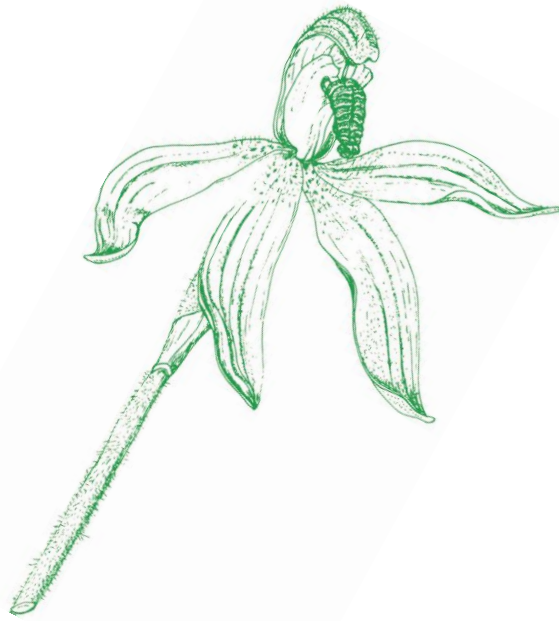




SPECIAL COUNCIL MEETING MINUTES

Wednesday 29 October 2025
Council Chambers, St Helens

Amended Minutes
Item SCM10/25.2.1

John Brown, General Manager
Break O'Day Council
29 October 2025

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AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL

All ordinary meetings, special meetings and annual general meetings will be live streamed using audio/visual technology. The audio/visual recording of Council Meetings will be published for 12 months and will be retained for 2 years.

Other than an official Council recording, no video or audio recording of proceedings of Council Meetings shall be permitted without specific approval by resolution of the Meeting.

The streaming platform utilised for recording and streaming is setup specifically for Break O'Day Council and Council has full control of which meetings are streamed or uploaded for viewing. There is no ability for the public to comment, edit or download recordings in anyway. They can only be viewed via the Council link.

Participation in person at the Council Meeting is considered as providing your consent to livestreaming of that meeting.

In accordance with the Local Government Act 1993 and Regulation 43 of the Local Government (Meeting Procedures) Regulations 2025, these audio files will be published on Council's website for 12 months and be retained for two (2) years. The written minutes of a meeting, once confirmed, prevail over the audio recording of the meeting and a transcript of the recording will not be prepared.

OPENING & INTRODUCTION

The Mayor welcomed Councillors and staff and declared the meeting open at 4.00pm.

This meeting is conducted in accordance with the Local Government Act 1993 and Local Government Meeting Procedures Regulations 2025. All Councillors are reminded of their obligation to act in the best interests of the community and to declare any interest in matters to be discussed.

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Traditional Custodians of the land on which we work and live, the Palawa people of this land Tasmania, and recognise their continuing connection to the lands, skies and waters. We pay respects to the Elders Past, present and future.

LIVE AUDIO/VISUAL STREAMING OF COUNCIL MEETINGS

Ladies and gentlemen, I would like to advise you that today's Council Meeting is being live streamed and recorded. This means that members of the public who are unable to attend in person can still observe the proceedings. By remaining in this chamber, you are consenting to being filmed and recorded. Please be mindful of your actions and contributions as they will be visible to the public. Thank you for your cooperation.

SCM10/25.1.0 ATTENDANCE

SCM10/25.1.1 Present

Mayor Mick Tucker
Deputy Mayor Kristi Chapple
Councillor Gary Barnes
Councillor Ian Carter
Councillor Liz Johnstone
Councillor Barry LeFevre
Councillor Vaughan Oldham
Councillor Kylie Wright
Councillor Gary Barnes – arrived at 4:09pm

