Break O'Day
COUNCIL

COUNCIL MEETING AGENDA

Monday 20 April 2026
Council Chambers, St Helens

John Brown, General Manager
Break O'Day Council
14 April 2026

NOTICE OF MEETING

Notice is hereby given that the next meeting of the Break O'Day Council will be held at the St Helens Council Chambers on Monday 20 April 2026 commencing at 10.00am.

CERTIFICATION

Pursuant to the provisions of Section 65 of the *Local Government Act 1993*, I hereby certify that the advice, information and recommendations contained within this Agenda have been given by a person who has the qualifications and / or experience necessary to give such advice, information and recommendations or such advice was obtained and taken into account in providing the general advice contained within the Agenda.

JOHN BROWN
GENERAL MANAGER
Date: 14 April 2026

CONTENTS

NOTICE OF MEETING 2

CONTENTS 3

AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL 6

OPENING & INTRODUCTION 6

ACKNOWLEDGEMENT OF COUNTRY 6

LIVE AUDIO/VISUAL STREAMING OF COUNCIL MEETINGS 6

04/26.1.0 ATTENDANCE 7

04/26.1.1 Present 7

04/26.1.2 Apologies 7

04/26.1.3 Leave of Absence 7

04/26.1.4 Staff in Attendance 7

04/26.2.0 PUBLIC QUESTION TIME 7

04/26.3.0 COUNCILLOR'S QUESTIONS ON NOTICE 8

04/26.4.0 COUNCILLOR'S QUESTIONS WITHOUT NOTICE 8

04/26.5.0 DECLARATION OF INTERESTS OF A COUNCILLOR OR CLOSE ASSOCIATE 8

04/26.6.0 CONFIRMATION OF MINUTES 8

04/26.6.1 Confirmation of Minutes – Council Meeting 16 March 2026 8

04/26.7.0 COUNCIL WORKSHOPS HELD SINCE 16 MARCH 2026 COUNCIL MEETING 9

04/26.8.0 PLANNING AUTHORITY 10

04/26.8.1 DA 229-2025 – 21921 Tasman Highway, Four Mile Creek - Subdivision – 3 Lot Subdivision 10

04/26.8.2 DA 031-2026 – Lot 1 & 67 Hills Road, Gray - Subdivision – Boundary Adjustment (Subdivision) 23

04/26.8.3 DA 228-2025 – 163 Scamander Avenue, Scamander - Visitor Accommodation – New Front and Side Fence 33

04/26.9.0 COUNCIL MEETING ACTIONS 40

04/26.9.1 Outstanding Matters 40

04/26.10.0 PETITIONS 48

04/26.10.1 Petition – Aquatic and Wellbeing Facility 48

04/26.11.0 NOTICES OF MOTION 52

04/26.12.0 MAYOR'S & COUNCILLOR'S COMMUNICATIONS 53

04/26.12.1 Mayor's Communications for Period Ending 20 April 2026 53

04/26.12.2 Councillor's Reports for Period Ending 20 April 2026 53

04/26.13.0 BUSINESS AND CORPORATE SERVICES 54

04/26.13.1 Corporate Services Department Report 54

04/26.13.2 Monthly Financial Report 59

04/26.13.3 Audit Panel Minutes 66

04/26.14.0 WORKS AND INFRASTRUCTURE 79
04/26.14.1 Works and Infrastructure Report 79
04/26.14.2 Animal Control Report 83
04/26.14.3 Transport Master Plan 2025-2035 86
04/26.15.0 COMMUNITY DEVELOPMENT 119
04/26.15.1 Community Services Report 119
04/26.15.2 Visitor Information Centre Report 124
04/26.15.3 Sponsorship Request – Funding towards a film of the Pyengana Heritage Match . 127
04/26.15.4 Purchase of Banners – St Helens History Room 130
04/26.15.5 Community Funding Program 2025 - 2026 133
04/26.15.6 Art & Culture Funding Program 2025 – 2026 136
04/26.16.0 DEVELOPMENT SERVICES 138
04/26.16.1 Development Services Report 138
04/26.16.2 Scamander Coastal Hazards and Pathways Adaptation Plan 150
04/26.16.3 NRM Committee Record of Proceedings – 10 June and 28 October 2025, and 3 February 2026 Meetings 222
04/26.16.4 Appointment of Representatives to Break O'Day Council Natural Resource Management Committee 257
04/26.16.5 Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - Establish a comprehensive and effective Scenic Protection Code which preserves the Scenic beauty of the Break O'Day municipality 263
04/26.16.6 Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - Higher standards for stormwater management than those in the current Break O'Day Stormwater SAP to protect coastal waterways and wetlands water quality and ecosystems 266
04/26.17.0 GOVERNANCE 269
04/26.17.1 General Manager's Report 269
04/26.17.2 Elected Member Recognition Policy and Procedure 275
04/26.17.3 Honour boards for Recognition of Service 281
04/26.17.4 Break O'Day Aquatic Feasibility Study – Consultation Round 2 293
04/26.17.5 Break O'Day Aquatic Facility Feasibility Study - Decision Point 323
04/26.17.6 Local Government Reform – Councillor Numbers and Allowances Review Outcome 370
04/26.18.0 CLOSED COUNCIL 390
04/26.18.1 Confirmation of Closed Council Minutes – Council Meeting 16 March 2026 390
04/26.18.2 Outstanding Actions List for Closed Council 390

04/26.18.3 Closed Council Item Pursuant to Section 17(2)[E] of the Local Government (Meeting Procedures) Regulations 2025 - Request for Proposal - IT Managed Services Agreement 390

04/26.18.4 Closed Council Item Pursuant to Section 17(2)[E] of the Local Government (Meeting Procedures) Regulations 2025 - Purchase of replacement truck 390

04/26.19.0 MEETING CLOSED..... 390

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 to welcome Councillors and staff and declare the meeting open at 10.00am.

