$0	(\$26,985)	(\$26,985)
Total Contributions - Cash	(\$76,000)	(\$52,735)	(\$179,379)
Interest and Investments			
Interest and Penalties on Rates	(\$142,171)	(\$100,000)	(\$100,000)
Interest on Cash and Cash Equivalents	(\$356,941)	(\$363,600)	(\$130,000)
Total Interest and Investments	(\$499,113)	(\$463,600)	(\$230,000)

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Particular	YTD Actual incl Commitments	Annual Budget	Proposed Budget 2026/2027
Other Income			
Investment property rental income	(\$13,052)	\$0	(\$17,453)
Reimbursements	(\$153,373)	(\$57,114)	(\$33,629)
Insurance Proceeds	(\$31,988)	\$0	\$0
Fuel Rebate	\$0	(\$12,995)	(\$12,995)
Other	(\$66,173)	(\$43,150)	(\$43,923)
Total Other Income	(\$264,586)	(\$113,259)	(\$108,000)
Investment revenue from Water Corporation			
Dividend revenue received	(\$186,450)	(\$226,000)	(\$226,000)
Total Investment revenue from Water Corporation	(\$186,450)	(\$226,000)	(\$226,000)
Total Income	(\$15,693,209)	(\$16,659,812)	(\$17,896,582)
Employee Benefits			
Wages and Salaries	\$3,903,099	\$4,702,156	\$5,205,153
Workers Compensation	\$104,771	\$70,000	\$69,769
Annual Leave and Long Service Leave	\$494,562	\$408,000	\$408,000
Allowances	\$63,822	\$52,167	\$56,000
Superannuation	\$592,220	\$691,368	\$678,986
Fringe Benefits Tax	\$28,271	\$62,700	\$60,000
On Cost expenses	\$1,402,333	\$1,510,543	\$1,492,918
Oncost Wages recovery	(\$1,445,626)	(\$1,510,543)	(\$1,492,918)
Payroll Tax	\$214,835	\$229,900	\$242,000
Uniforms	\$31,502	\$26,125	\$43,600
Total Employee Benefits	\$5,389,789	\$6,242,416	\$6,763,508
Materials and Services			
Contract payments	\$59,943	\$202,697	\$183,704
Building maintenance	\$272,245	\$241,771	\$241,771
Plant and equipment maintenance	\$320,392	\$200,000	\$325,000
Consultants	\$536,583	\$639,314	\$471,684
Cleaning	\$4,755	\$0	\$0
Aquatic Centre	\$0	\$0	\$424,064
Grounds Maintenance	\$447,744	\$491,980	\$491,980
Roads and Infrastructure Maintenance	\$727,175	\$635,223	\$685,223
Office Administration	\$949,364	\$729,615	\$694,988
Security	\$87,684	\$80,527	\$80,527
Waste Management Disposal	\$1,225,898	\$1,218,374	\$1,325,374
Other Materials and Contracts	\$156,030	\$77,750	\$67,000
Total Materials and Services	\$4,790,609	\$4,517,251	\$4,991,315
Impairment of Receivables			
Provision for impairment movement	\$0	\$5,000	\$385,000
Total Impairment of Receivables	\$0	\$5,000	\$385,000
Depn - Property			
Depn - Buildings	\$341,909	\$455,878	\$517,000
Total Depn - Property	\$341,909	\$455,878	\$517,000
Depn - Plant and Equipment			
Depn - Plant, machinery and equipment	\$197,817	\$263,756	\$392,000
Depn - Fixtures, fittings and furniture	\$25,706	\$34,275	\$69,000
Depn - Domestic Waste	\$6,390	\$8,520	\$10,000
Total Depn - Plant and Equipment	\$229,913	\$306,551	\$471,000
Depn - Infrastructure			
Depn - Roads	\$1,060,200	\$1,413,600	\$938,000
Depn - Kerbs and Gutters	\$84,912	\$113,216	\$88,000
Depn - Footpaths and cycleways	\$71,933	\$95,911	\$111,000
Depn - Light Poles	\$24,912	\$33,216	\$58,000
Depn - Bridges	\$187,190	\$249,587	\$252,000
Depn - Drainage	\$148,770	\$198,362	\$228,000
Depn - Parks and Reserves	\$255,037	\$340,049	\$328,000
Depn - Waste Transfer Station	\$67,029	\$89,372	\$61,000
Total Depn - Infrastructure	\$1,899,983	\$2,533,313	\$2,064,000