SCM10/25.1.2 Apologies

SCM10/25.1.3 Leave of Absence

Councillor Janet Drummond

SCM10/25.1.4 Staff in Attendance

General Manager, John Brown
Administration & Governance Support Officer, Linda Singline
Executive Officer, Jayne Richardson
Economic Development Officer, Dilara Bedwell
Development Services Coordinator, Jake Ihnen
Senior Town Planner, Deb Szekely
Business Services Manager, Raoul Harper
Manager Infrastructure and Development Services, David Jolly
NRM Facilitator, Polly Buchhorn

SCM10/25.2.0 PUBLIC QUESTION TIME

In accordance with Regulations 33 - 38 of the Local Government (Meeting Procedures) Regulations 2025, questions—whether from members of the public or Councillors—must relate to the functions or activities of Council and must not be defamatory, offensive, or disrupt the orderly conduct of the meeting.

A question asked at a meeting is to:

Be concise; and

Be clear; and

Not be a statement; and

Have minimal preamble

General statements are not permitted during question time.

Members of the public and councillors may ask up to four (4) questions per meeting. The Chairperson reserves the right to refuse a question, in accordance with the Regulations. If a question is refused, the reason will be stated and recorded in the minutes.

One person in the gallery.

SCM10/25.2.1 Approval of Subdivision at Scamander – Graeme Beech

Why was approval given for a 70-lot subdivision in Scamander during the Structure Plan process? This has devalued the consultation process and Structure Plan outcomes.

REPLY

The proposed 70 Lot Subdivision was approved by Council at its meeting on 20 October 2025 in accordance with the *Land Use Planning and Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O’Day*. The acceptance, notification, assessment, and decision processes associated with development applications are strongly regulated by both instruments, the legislation and the Scheme. Council as the planning authority, is required to strictly adhere to the legislative requirements for Development Control contained within these instruments. The *Land Use Planning and Approvals Act 1993* does not include any authority for Council to refuse to accept a development application, nor refuse to decide a submitted development application, whilst undertaking strategic planning activities. The site has historically been zoned for Residential purposes including within the *Break O’Day Interim Planning Scheme 2013* prior to the transition to the *Tasmanian Planning Scheme*. The transition to the Tasmanian Planning Scheme included the development of the Local Provisions Schedule, which considered zoning of land and which underwent extensive public consultation.

SCM10/25.3.0 DECLARATION OF INTERESTS OF A COUNCILLOR OR CLOSE ASSOCIATE

Section 48 or 55 of the Local Government Act 1993 requires that a Councillor or Officer who has an interest in any matter to be discussed at a Council Meeting that will be attended by the Councillor or Officer must disclose the nature of the interest in a written notice given to the General Manager before the meeting; or at the meeting before the matter is discussed.

A Councillor or Officer who makes a disclosure under Section 48 or 55 must not preside at the part of the meeting relating to the matter; or participate in; or be present during any discussion or decision making procedure relating to the matter, unless allowed by the Council.

Nil.

SCM10/25.4.0 DEVELOPMENT SERVICES

SCM10/25.4.1 Draft Scamander – Beaumaris Structure Plan

FILE REFERENCE	23/13737
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OFFICER’S RECOMMENDATION:

Council authorises the release of the Draft Scamander – Beaumaris Structure Plan for public consultation and engagement, to be conducted between Monday 3rd November – Sunday 30th November 2025 (4 weeks).

INTRODUCTION:

The Draft Scamander-Beaumaris Structure Plan is proposed to be released for public consultation and engagement during the period Monday 3 November – Sunday 30 November 2025. The draft plan is before Council for consideration for approval for the purposes of releasing to the public for consultation and engagement only.

COUNCIL DECISION:

SCM10/25.4.1.615 Moved: Clr B LeFevre / Seconded: Clr K Wright

Council authorises the release of the Draft Scamander – Beaumaris Structure Plan for public consultation and engagement, to be conducted between Monday 3rd November – Sunday 30th November 2025 (4 weeks).

CARRIED UNANIMOUSLY

SCM10/25.5.0 MEETING CLOSED

Mayor Tucker thanks everyone for their attendance and declared the meeting closed at 4:13pm.

.....
MAYOR

.....
DATE