***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.

04/26.1.0 ATTENDANCE

04/26.1.1 Present

Mayor Mick Tucker
Deputy Mayor Kristi Chapple
Councillor Gary Barnes
Councillor Ian Carter
Councillor Liz Johnstone
Councillor Barry LeFevre
Councillor Vaughan Oldham
Councillor Lesa Whittaker
Councillor Kylie Wright

04/26.1.2 Apologies

Nil

04/26.1.3 Leave of Absence

Nil

04/26.1.4 Staff in Attendance

General Manager, John Brown
People & Safety Support Officer, Linda Singline

04/26.2.0 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.

04/26.3.0 COUNCILLOR'S QUESTIONS ON NOTICE

Nil

04/26.4.0 COUNCILLOR'S QUESTIONS WITHOUT NOTICE

Regulation 34 of the Local Government (Meeting Procedures) Regulations 2025 specifies that in putting a Question Without Notice a Councillor must not offer an argument or opinion, draw any inference or make any imputations except so far as may be necessary to explain the question.

The Chairperson must not permit any debate of a Question without Notice or its answer.

04/26.5.0 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.

04/26.6.0 CONFIRMATION OF MINUTES

04/26.6.1 Confirmation of Minutes – Council Meeting 16 March 2026

OFFICER'S RECOMMENDATION:

That the minutes of the Council Meeting held on the 16 March 2026 be confirmed.

04/26.7.0 COUNCIL WORKSHOPS HELD SINCE 16 MARCH 2026 COUNCIL MEETING

There was a workshop held 8 April 2026 and the following items were listed for discussion:

- Pending Development Application Updates
- Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - A ban on strata titles and multiple dwellings for tourism accommodation outside of serviced settlements
- Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - Reintroduce the prohibition on subdivision within 1km of the coast outside of settlements to prevent ribbon development and unrelated cluster development
- Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - Higher standards for stormwater management than those in the current Break O'Day Stormwater SAP to protect coastal waterways and wetlands water quality and ecosystems
- Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - Establish a comprehensive and effective Scenic Protection Code which preserves the Scenic beauty of the Break O'Day municipality
- Northern Tasmania Regional Land Use Strategy Review Update
- Plumbing Approval Process Reform
- Preventing Delays in Development Assessment Timeframes
- Scamander Coastal Hazards and Pathways Adaptation Plan
- NRM Committee Meeting Minutes – 10 June and 28 October 2025, and 3 February 2026
- Appointment of Representatives to Break O'Day Council Natural Resource Management Committee
- Auditor General's Report – Volume 4 (Local Government): Break O'Day Council Performance
- Request for Proposal - IT Managed Services Agreement
- Schedule of Fees & Charges 2026/2027
- Animal Control Report
- Transport Master Plan 2025-2035
- Purchase of a Diesel Fuel Storage Tank
- Community Funding Program 2025 - 2026
- Art & Culture Funding Program 2025 – 2026
- Sponsorship Request – Funding towards a film of the Pyengana Heritage Match
- Purchase of Banners – St Helens History Room
- Imposing time frames on community event organisers
- Honour boards for Recognition of Service
- Break O'Day Aquatic Feasibility Study – Consultation Round 2
- Break O'Day Aquatic Facility Feasibility Study - Decision Point
- Local Government Association of Tasmania (LGAT) – Motions for Discussion at April General Meeting
- Local Government Reform – Councillor Numbers and Allowances Review Outcome
- NTDC Activities and Strategic Planning 2026–2029
- Native plants request for St Helens flower beds - Mayor Tucker
- Workshop Starting Time – Clr Whittaker

04/26.8.0 PLANNING AUTHORITY

Pursuant to Regulation 29 of the Local Government (Meeting Procedures) Regulations 2025 the Mayor to inform Council that it is now acting as a Planning Authority under the Land Use Planning and Approvals Act 1993.

04/26.8.1 DA 229-2025 – 21921 Tasman Highway, Four Mile Creek - Subdivision – 3 Lot Subdivision

ACTION	DECISION
COUNCIL MEETING DATE	20 April 2026
PROPONENT	Woolcott Land Services
OFFICER	Alex McKinlay, Planning Officer
FILE REFERENCE	DA 2025 / 00229
ASSOCIATED REPORTS AND DOCUMENTS	1. Plans and Documents for Approval 2. Representation (1) 3. Planning Scheme Assessment

OFFICER'S RECOMMENDATION:

A. After due consideration of the application received and pursuant to Section 57 of *the Land Use Planning & Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O'Day*, that the application for Subdivision - 3 Lot Subdivision on land situated at 21921 Tasman Highway, Four Mile Creek (CT 128063/500) Shared Access and Existing ROW benefitting 21985 Tasman Highway, Four Mile Creek (CT 153014/1) to remain and Access to the subject site achieved via Acquired Road (CT 25384/102 and partially via CT 25384/101) be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	**Reference Number**	**Prepared By**	**Dated**
Proposal Plan	E240903	Woolcott Land Services	21/01/2026
Planning Report	Job No: 240903, Revision 3	Woolcott Land Services	2/12/2025
Natural Values Assessment	Nil	Environmental Consulting Options Tasmania (ECOtas)	31/08/2025
Bushfire Hazard Report	Job No: 240903, Revision 1	Woolcott Land Services	11/12/2025
Preliminary On-site Wastewater and Stormwater Disposal Site Evaluation	GL25668Ab	GeoTon Pty Ltd	13/11/2025

CONDITIONS

CONDITION		TIMING
1	**Approved Plans and/or Document**	
A	Undertake development in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) and to be maintained at all times.
2	**Lots**	
A	Approval is for Lots 1 - 3.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
3	**Bushfire Requirements**	
A	Prior to sealing of the Final Plan of Subdivision, written advice from an accredited bushfire practitioner must be submitted to Council advising that all recommendations and requirements of the Bushfire Hazard Report by (Geoff McGregor BFP-176, Job No: 240903, 11/12/2025) have been implemented, including requirements regarding water supply, access, and vegetation / fuel hazard management.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
4	**Covenants**	
A	Suitable covenants must be included in the Schedule of Easements with respect to the protection and conservation of natural values: 1. The introduction of non-native plant species and plant species not of local provenance should be avoided and environmental weeds regularly monitored and targeted for removal. 2. Minimise the extent of clearance and conversion and/ or disturbance to native vegetation. 3. Avoid, where practical, removal of hollow-bearing trees; 4. Avoid, where practical, removal of individuals of *Eucalyptus globulus*; 5. With respect to possible future boundary fences:	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