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Particular	YTD Actual incl Commitments	Annual Budget	Proposed Budget 2026/2027
Right-of-use Assets expenses			
Right-of-use Asset Depreciation and Amortisation	\$0	\$0	\$20,000
Total Right-of-use Assets expenses	\$0	\$0	\$20,000
Finance Costs			
Interest - borrowings	\$74,444	\$95,976	\$65,000
Total Finance Costs	\$74,444	\$95,976	\$65,000
Other Expenses			
Advertising	\$28,693	\$115,047	\$101,400
Bank fees and charges	\$18,554	\$21,624	\$21,798
Building levies	\$29,741	\$23,044	\$30,000
Government levies	\$491,664	\$522,299	\$622,081
Legal Fees	\$25,316	\$57,794	\$57,055
Community grants - Other	\$10,200	\$37,500	\$37,500
Course seminar & conference registration	\$14,654	\$77,382	\$56,210
Elected members allowances and kilometre reimbursements	\$205,170	\$249,271	\$261,735
Electricity	\$189,532	\$283,804	\$247,878
Insurance	\$308,772	\$312,594	\$316,363
Land tax	\$87,037	\$81,059	\$101,633
Telephone charges	\$49,940	\$53,000	\$53,091
Vehicle registration	\$21,571	\$35,000	\$25,000
Plant hire costs and recovery	(\$22,799)	\$7,139	\$9,800
Software licences	\$150,162	\$154,189	\$200,024
Sponsorships	\$36,000	\$60,000	\$60,000
Subscriptions and memberships	\$174,533	\$8,564	\$15,064
TasWater charges	\$131,026	\$120,519	\$140,520
Training fund levy	\$59,086	\$49,667	\$65,000
Other Expenses	\$61,436	\$106,819	\$106,850
Total Other Expenses	\$2,070,288	\$2,376,315	\$2,529,000
Total Expenses	\$14,796,936	\$16,532,700	\$17,805,823
Total Surplus / (Deficit)	\$896,273	\$127,112	\$90,759

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

George Town Council
Governance Proposed Budget 2026/2027
Department : Governance



Particular	YTD Actual incl Commitments	Annual Budget	Proposed Budget 2026/27
Federally Funded Grants			
Other Federal Grants	(\$8,000.00)	\$0.00	\$0.00
Total Federally Funded Grants	(\$8,000.00)	\$0.00	\$0.00
State Funded Grants			
Other State Grants	(\$318.18)	\$0.00	\$0.00
Total State Funded Grants	(\$318.18)	\$0.00	\$0.00
Total Income	(\$8,318.18)	\$0.00	\$0.00
Employee Benefits			
Wages and Salaries	\$326,950.29	\$395,353.00	\$428,516.48
Allowances	\$2.40	\$0.00	\$0.00
On Cost expenses	\$124,077.22	\$119,810.00	\$114,078.92
Total Employee Benefits	\$451,029.91	\$515,163.00	\$542,595.40
Materials and Services			
Consultants	\$36,920.00	\$100,000.00	\$135,000.00
Office Administration	\$38,321.72	\$35,103.00	\$35,000.00
Other Materials and Contracts	\$0.00	\$10,742.00	\$10,000.00
Total Materials and Services	\$75,241.72	\$145,845.00	\$105,000.00
Other Expenses			
Advertising	\$4,613.81	\$3,114.00	\$5,500.00
Legal Fees	\$0.00	\$12,658.05	\$12,000.00
Course seminar & conference registration	\$139.05	\$21,172.00	\$21,000.00
Elected members allowances and kilometre reimbursements	\$204,615.57	\$249,271.00	\$261,734.55
Insurance	\$42,587.93	\$65,000.00	\$68,250.00
Telephone charges	\$1,724.55	\$2,990.00	\$3,139.50
Plant hire costs and recovery	\$7,500.00	\$15,000.00	\$15,000.00
Subscriptions and memberships	\$162,308.31	\$3,114.00	\$3,114.00
Other Expenses	\$0.00	\$3,949.00	\$3,949.00
Total Other Expenses	\$423,489.22	\$376,268.05	\$393,687.05
Total Expenses	\$949,760.84	\$1,037,276.05	\$1,041,282.45
Total Surplus / (Deficit)	(\$941,442.66)	(\$1,037,276.05)	(\$1,041,282.45)

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

George Town Council
Proposed Budget 2026/2027
Department : Corporate Services and Community



Particular	YTD Actual incl Commitments	Annual Budget	Proposed Budget 2026/2027
Rates and Charges			
General Residential Rates	(\$7,022,753)	(\$6,893,740)	(\$7,290,669)
Commercial Rates	(\$482,263)	(\$472,129)	(\$515,295)
Industrial Rates	(\$2,098,465)	(\$2,096,966)	(\$2,223,726)
Utility Rates	(\$182,546)	(\$181,602)	(\$193,705)
Port and Marine Rates	(\$242,310)	(\$242,308)	(\$257,139)
Fire Levy	(\$328,326)	(\$322,299)	(\$337,081)
Garbage charge	(\$1,762,031)	(\$1,759,557)	(\$1,935,398)
Total Rates and Charges	(\$12,118,695)	(\$11,968,600)	(\$12,753,012)
Statutory Fees and Fines			
Building and Plumbing Statutory Fees	(\$70)	\$0	
Land information certificates	(\$94,534)	(\$100,115)	(\$100,115.00)
Total Statutory Fees and Fines	(\$94,603)	(\$100,115)	(\$100,115)
User Fees			
Rental and Lease Fees	(\$31,169)	(\$42,908)	(\$45,053.40)
Admission Fees	\$1,309	(\$43,000)	(\$45,150.00)
Other fees and charges	(\$55,135)	(\$45,564)	(\$20,000.00)
Total User Fees	(\$84,994)	(\$131,472)	(\$110,203)
Federally Funded Grants			
Commonwealth Government Financial Assistance Grants - General Purpose	(\$769,822)	(\$1,482,494)	(\$1,510,575.00)
Other Federal Grants	(\$11,660)	\$0	\$0.00
Total Federally Funded Grants	(\$781,482)	(\$1,482,494)	(\$1,510,575)
State Funded Grants			
Future Impact Group	(\$100,268)	(\$103,339)	(\$56,000.00)
Artisans Guild	\$0	\$0	\$0.00
Other State Grants	(\$9,022)	\$0	\$0.00
Total State Funded Grants	(\$109,291)	(\$103,339)	(\$56,000)
Other Grants			
Other grants	(\$8,000)	\$0	\$0.00
Total Other Grants	(\$8,000)	\$0	\$0.00
Interest and Investments			
Interest and Penalties on Rates	(\$142,171)	(\$100,000)	(\$100,000.00)
Interest on Cash and Cash Equivalents	(\$356,941)	(\$363,600)	(\$130,000.00)
Total Interest and Investments	(\$499,113)	(\$463,600)	(\$230,000)
Other Income			
Other	(\$43,023)	(\$10,000)	(\$10,000.00)
Total Other Income	(\$43,023)	(\$10,000)	(\$10,000)
Investment revenue from Water Corporation			
Dividend revenue received	(\$186,450)	(\$226,000)	(\$226,000.00)
Total Investment revenue from Water Corporation	(\$186,450)	(\$226,000)	(\$226,000)
Total Income	(\$13,925,651)	(\$14,485,620)	(\$14,995,906)
Employee Benefits			
Wages and Salaries	\$1,048,517	\$1,235,604	\$1,194,004.78
Allowances	\$2,994	\$0	\$6,000.00
On Cost expenses	\$378,765	\$339,313	\$346,435.00