	a. At least 50% of each boundary or internal fence should be constructed in a manner that allows free movement of ground-dwelling fauna (e.g. a simple post-and-wire fence rather than a 'gridlock' wire fence or solid parking or metal fencing that inhibits animal passage); b. The existing 'gridlock' wire fence must be maintained along Tasman Highway to minimise roadkill incidents; c. Barbed or electrified wire should be avoided with the existing barbed top wire along Tasman Highway boundary removed); and d. Where fencing is required through threatened native vegetation (i.e. *Eucalyptus* globulus dry forest and woodland, TASVEG code: DGL), clearing should be minimised (e.g. no more than 1-2 m each side) and restricted to understorey clearing only, such that the integrity, composition and condition of the overall communities will be maintained (and free movement of vertebrate fauna also maintained).	
B	Covenants must incorporate the recommendations of the approved Natural Values Management Plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
C	Alert to Covenant information is adequately noted on the final plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
5	**Building Envelopes**	
A	The Final Plan and Schedule of Easements for Lots 1 and 3 must describe a residential building envelope for each lot generally in accordance with the approved subdivision plan and approved Bushfire Hazard Management Area plan, outside of which no residential building is to be constructed.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

B	Such building envelopes must be created on the final plan to the satisfaction of the General Manager.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
6	**Works in State Road Reserve**	
A	The developer must obtain a permit from the Department State Growth for any works to be undertaken within the State Road reservation, including any works necessary in relation to access construction, stormwater drainage and/or traffic management control and devices from the proposal.	Prior to undertaking any works in State Road Reserve.
B	Application requirements and forms can be found at transport.tas.gov.au. In accordance with the Roads and Jetties Act 1935, works must not be commenced within the State Road reservation until a permit has been issued.	Prior to undertaking any works in State Road Reserve.
7	**Temporary Exclusion Barrier**	
A	Delineate areas where vegetation is proposed to be retained with exclusion fencing/barriers/means of identification, to prevent accidental felling.	During site works.
8	**Covenants on Subdivisions**	
A	Any restrictive covenants created by this subdivision are not to preclude the use/development of this land for State, Commonwealth or Local Government purpose.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
9	**New Works & Infrastructure Construction**	
A	All works, where relevant, must be in accordance with Council Policy No. AM08: Subdivision New Works and Infrastructure Construction	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
10	**Final Plan of Survey**	
A	A copy of the final plan of survey and schedule of easements is to be submitted to Council for assessment of sealing. Advice: The plan will not be sealed until such time as all conditions on this permit have been complied with.	On completion and satisfaction of all conditions on this permit.

ADVICE

1. Use or development which may impact on Aboriginal cultural heritage is subject to the *Aboriginal Relics Act 1975*. If Aboriginal relics are uncovered during works then an Aboriginal

site survey is required to determine the level of impact and the appropriate mitigation procedures.

2. The introduction of non-native plant species and plant species not of local provenance should be avoided and environmental weeds regularly monitored and targeted for removal.

3. Activities associated with construction works are not to be performed outside the permissible time frames listed:

   Mon-Friday 7 am to 6 pm
   Saturday 9 am to 6 pm
   Sunday and public holidays 10 am to 6 pm

B. That all external Referral Agencies for the development application be provided with a copy of the Council's decision (Permit).

	Applicable Y/NA	**Referral Agency**
That all external Referral Agencies for the development application be provided with a copy of the Council's decision (Permit)	N/A	N/A

C. That the following information be included in the Permit.

Development Permit Information	**Details**
Development Description	Subdivision - 3 Lot Subdivision
Relevant Period of Approval	2 Years
Other Necessary Permits	Nil
Attachments	Nil
Representations	One (1)

INTRODUCTION:

The applicant is seeking approval for a 3-lot subdivision for the subject site at 21921 Tasman Highway, Four Mile Creek (CT128063/500).

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER'S REPORT:

1. The Proposal

The applicant is seeking approval for a subdivision of the site to 3 lots. As seen within the proposal plan, Lot 2 will accommodate the existing single dwelling, outbuildings and driveway/access that currently services the residence. Lot 1 will retain the existing right of way easement in favour of the

adjoining property at CT 153014/1. Notably, both Lots 1 and 3 are vacant and Lot 3 will contain the covenanted area shown by CPR 6222 in its entirety.

The subject site currently benefits from having three existing access from Tasman Highway which are able to service each proposed lot. The provided onsite wastewater and stormwater report demonstrate that proposed lots 1 and 3 can accommodate onsite management systems to service future development. Additionally, the proposal plan with regard being given to the findings of the Natural Values Assessment completed for this application, includes building envelopes and subsequent building areas which have been sited to ensure minimal impact to the existing natural and landscape values associated with the subject site.

2. Applicable Planning Assessment

- 22.0 Landscape Conservation Zone
- C2.0 Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code
- C7.0 Natural Assets Code
- C8.0 Scenic Protection Code
- C11.0 Coastal Inundation Code
- C12.0 Flood-Prone Areas Code
- C13.0 Bushfire-Prone Areas Code

3. Referrals

- TasNetworks advised on 11/12/2025 that based on the information provided, the development is not likely to adversely affect TasNetworks' operations.
- Department of State Growth advised on 17 December 2025 that State Growth is currently finalising the Tasman Highway Corridor Strategy. The Strategy identifies the potential for improved or additional road barriers along this section of the Tasman Highway in the future. Existing accesses and associated turning movements will be considered in the design of any future barriers.

4. Assessment

The application met the acceptable solutions for all issues except for reliance upon the performance criteria detailed below:

Tasmanian Planning Scheme – Break O'Day State Planning Provisions Version 14:

- *22.5.1 Lot design* **(P1 & P4)**
- *C7.7.2 Subdivision within a priority vegetation area* **(P1.1 & P1.2)**

Detailed assessment against the provisions of the *Tasmanian Planning Scheme – Break O'Day* version 14 where the proposal was reliant on satisfying the performance criteria, is provided below.

The proposal is deemed to comply with the performance criteria applicable.