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Particular	YTD Actual incl Commitments	Annual Budget	Proposed Budget 2026/2027
Oncost Wages recovery	(\$8,765)	\$29,717	\$15,000.00
Total Employee Benefits	\$1,421,543	\$1,604,633	\$1,561,440
Materials and Services			
Contract payments	\$115,500	\$127,000	\$88,000.00
Building maintenance	\$6,072	\$5,025	\$5,025.00
Consultants	\$151,276	\$137,500	\$113,500.00
Cleaning	\$19	\$0	\$0.00
Grounds Maintenance	\$858	\$0	\$0.00
Roads and Infrastructure Maintenance	\$336	\$0	\$0.00
Office Administration	\$576,796	\$528,396	\$469,960.00
Security	\$5,529	\$0	\$0.00
Other Materials and Contracts	\$39,414	\$45,000	\$40,000.00
Total Materials and Services	\$895,800	\$842,921	\$716,485
Finance Costs			
Interest - borrowings	\$74,444	\$95,796	\$65,000.00
Total Finance Costs	\$74,444	\$95,796	\$65,000
Other Expenses			
Advertising	\$2,955	\$49,400	\$36,400.00
Bank fees and charges	\$18,554	\$21,798	\$21,798.00
Government levies	\$322,299	\$322,299	\$337,081.00
Legal Fees	\$11,343	\$8,581	\$8,500.00
Community grants - Other	\$10,200	\$37,500	\$37,500.00
Course seminar & conference registration	\$1,779	\$0	\$0.00
Electricity	\$1,849	\$13,328	\$13,328.00
Insurance	\$126,967	\$46,248	\$46,248.00
Land tax	\$4,010	\$9,200	\$9,200.00
Telephone charges	\$10,334	\$23,059	\$15,000.00
Plant hire costs and recovery	\$1,808	\$26,000	\$16,000.00
Software licences	\$140,845	\$150,623	\$189,524.00
Sponsorships	\$36,000	\$60,000	\$60,000.00
Subscriptions and memberships	\$2,965	\$2,450	\$2,450.00
TasWater charges	\$577	\$0	\$0.00
Rounding - Receipt	\$1	\$0	\$0.00
Other Expenses	\$60,788	\$43,030	\$43,061.00
Total Other Expenses	\$753,275	\$813,516	\$836,090
Total Expenses	\$3,145,062	\$3,361,866	\$3,179,015
Total Surplus / (Deficit)	\$10,780,589	\$11,123,754	\$11,816,891

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

George Town Council

Proposed Budget 2026/2027
Infrastructure and Operations



Particular	YTD Actual incl Commitments	Annual Budget	Proposed Budget 2026/2027
Rates and Charges			
General Residential Rates	\$0.00	\$0.00	\$0.00
Garbage charge	(\$3,905.28)	\$0.00	\$0.00
Total Rates and Charges	(\$3,905.28)	\$0.00	\$0.00
User Fees			
Waste Disposal Fees	(\$390,321.24)	(\$469,745.00)	(\$543,077.05)
Rental and Lease Fees	(\$37,341.08)	(\$57,617.00)	(\$60,512.00)
Cemetery Fees	(\$25,619.33)	(\$40,354.00)	(\$40,354.00)
Aquatic Centre Fees	\$0.00	\$0.00	(\$392,000.00)
Other fees and charges	(\$40,328.52)	\$0.00	\$0.00
Total User Fees	(\$493,610.17)	(\$567,716.00)	(\$1,035,943.05)
Federally Funded Grants			
Commonwealth Government Financial Assistance Grants - Roads	(\$568,593.96)	(\$1,028,702.00)	(\$1,137,054.00)
Commonwealth Government Financial Assistance Grants - Bridges	(\$24,828.04)	(\$48,519.00)	(\$53,371.00)
Total Federally Funded Grants	(\$593,422.00)	(\$1,077,221.00)	(\$1,190,425.00)
Contributions - Cash			
Recreational, leisure and community facilities	(\$3,000.00)	\$0.00	\$0.00
Parks, open space and streetscapes	(\$126,000.00)	(\$25,750.00)	(\$152,394.00)
Other	\$0.00	(\$26,985.00)	(\$26,985.00)
Total Contributions - Cash	(\$129,000.00)	(\$52,735.00)	(\$179,379.00)
Other Income			
Investment property rental income	(\$13,051.95)	\$0.00	(\$17,453.00)
Reimbursements	(\$100,373.22)	(\$57,114.00)	(\$26,985.00)
Insurance Proceeds	(\$31,988.02)	\$0.00	\$0.00
Fuel Rebate	\$0.00	(\$12,995.00)	(\$12,995.00)
Other	(\$22,188.46)	(\$30,772.00)	(\$30,772.00)
Total Other Income	(\$167,601.65)	(\$100,881.00)	(\$88,205.00)
Total Income	(\$1,387,539.10)	(\$1,798,553.00)	(\$2,493,952.05)
Employee Benefits			
Wages and Salaries	\$1,795,769.58	\$2,199,062.27	\$2,276,579.00
Workers Compensation	\$9,094.83	\$0.00	\$0.00
Allowances	\$6,923.29	\$0.00	\$0.00
On Cost expenses	\$638,695.24	\$721,509.45	\$773,444.00
Oncost Wages recovery	\$22,698.83	\$15,000.00	\$15,000.00
Total Employee Benefits	\$2,473,181.77	\$2,935,571.72	\$3,065,023.00
Materials and Services			
Contract payments	\$1,392.65	\$60,482.00	\$60,482.00
Building maintenance	\$263,576.64	\$236,746.00	\$236,746.00
Plant and equipment maintenance	\$310,392.52	\$200,000.00	\$325,000.00
Consultants	\$154,309.59	\$100,000.00	\$59,000.00
Cleaning	\$4,736.19	\$0.00	\$0.00
Grounds Maintenance	\$446,864.65	\$491,980.00	\$491,980.00
Roads and Infrastructure Maintenance	\$725,842.16	\$635,223.00	\$685,223.00
Office Administration	\$159,665.92	\$85,561.00	\$109,473.00
Security	\$82,155.48	\$80,527.00	\$80,527.00
Waste Management Disposal	\$1,225,897.78	\$1,218,374.00	\$1,325,374.00
Total Materials and Services	\$3,374,833.58	\$3,108,893.00	\$3,373,805.00
Depn - Property			
Depn - Buildings	\$341,908.50	\$455,878.00	\$517,000.00
Total Depn - Property	\$341,908.50	\$455,878.00	\$517,000.00
Depn - Plant and Equipment			
Depn - Plant, machinery and equipment	\$197,817.00	\$263,756.00	\$392,000.00
Depn - Fixtures, fittings and furniture	\$25,706.25	\$34,275.00	\$69,000.00
Depn - Domestic Waste	\$6,390.00	\$8,520.00	\$10,000.00

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

Particular	YTD Actual incl Commitments	Annual Budget	Proposed Budget 2026/2027
Total Depn - Plant and Equipment	\$229,913.25	\$306,551.00	\$471,000.00
Depn - Infrastructure			
Depn - Roads	\$1,060,200.00	\$1,413,600.00	\$938,000.00
Depn - Kerbs and Gutters	\$84,912.00	\$113,216.00	\$88,000.00
Depn - Footpaths and cycleways	\$71,933.25	\$95,911.00	\$111,000.00
Depn - Light Poles	\$24,912.00	\$33,216.00	\$58,000.00
Depn - Bridges	\$187,190.25	\$249,587.00	\$252,000.00
Depn - Drainage	\$148,770.00	\$198,362.00	\$228,000.00
Depn - Land Improvements	\$255,036.75	\$340,049.00	\$328,000.00
Depn - Playground Equipment	\$67,029.00	\$89,372.00	\$61,000.00
Total Depn - Infrastructure	\$1,899,983.25	\$2,533,313.00	\$2,064,000.00
Other Expenses			
Advertising	\$2,779.55	\$0.00	\$0.00
Government levies	\$169,364.97	\$200,000.00	\$285,000.00
Legal Fees	\$3,071.32	\$1,000.00	\$1,000.00
Course seminar & conference registration	\$2,850.00	\$0.00	\$0.00
Electricity	\$187,056.35	\$269,926.00	\$234,000.00
Insurance	\$139,217.24	\$201,346.00	\$201,865.00
Land tax	\$83,026.97	\$71,859.00	\$92,433.00
Telephone charges	\$36,728.96	\$17,500.00	\$33,451.00
Vehicle registration	\$21,571.01	\$35,000.00	\$25,000.00
Plant hire costs and recovery	(\$34,479.50)	(\$48,861.00)	(\$61,200.00)
Software licences	\$9,317.00	\$2,566.00	\$9,500.00
Subscriptions and memberships	\$2,890.85	\$0.00	\$3,000.00
TasWater charges	\$130,449.17	\$120,519.00	\$140,519.00
Other Expenses	\$303.95	\$13,906.00	\$13,906.00
Total Other Expenses	\$754,147.83	\$884,761.00	\$978,474.00
Total Expenses	\$9,073,968.18	\$10,224,967.72	\$10,469,302.00
Total Surplus / (Deficit)	(\$7,686,429.08)	(\$8,426,414.72)	(\$7,975,349.95)

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

George Town Council
Proposed Budget 2026/2027
Department :Strategy, Performance & Development