Planning Assessment

22.0 Landscape Conservation Zone

22.5 Development Standards for Subdivision

22.5.1 Lot Design

Acceptable Solutions	Performance Criteria
A1 Each lot, or a proposed lot in a plan of subdivision, must: a) have an area of not less than 50ha and: i. be able to contain a minimum area of 25m x 25m, where native vegetation cover has been removed, with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 22.4.2 A2, A3 and A4; and b. easements or other title restrictions that limit or restrict development; and ii. existing buildings are consistent with the setback required by clause 22.4.2 A2, A3 and A4; b) be required for public use by the Crown, a council or a State authority; c) be required for the provision of Utilities; or d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or a proposed lot in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: a) the relevant Acceptable Solutions for development of buildings on the lots; b) existing buildings and the location of intended buildings on the lot; c) the ability to retain vegetation and protect landscape values on each lot; d) the topography of the site; and **e)** the pattern of development existing on established properties in the area, and must have an area not less than 20ha.

Assessment against the Performance Criteria is required.
Performance Criteria Assessment

The proposed 3 lot subdivision for the subject site at 21921 Tasman Highway, Four Mile Creek (CT 128063/500), is unable to satisfy the acceptable solution and as such assessment is required against the performance criteria. The proposal includes subdivision lots with an area less than 20ha thereby requiring assessment against the performance criteria. However, the performance criteria can be considered appropriately satisfied as evident in the completed assessment below:

a) It is evident from the proposal plan that proposed lots 1 and 3 include building envelopes which would enable future dwelling and associated outbuilding structures to achieve the acceptable solution requirements with regard being given to front (note: not less than 10m), side and rear boundaries setbacks (note: not less than 20m).

b) The proposal plan demonstrates that the existing dwelling and associated outbuildings located on proposed lot 2 currently have a rear boundary setback less than the 20m requirement outlined within acceptable solution A3 of clause *22.4.2 Building height, siting and exterior finishes*. However, it is evident from the proposal plan that the existing dwelling and associated outbuilding structures will be able to maintain a side boundary setback not less than 20m with regard to the aforementioned clause.

Regarding the placement of the 80m by 80m building envelope with the 25m by 25m building area contained therein for proposed lots 1 and 3, the applicant has outlined that they have been sited to ensure minimal impact to existing vegetation. It is worth noting

that the author of the Natural Values Assessment (Mark Wapstra – Environmental Consulting Options Tasmania) further supports this as they expressed that, '*The actual future works (viz. access route, building area and associated hazard management area) will not be within the extent of the current Priority Vegetation Area overlay, and have now also been located to avoid any impact to vegetation that could be construed as "priority vegetation"*' (note: refer to page 56 of the Natural Values Assessment).

c) Refer to completed assessment above further noting that the building envelope and associated building area on proposed lot 3 have been sited within a largely cleared area on the property.

d) The subject site can be described as having moderate slopes which face a north to north-eastly direction down toward the front boundary associated with the subject site which adjoins the Tasman Highway. Notably, the building envelope and building area contained therein are likely to be sited on slightly sloped land which would not be prohibitive to potential residential development.

e) After reviewing aerial imagery, the pattern of development within the surrounding area can be described as containing a mix of largely residential properties containing a single dwelling with associated outbuilding/s and there are some resource development uses occurring on properties in the surrounding area such as 21603 Tasman Highway, Four Mile Creek and 22464 Tasman Highway, Falmouth.

Acceptable Solutions	**Performance Criteria**
A4 No Acceptable Solution.	**P4** Each lot, or a lot proposed in a plan of subdivision, must be capable of accommodating an on-site wastewater management system adequate for the intended use and development of the land, which minimises any environmental impacts.

Assessment against the Performance Criteria is required.
Performance Criteria Assessment

The proposed 3 lot subdivision for the subject site at 21921 Tasman Highway, Four Mile Creek (CT 128063/500), is unable to satisfy the acceptable solution and as such assessment is required against the performance criteria.

Each proposed lot is to have an area of at least 20.6 hectares. The onsite wastewater infrastructure for the existing dwelling on Lot 2 is contained within the boundaries of proposed Lot 2. Lots 1 and 3 are considered adequate in size to provide for the provision of onsite wastewater infrastructure. The specific details of any particular system would be determined at the time of a future dwelling application.

An On-site Wastewater Assessment, prepared by GeoTon Pty Ltd accompanied the application and demonstrated that the capability of the proposed new lots can support a typical residential dwelling and on-site wastewater disposal.

Performance criteria met.

C7.0 Natural Assets Code

C7.7 Development Standards for Subdivision

C7.7.2 Subdivision within a priority vegetation area

Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must: a) be for the purposes of creating separate lots for existing buildings; b) be required for public use by the Crown, a council, or a State authority; c) be required for the provision of Utilities; d) be for the consolidation of a lot; or e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.	**P1.1** Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for: a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; b) subdivision for the construction of a single dwelling or an associated outbuilding; c) subdivision in the General Residential Zone or Low Density Residential Zone; d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; e) subdivision involving clearance of native vegetation where it is demonstrated that on- going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. **P1.2** Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards; b) any particular requirements for the works and future development likely to be facilitated by the subdivision; c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings; d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; e) any on-site biodiversity offsets; and

	f) any existing cleared areas on the site.

Assessment against the Performance Criteria is required.
Performance Criteria Assessment

The proposed 3 lot subdivision for the subject site at 21921 Tasman Highway, Four Mile Creek (CT 128063/500), is unable to satisfy the acceptable solution and as such assessment is required against the performance criteria. Sections of the property are subject to the priority vegetation area overlay and the proposal is unable to satisfy either of the requirements outlined within A1. However, the performance criteria can be considered appropriately satisfied as demonstrated in the completed assessment below:

P1.1 – The author of the submitted Natural Values Assessment for this application (Mark Wapstra – ECOtas) has identified that the relevant provision to this proposal is (b) as proposed lot 1 with an area of 32.91ha and lot 3 with an area of 20.6ha would be for the establishment of a single dwelling and associated outbuilding/s structures. Additionally, it is worth noting that the building envelopes and associated building areas for proposed lots 1 and 3 are located entirely outside of the priority vegetation area overlay.