Particular	YTD Actual incl Commitments	Annual Budget	Proposed Budget 2026/2027
Statutory Fees and Fines			
Animal Control and Environmental Fees	(\$28,913.03)	(\$54,760.00)	(\$55,952.00)
Town planning statutory fees	(\$196,466.17)	(\$196,521.00)	(\$206,347.00)
Building and Plumbing Statutory Fees	(\$109,390.18)	(\$76,000.00)	(\$86,352.00)
Total Statutory Fees and Fines	(\$334,769.38)	(\$327,281.00)	(\$348,651.00)
User Fees			
Town Planning Fees	(\$28,886.13)	(\$45,980.00)	(\$48,279.00)
Other fees and charges	(\$11,275.70)	\$0.00	\$0.00
Total User Fees	(\$40,161.83)	(\$45,980.00)	(\$48,279.00)
Other Income			
Other	(\$961.10)	(\$2,378.00)	(\$2,378.00)
Total Other Income	(\$961.10)	(\$2,378.00)	(\$2,378.00)
Total Income	(\$375,892.31)	(\$375,639.00)	(\$399,308.00)
Employee Benefits			
Wages and Salaries	\$731,862.18	\$872,137.00	\$974,053.00
Workers Compensation	\$87,010.10	\$70,000.00	\$69,769.00
Annual Leave and Long Service Leave	\$494,561.88	\$408,000.00	\$408,000.00
Allowances	\$53,902.60	\$52,167.00	\$50,000.00
Superannuation	\$592,219.98	\$691,368.00	\$678,985.74
Fringe Benefits Tax	\$28,271.00	\$62,700.00	\$60,000.00
On Cost expenses	\$260,795.26	\$329,911.00	\$258,960.00
Oncost Wages recovery	(\$1,436,861.12)	(\$1,540,260.00)	(\$1,492,917.92)
Payroll Tax	\$214,834.95	\$229,900.00	\$242,000.00
Uniforms	\$8,378.50	\$11,125.00	\$13,600.00
Total Employee Benefits	\$1,034,975.33	\$1,187,048.00	\$1,262,449.82
Materials and Services			
Contract payments	\$53,050.00	\$35,222.00	\$35,222.00
Building maintenance	\$2,595.46	\$0.00	\$0.00
Plant and equipment maintenance	\$9,600.28	\$0.00	\$0.00
Consultants	\$163,196.95	\$301,814.00	\$164,184.00
Grounds Maintenance	\$21.70	\$0.00	\$0.00
Office Administration	\$101,724.93	\$80,555.00	\$80,555.00
Other Materials and Contracts	\$6,616.03	\$22,008.00	\$17,000.00
Total Materials and Services	\$339,602.28	\$439,599.00	\$294,164.07
Other Expenses			
Advertising	\$18,344.32	\$62,533.00	\$59,500.00
Building levies	\$29,741.13	\$23,044.00	\$30,000.00
Legal Fees	\$10,785.00	\$35,555.00	\$35,555.00
Course seminar & conference registration	\$9,886.20	\$56,210.00	\$56,210.00
Electricity	\$626.11	\$550.00	\$550.00
Telephone charges	\$1,151.99	\$9,451.00	\$1,500.00
Plant hire costs and recovery	\$2,372.02	\$15,000.00	\$15,000.00
Software licences	\$0.00	\$1,000.00	\$1,000.00
Subscriptions and memberships	\$6,368.34	\$3,000.00	\$6,500.00
Training fund levy	\$59,085.98	\$49,667.00	\$65,000.00
Other Expenses	\$40,343.80	\$45,934.00	\$45,934.00
Total Other Expenses	\$178,704.89	\$301,944.00	\$316,749.00
Total Expenses	\$1,553,282.50	\$1,928,591.00	\$1,873,362.89
Total Surplus / (Deficit)	(\$1,177,390.19)	(\$1,552,952.00)	(\$1,474,064.89)

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
2026/2027 CAPITAL WORKS
Agenda