P1.2

a) It is evident from the proposal plan in conjunction with the code overlay mapping available on both Council's system and the LIST, that the building envelopes for proposed lot 1 and 3 are sited outside of the priority vegetation area overlay. It is evident that any works associated with the provision of a driveway/access for proposed lot 1 will be partially located within an area that is subject to the priority vegetation area overlay. However, it is worth noting that the author of the Natural Values Assessment provided the following in response to this particular criterion:

   'In our opinion, this has been addressed by avoiding the parts of the title such as the watercourses, threatened vegetation and potential/confirmed habitat of threatened fauna (including potential foraging habitat of the swift parrot and sites supporting the giant velvet worm) and restricting development to the previously cleared portions of the title' (note: refer to page 59 of the Natural Values Assessment).

b) The author of the Natural Values Assessment did not identify any requirements for works or future development that would be facilitated by the proposal. Notably, the author did outline that construction machinery, and vehicular movements were unlikely to introduce weeds further noting that the introduction of disease to the subject site was also deemed as being unlikely/low risk.

c) It is evident from the Bushfire Hazard Report submitted as part of this application that the building envelopes are able to accommodate a hazard management area for a BAL 19. It is worth noting that in response to this particular criterion the author of the Natural Values Assessment has provided the following comments:

   'In this case, the final BAL rating is not considered of particular relevance to the management of natural values given the non-threatened status vegetation types where the buildings will be. In fact, fire management will almost certainly enhance the diversity of native herbs and grasses on the site' (note: refer to page 59 of the Natural Values Assessment).

d) In their consideration of this criterion, the author of the submitted Natural Values Assessment has discerned that will be no residual impacts as the building envelopes identified for proposed lots 1 and 3 do not impact upon the mapped priority vegetation area overlay. Additionally, the author did consider that potential future fencing that may occur on the proposed lots may pass through identified threatened communities and accordingly has provided recommendations in relation to fencing. These recommendations contained within the Natural Values Assessment have informed condition 4.

e) The author of the Natural Values Assessment did not identify the need for any on-site biodiversity offsets.

f) The proposal plan demonstrates that the building envelopes for proposed lots 1 and 3 include cleared areas on the subject site. It is anticipated that should future development of a dwelling and associated outbuilding/s occur within both proposed lots 1 and 3, minimal vegetation removal would be required. Additionally, the author of the Natural Values Assessment has noted that the building envelopes were sited within areas of former agricultural land which have existing tracks to the Tasman Highway.

5. Representations

The application was advertised 14th February to 2nd March 2026 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. One (1) representation was received prior to the closing date and time. The issues raised within the representation are as follows:-

Issue	**Response**
Does not support subdivision within 1km of the coastline with some commentary being provided about the Break O'Day Local Provisions Schedule.	Commentary is noted but it is not relevant to the assessment of this application against the current Tasmanian Planning Scheme.
Refers to potential consequences of the subdivision with regards to landscape fragmentation where each lot might require clearing, fencing, increased fuel reduction burning or additional clearing for fire protection, increased weed incursions etc.)	Commentary is noted and please see below response to the third issue.
With reference to clauses 22.4.4 Landscape protection and 22.5.1 Lot Design, the representor asserts that landscape fragmentation caused by subdivision is incompatible with maintaining 'landscape values' and that without the requirement for a covenant, there is no guarantee that the balance of native vegetation and associated wildlife habitat will be protected.	Please refer to the Planning Officer's completed assessment of performance criteria **P1** of clause *22.5.1 Lot Design*. While the commentary around subdivision resulting in 'Landscape Fragmentation' and supposedly not being compatible with the ability to retain and protection the natural and landscape values has been acknowledged, the representor does not elaborate on how the proposal is unable to satisfy the performance criteria . To ensure that adequate consideration is afforded to minimising potential impacts to the subject site which may arise from potential future development

	(e.g. single dwelling with associated outbuilding/s), the recommendations contained within the Natural Values Assessment prepared by Mark Wapstra of ECOtas have informed condition 4.
Requests that Council requires the inclusion of a perpetual covenant to protect the natural values of the land.	Refer to condition 4 above.
Provided general commentary about landowners degrading the natural values of coastal ecosystems and the motion passed at the previous AGM meeting.	Commentary is noted but it is not relevant to the assessment of this application against the current Tasmanian Planning Scheme.

The recommendation for approval has been made following due consideration of the representation and comments.

6. Mediations

No mediation has occurred as part of this application.

7. Conclusion

In accordance with 6.10 of the *State Planning Provisions (Tasmanian Planning Scheme – Break O'Day)*, the application has been assessed against the objectives of the Scheme, in particular the Landscape Conservation Zone all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and three (3) Performance Criterion. The received representation has been considered.

It is recommended for approval with conditions normally set to this type of development.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal

Environment - To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Key Focus Area:

Appropriate Development - Encourage sensible and sustainable development through sound land use planning, building and design.

LEGISLATION & POLICIES:

Tasmanian Planning Scheme – Break O'Day
Land Use Planning and Approvals Act 1993
Local Government (Building and Miscellaneous Provisions) Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Not applicable, all costs of the development are the responsibility of the developer.

VOTING REQUIREMENTS:

Simple Majority

04/26.8.2 DA 031-2026 – Lot 1 & 67 Hills Road, Gray - Subdivision – Boundary Adjustment (Subdivision)

ACTION	**DECISION**
COUNCIL MEETING DATE	20 April 2026
PROPONENT	Woolcott Land Services Pty Ltd
OFFICER	Alex McKinlay - Planning Officer
FILE REFERENCE	DA 2026 / 00031
ASSOCIATED REPORTS AND DOCUMENTS	1. Plans and Documents for Approval 2. Representation (01) 3. Planning Scheme Assessment 4. Applicant's Response to Representation

OFFICER'S RECOMMENDATION:

A. After due consideration of the application received and pursuant to Section 57 of *the Land Use Planning & Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O'Day*, that the application for Subdivision – 2 Lot Subdivision (Boundary Adjustment) on land situated at 67 Hills Road, Gray and 78 Hills Road, Gray described in Certificate of Title 173124/2 and 37848/1 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	**Reference Number**	**Prepared By**	**Dated**
Proposal Plan	E250902_PropPlan_120226_v1.2.dwg	Woolcott Land Services	12/02/26
Planning Report	Job No: 250902	Woolcott Land Services	13 February 2026, Rev: 4
Bushfire Hazard Report	Job No: 250902	Woolcott Land Services – Geoff McGregor BFP-176	03 February 2026, Rev: 1

CONDITIONS

CONDITION		**TIMING**
1	**Approved Plans and/or Document**	
A	Undertake development in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) and to be maintained at all times.
2	**Bushfire Requirements**	
A	Prior to sealing of the Final Plan of Subdivision, written advice from an accredited bushfire	Prior to submitting to the Council any request for

	practitioner must be submitted to Council advising that all recommendations and requirements of the Bushfire Hazard Report by (Geoff McGregor BFP-176, Job No: 250902, Dated: 03 February 2026, including requirements regarding water supply, access, and vegetation / fuel hazard management have been implemented.	approval of a plan of subdivision (i.e. survey plan).
3	**Easements to be created**	
A	Such easements must be created on the final plan to the satisfaction of the General Manager and must detail construction and ongoing maintenance responsibilities for each lot.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
4	**Lots**	
A	Approval is for Lots 1 – 2.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
5	**Infrastructure Repair**	
A	The owner must, at their expense, repair any Council services (eg pipes, drains) and any road, crossover, footpath or other Council infrastructure that is damaged as a result of any works carried out by the developer, or their contractors or agents pursuant to this permit. These repairs are to be in accordance with any directions given by the Council. If the owner does not undertake the required repair works within the timeframe specified by Council, the Council may arrange for the works to be carried out at the owner's expense.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
6	**Covenants on Subdivisions**	
A	Any restrictive covenants created by this subdivision are not to preclude the use/development of this land for State, Commonwealth or Local Government purpose.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
7	**Final Plan of Survey**	
A	A copy of the final plan of survey and schedule of easements is to be submitted to Council for assessment of sealing. Advice: the plan will not be sealed until such time as all conditions on this permit have been complied with.	On completion and satisfaction of all conditions on this permit.

ADVICE

1. Use or development which may impact on Aboriginal cultural heritage is subject to the *Aboriginal Relics Act 1975*. If Aboriginal relics are uncovered during works then an Aboriginal site survey is required to determine the level of impact and the appropriate mitigation procedures.

B. That all external Referral Agencies for the development application be provided with a copy of the Council's decision (Permit).

	Applicable Y/NA	**Referral Agency**
That all external Referral Agencies for the development application be provided with a copy of the Council's decision (Permit)	N/A	N/A

C. That the following information be included in the Permit.

Development Permit Information	**Details**
Development Description	Subdivision - 2 Lot Subdivision (Boundary Adjustment)
Relevant Period of Approval	2 Years
Other Necessary Permits	Nil
Attachments	Nil
Representations	One (1)

INTRODUCTION:

The applicant is seeking approval of a two lot subdivision, boundary adjustment at land located at 67 Hills Road, Gray and 78 Hills Road, Gray.

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER'S REPORT:

1. The Proposal

The applicant is seeking approval of a 2-lot subdivision, boundary adjustment between two existing titles and does not include either an additional use or development. The proposal will result in 16.04ha of land being allocated to 67 Hills Road (note: existing area is approximately 40.196ha) resulting in a total area of 57.8ha while 78 Hills Road (note: existing area is approximately 40.039ha) will decrease down to a reduced land area of 23.3ha.

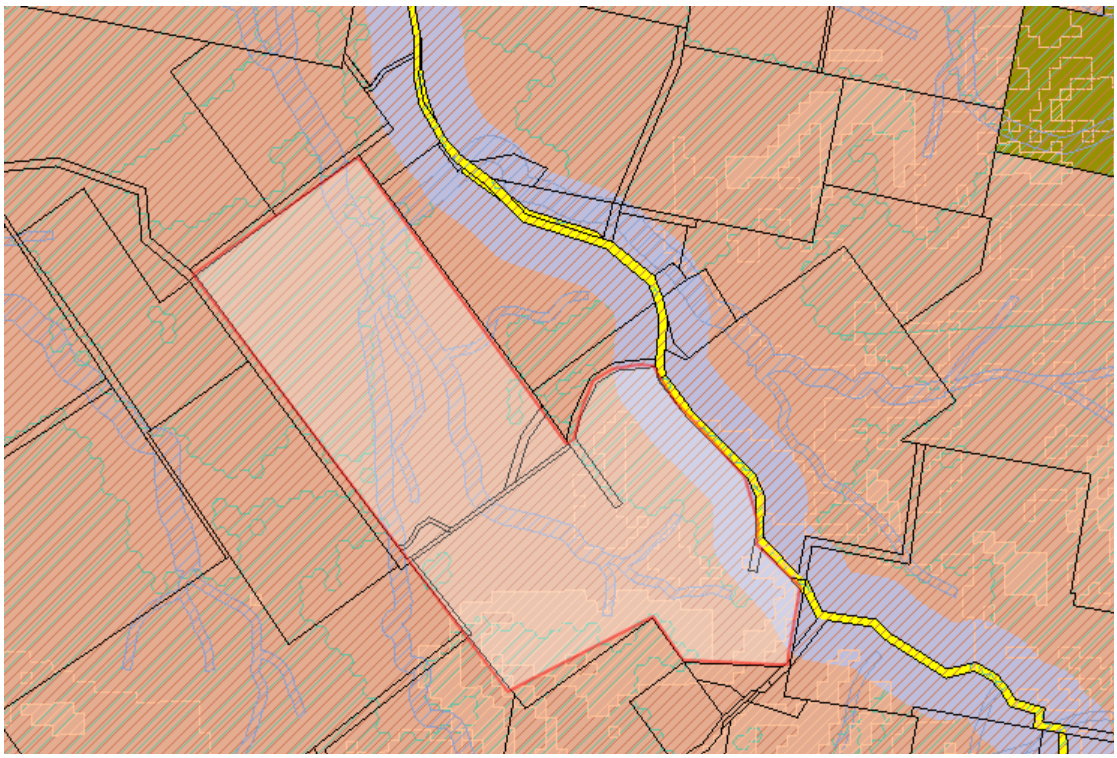
The applicant has outlined that both lots are currently used for low level grazing which this proposal seeks to formalise existing activities as the owner of 67 Hills Road frequently uses the land (area to be transferred) for grazing by agreement.