ASSET CLASS	PROJECT TITLE	PROJECT DESCRIPTION	LOCATION	ASSET CLASS	NEW/RENEWAL/ UPGRADE	RENEWAL TARGET (85%)	COUNCIL FUNDING (2026/27)	EXTERNAL FUNDING	PROJECT BUDGET
Bridges & Safety Barriers	LH - Low Head Pontoon Replacement	This pontoon has two distinct issues: frequent disorientation (an engineering issues) and condition defects on overwater and underwater pontoon components such as poor fendering. This budget aims to address both issues comprehensively.	Low Head	Bridges	Renewal		\$380,000		\$380,000
Bridges & Safety Barriers Total						\$223,000			\$380,000
Buildings & Structures	M - Painting Various Buildings & Facilities - Program	This project proposal is part of an ongoing annual program to repaint Council facilities and buildings, ensuring their longevity, aesthetic appeal, and structural preservation.	Municipal	Buildings, Fixtures and Fittings	Renewal		\$57,000		\$57,000
	M - Power Pole Renewal - Program	This project is for the ongoing renewal of aged and degraded fittings and fixtures across Council's municipal facilities. The program will support the replacement of public amenities such as BBQs, seating, shelters and other related assets as they reach the end of their service life, ensuring these facilities remain safe, functional and available for community us	Municipal	Buildings, Fixtures and Fittings	Renewal		\$32,000		\$32,000
	M - Fittings and Fixtures Renewal Program	This project proposal is a for continuation for 2026/27 financial year to facilitate the renewal of aged and degraded fittings and fixtures across municipal facilities. Many public amenities, including BBQs, seating, and shelters, require replacement as they reach the end of their service life. This program will provide the Facilities Maintenance Officer with the discretion and resources to replace these assets as needed, ensuring continued functionality and public benefit.	Municipal	Buildings, Fixtures and Fittings	Renewal		\$50,000		\$50,000
	M - Rekeying Various Buildings & Facilities - Program	This project proposal is to upgrade and replace the keying system in various Council buildings and facilities to match the system currently used at the Council Chambers. This upgrade will enhance security, provide greater control over access hierarchy, and streamline access management across multiple Council-managed sites. The priority facilities to receive keying system upgrades include the York Cove Centre, the Watch House, and the Bass and Flinders Centre.	Municipal	Buildings, Fixtures and Fittings	Renewal		\$34,200		\$34,200
	M - LED Light Replacement – Program	This project proposal is to upgrade of existing lighting to energy-efficient LED at all Council buildings and facilities. As part of the ongoing program, the priority for the 2026/27 period is upgrading lighting along the York Cove Walkway / Kanamaluka Trail by replacing wall-mounted lights with lamp posts. This change aims to reduce ongoing vandalism issues while enhancing public safety and visibility.	Municipal	Buildings, Fixtures and Fittings	Renewal		\$39,900		\$39,900
	GT - Memorial Hall Fire Detection Panel & Senses Upgrade	Removal of the existing fire detection panel and sensors, supply and installation of a new compliant fire detection control panel, replacement of detectors, system testing, commissioning and certification.	George Town	Buildings, Fixtures and Fittings	Renewal		\$50,078		\$50,078
	GT - Roofing Repairs Bass & Blinders	Inspection and repair of deteriorated roofing elements, replacement of damaged sections, sealing of penetrations, and flashing works.	George Town	Buildings, Fixtures and Fittings	Renewal		\$12,000		\$12,000
	GT - Memorial Hall/Tamar FM Roof and Gutter Replacement	This project proposal is to replace the rusted roof and gutter system at Tamar FM/Memorial Hall. This essential infrastructure upgrade will ensure the longevity, safety, and functionality of the building, protecting it from weather-related damage and ensuring continued use for community activities.	George Town	Buildings, Fixtures and Fittings	Renewal		\$61,300		\$61,300
	GT - Main Flagpole Councill Chambers Restoration	This project proposal is to remove the existing flagpole, refurbish it through sandblasting and recoating, and then reinstall it. The refurbishment will extend the flagpole's lifespan, improve its appearance, and ensure it remains a symbol of community pride.	George Town	Buildings, Fixtures and Fittings	Renewal		\$12,584		\$12,584
	Fit Out - Aquatic Centre	This budget allocation is for fit-out works associated with the new Aquatic Centre. The works will support the procurement and installation of required equipment, furnishing, and associated items necessary to make the facility operational and fit for purpose upon completion.	George Town	Buildings, Fixtures and Fittings	New		\$165,000		\$165,000
Buildings & Structures Total						\$383,000			\$514,062
Footpaths and Cycle Ways	M - Footpath Replacement - Program	Several footpath sections around George Town are old, damaged, or non-compliant with current Local Government Association of Tasmania (LGAT) standards. These deteriorated sections present safety risks and accessibility challenges for the community. The project involves replacement of approximately 400 metres of footpath at various locations around George Town.	Municipal	Footpaths and cycleways			\$98,000		\$98,000
Footpaths and Cycle Ways Total						\$98,000			\$98,000