2. Description of the Site and Surrounds

The subject site consists of 2 lots which currently achieve access from the existing Council maintained road (Hills Road) and are currently utilised for grazing. The subject site at 67 Hills Road contains an existing single dwelling and two outbuilding structures which are utilised for farm storage and 78 Hills Road currently contains existing farm sheds and an animal enclosure. Both of the subject sites are not connected to reticulated services and are surrounded by land that is also subject to the 20.0 Rural Zone. Notably, it is evident from aerial imagery that the uses on surrounding properties primarily seem to consist of residential and resource development uses.

Direction	Planning Scheme Zone	Current Land Use
North	20.0 Rural	Residential – single dwellings and vacant land
South	20.0 Rural	Residential – single dwellings
East	20.0 Rural	Residential – single dwellings and vacant land
West	20.0 Rural	Residential – single dwellings

Aerial Imagery



Locality Plan

3. Applicable Planning Assessment

- 20.0 Rural Zone
- C2.0 Parking and Sustainable Transport Code
- C7.0 Natural Assets Code
- C13.0 Bushfire-Prone Areas Code

4. Referrals

Works Department

Road Authority Comments:
N/A

Stormwater Authority Comments:

N/A

Engineering Comment e.g. Flood:

N/A

Environmental Health

N/A

External Referrals

TasNetworks advised Council on 26 February 2026 that based on the information provided, the development is not expected to affect TasNetworks' operations.

TasWater advised Council on 17 February 2026 that TasWater has assessed the application and has determined that the proposed development does not require a submission from TasWater.

5. Assessment

The application met the acceptable solutions for all issues except for reliance upon the performance criteria detailed below:

Performance Criteria	*20.5.1 Lot Design* **(P1)**

Detailed assessment against the provisions of the *Tasmanian Planning Scheme State Planning Provisions (Version: 15), Break O'Day Local Provisions Schedule (Version: 5)* where the proposal was reliant on satisfying the performance criteria, is provided below.

The proposal is deemed to comply with the performance criteria applicable.

Planning Assessment

State Planning Provisions Version No: 15

An assessment against the relevant parts of the State Planning Provisions is set out below. The application has relied on Performance Criteria to seek approval.

20.0 Rural Zone

20.5 Development Standards for Subdivision

20.5.1 Lot Design

Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: a) be required for public use by the Crown, a council or a State authority; b) be required for the provision of Utilities or irrigation infrastructure; c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or d) be not less than 40ha with a frontage of no less than 25m and existing buildings	**P1** Each lot, or a lot proposed in a plan of subdivision, must: a) have sufficient useable area and dimensions suitable for the intended purpose, excluding Residential or Visitor Accommodation, that: i. requires the rural location for operational reasons; ii. minimises the conversion of agricultural land for a non-agricultural use; iii. minimises adverse impacts on non-sensitive uses on adjoining properties; and iv. is appropriate for a rural location; or b) be for the excision of a dwelling or Visitor Accommodation existing at the effective date that satisfies all of the following: i. the balance lot provides for the sustainable operation of a Resource Development use, having regard to: a. not materially diminishing the agricultural productivity of the land; b. the capacity of the balance lot for productive agricultural use; and

are consistent with the setback and separation distance required by clause 20.4.2 A1 and A2.	c. any topographical constraints to agricultural use; ii. an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot; iii. the existing dwelling or Visitor Accommodation must meet the setbacks required by subclause 20.4.2 A2 or P2 in relation to setbacks to new boundaries; iv. it is demonstrated that the new lot will not unreasonably confine or restrain the operation of any adjoining site used for agricultural use; and c) be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: i. the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; ii. the topography of the site; iii. the functionality and useability of the frontage; iv. the anticipated nature of vehicles likely to access the site; v. the ability to manoeuvre vehicles on the site; vi. the ability for emergency services to access the site; and vii. the pattern of development existing on established properties in the area.

Performance Criteria Assessment

The proposed 2 Lot Subdivision (Boundary Adjustment) for both the subject sites at 67 Hills Road, Gray (CT 173124/2) and 78 Hills Road, Gray (CT 37848/1) is unable to satisfy the acceptable solution and as such assessment is required against the performance criteria.

While proposed lot 1 will exceed the 40ha acceptable solution requirement (note: land area will be approximately 57.8ha), will maintain a frontage to a road not less than 25m and the setbacks of the existing buildings comply with the relevant acceptable solution requirements outlined within clause 20.4.2 Setbacks, proposed lot 2 will have a land area less than 40ha and a frontage less than 25m in length is observable on the proposal plan. However, the proposed subdivision (boundary adjustment) is able to satisfy the performance criteria as demonstrated in the completed assessment below:

a) As outlined within the proposal description above in addition to the advertised documents, proposed lot 1 currently contains an existing dwelling and farm storage

sheds further noting that grazing currently occurs on 67 Hills Road and the addition of 16.04ha is intended to be utilised more actively regarding grazing for livestock. Additionally, it is noted that proposed lot 2 which will decrease down to 23.3ha, will retain the existing farm sheds and animal enclosure which similar to proposed lot 1, will continue to be utilised for grazing and keeping of livestock.

i. As outlined above, both properties are currently utilised for grazing to support livestock.

ii. See completed assessment above.

iii. Both properties are currently utilised for grazing and keeping of livestock noting that 67 Hills Road does contain an existing dwelling.

iv. See completed assessment above and further noting that the uses on surrounding properties primarily consist of residential and resource development uses.

b)

i. Neither proposed lots 1 or 2 are reliant upon a right of carriage way for access purposes as both lots currently achieve access from Hills Road which is a Council maintained road.

ii. Topograhy does not impact upon the ability to access either site as the existing access ways which service both lots will remain unchanged as part of this application.

iii. See completed assessment above.

iv. Existing uses on both properties will remain unchanged as part of this application. Specifically, proposed lot 1 (67 Hills Road, Gray) contains an existing dwelling with sheds currently utilised for farm storage purposes with the site currently facilitating grazing and proposed lot 2 contains existing farm sheds with livestock being kept on the property also supports grazing.

v. Existing parking and access arrangements remain unchanged as part of this application.

vi. Similar to the above, existing parking and access arrangements remain unchanged. Access to both lots is dependent upon the existing Council maintained road (Hills Road).

vii. As previously outlined above, the observable uses on surrounding properties primarily consist of residential and resource development uses. Most properties within the surrounding area similar to the subject sites, achieve access from a road maintained by a road authority (note: Council and Department of State Growth).