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
Agenda

ASSET CLASS	PROJECT TITLE	PROJECT DESCRIPTION	LOCATION	ASSET CLASS	NEW/RENEWAL/ UPGRADE	RENEWAL TARGET (85%)	COUNCIL FUNDING (2026/27)	EXTERNAL FUNDING	PROJECT BUDGET
Parks, Open Spaces and Streetscapes	GT - Tree Nursery	George Town has adopted the Street Tree Strategy and is now in the early stages of delivering the strategy. We currently source our trees from local nurseries in Tasmania at a cost on average of around \$180 per tree plus delivery depending on species and size. By growing our own trees, we could reduce the cost of the tree by about 50%. If we plant 100-150 trees per year in the streets per year this could give a potential saving of \$9,000-\$13,500 on our street trees per year.	George Town	Parks & Land Improvements	New		\$30,000		\$30,000

George Town Council
2026 06 23 ORDINARY COUNCIL MEETING ATTACHMENTS
 2025/2026 Carry Forwards
Agenda

PROJECT TITLE & DESCRIPTION	PROJECT NUMBER (NEW)	COUNCIL BUDGET 2025/26	EXTERNAL FUNDING	BUDGET ADJ.	PROJECT BUDGET	YTD ACTUAL	COMMITTED	EXPENDITURE (YTD + COMMITTED)	FORECAST TOTAL PROJECT COST	% COMPLETE	STATUS
LH - Old Aerodrome Road Upgrade (Stage 3 of 5)	J90134	\$500,000	\$550,000	-\$228,417	\$821,583	\$467,780	\$0	\$467,780	\$467,780	100%	Stage 3 Completed. Carry forward Balance of 2024/25 Stage 2 (\$213,980) added Under this Job No.
MD - Dalrymple Road Upgrade (North) - Stage 1	J90136	\$0	\$950,000		\$950,000	\$62,669	\$510,000	\$572,669	\$580,000	80%	Construction In Progress. (Minute No. 153/25)
EPS Cold Compaction Unit	J9XXXX		\$15,434	\$15,434	\$30,868	\$0	\$0	\$0	\$30,868	0%	Council contribution - \$15,434 NRM grant amount - \$15,434
M - Design & Scope for future Capital Works	J90147	\$140,000			\$140,000	\$22,394	\$10,360	\$32,754	\$140,000	5%	Ongoing (Scope & Design Solar Upgrades, Lauriston Park AHA Study and Environmental Assessment For Trail Linking)
GT - Tippogoree Hill Toilet (NEW)	J90152		\$100,000	\$30,000	\$130,000	\$17,910	\$50,202	\$68,112	\$130,000	40%	Bell Bay Aluminium external funding - \$100,000. Council contribution \$30,000. Pre-fab structure procured. Working through wastewater design.
GT - Solar Energy Upgrades (NEW)	J90153		\$150,420	\$150,420	\$300,840	\$9,250	\$260,528	\$269,778	\$300,840	30%	Federal Government grant. Budget transfer from Grant Matching (\$150,420 - Minute No. 177/25). Contract awarded (Minute No. 05/126). Detailed design and pre works occurring.
GT - Regent Square Inclusive Swing	J90156		\$85,360	\$65,803	\$151,162	\$0	\$0	\$0	\$151,162	0%	\$72,938.52 - Commonwealth Government Grant; \$12,421 - State Government Grant; \$65,802.92 - Transferred from J90037 - Grant Matching Opportunity

2023/2024 Carry Forwards

PROJECT TITLE & DESCRIPTION	PROJECT NUMBER (NEW)	COUNCIL BUDGET 2025/26	EXTERNAL FUNDING	BUDGET ADJ.	PROJECT BUDGET	YTD ACTUAL	COMMITTED	EXPENDITURE (YTD + COMMITTED)	FORECAST TOTAL PROJECT COST	% COMPLETE	STATUS
GT - Aquatic Health & Wellbeing Centre- Redevelopment	J90071		\$17,599,608	\$442,397	\$18,042,005	\$6,935,225	\$10,596,413	\$17,531,638	\$18,042,005	50%	\$15m Federal funding. \$2.5m State funding. \$99,608 Accessible Australia (Fed/State) funding. \$442,397 budget transfer from J90134 - Minute 050/26). Construction In Progress.
GT - Kanamaluka Story Telling Experience	J90069	\$100,000	\$100,000		\$200,000	\$840		\$840	\$1,200,000		
		\$740,000	\$19,550,822	\$475,637	\$20,766,458	\$7,516,068	\$11,427,503	\$18,943,571	\$21,042,655		