Local Provisions Schedule Version No: 5

Development standards for subdivision are not used in this Specific Area Plan.

6. Representations

The application was advertised 7th March 2026 to 23rd March 2026 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners.

One (1) representation was received prior to the closing date and time. The issues raised within the representation are as follows:-

Issue – Representation 01	Response
Concerns that a change of use is proposed to put a sheep feed lot on the property. Concerns in relation to such use have been raised in addition to potential environmental impacts.	The matters raised in the representation relate primarily to concerns about potential future use or development of the land. At this stage, the application before Council relates only to a boundary adjustment, and the planning scheme requires Council to assess the application against the relevant Performance Criteria associated with development proposed only. Council is not required to consider potential future uses of the land as part of the assessment of this application. Any future development would be subject to a separate development application and assessment process, at which time matters relating to the use or development of the land could be considered (if required). Subdivision is not required to be categorised into a use class, as per clause 6.2.6.

The recommendation for approval has been made following due consideration of the representation and comments.

6. Mediations

No mediation has occurred.

7. Conclusion

In accordance with 6.10 of the *State Planning Provisions (Tasmanian Planning Scheme – Break O'Day)*, the application has been assessed against the objectives of the Scheme, in particular the Rural Zone, all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and one (1) Performance Criterion. The received representation has been considered.

It is recommended for approval with conditions normally set to this type of development.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal

Environment - To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Key Focus Area:
Appropriate Development - Encourage sensible and sustainable development through sound land use planning, building and design.

LEGISLATION & POLICIES:

Tasmanian Planning Scheme – Break O'Day
Land Use Planning and Approvals Act 1993
Local Government (Building and Miscellaneous Provisions) Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Not applicable, all costs of the development are the responsibility of the developer.

VOTING REQUIREMENTS:

Simple Majority

04/26.8.3 DA 228-2025 – 163 Scamander Avenue, Scamander - Visitor Accommodation – New Front and Side Fence

ACTION	**DECISION**
COUNCIL MEETING DATE	20 April 2026
PROPONENT	**Shelley Adriana Slaghuis**
OFFICER	Alex McKinlay – Planning Officer
FILE REFERENCE	**DA 2025 / 00228**
ASSOCIATED REPORTS AND DOCUMENTS	1. Plans and Documents for Approval 2. Representation (01) 3. Planning Scheme Assessment 4. Applicant's Response to Representation

OFFICER'S RECOMMENDATION:

A. After due consideration of the application received and pursuant to Section 57 of *the Land Use Planning & Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O'Day*, that the application for Visitor Accommodation - New Front and Side Fence on land situated at 163 Scamander Avenue, Scamander described in Certificate of Title 162420/8 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	**Reference Number**	**Prepared By**	**Dated**
Site Plan and Fence Example	A01	Shelly Slaghuis	27/11/2025
Elevations	A02	Shelly Slaghuis	Received on the 1/12/2025
Construction Notes and Specifications	A03	Shelly Slaghuis	Received on the 1/12/2025
Planning Scheme Response	A04	Shelly Slaghuis	Received on the 24/01/2026
Photo Appendix	A05	Shelly Slaghuis	Received on the 24/01/2026

CONDITIONS

CONDITION		**TIMING**
1	**Approved Plans and/or Document**	
A	Undertake development in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to commencement of use and to be maintained at all times.
2	**Nuisance**	

A	Use of the development must not create a nuisance as defined by the Environmental Management and Pollution Control Act 1994.	At all times.
B	All building wastes are to be removed to the appropriate waste disposal facility to prevent an environmental nuisance being caused outside of the works site.	During site works and to be maintained at all times.
C	Works on the site must not result in a concentration of flow onto other property, or cause ponding or other storm water nuisance.	During site works and to be maintained at all times.

ADVICE

1. Use or development which may impact on Aboriginal cultural heritage is subject to the *Aboriginal Relics Act 1975*. If Aboriginal relics are uncovered during works then an Aboriginal site survey is required to determine the level of impact and the appropriate mitigation procedures.

2. Activities associated with construction works are not to be performed outside the permissible time frames listed:

   Mon-Friday 7 am to 6 pm
   Saturday 9 am to 6 pm
   Sunday and public holidays 10 am to 6 pm

3. That all external Referral Agencies for the development application be provided with a copy of the Council's decision (Permit).

	Applicable Y/NA	**Referral Agency**
That all external Referral Agencies for the development application be provided with a copy of the Council's decision (Permit)	N/A	N/A

4. That the following information be included in the Permit.

Development Permit Information	**Details**
Development Description	Visitor Accommodation - New Front and Side Fence
Relevant Period of Approval	2 Years
Other Necessary Permits	Nil
Attachments	Nil
Representations	Nil

INTRODUCTION:

The applicant is seeking approval for the installation of a front and side fence on the subject site at 163 Scamander Avenue, Scamander.

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER'S REPORT:

1. The Proposal

The applicant is seeking approval for the installation of a front and side fence along the northern boundary associated with the subject site at 163 Scamander Avenue, Scamander (CT 162420/8). The proposed fencing includes the following:

- a 1.8m by 1.2m River Rock Filled Gabion Cage located adjacent to the front boundary with bamboo panels extending to the northeastern corner of the existing visitor accommodation unit; and
- 3 bamboo panels at a height of 2.0m and 16 bamboo panels at a height of 1.8m which extend from the western corner of the visitor accommodation unit down towards the eastern corner of the subject site which adjoins the rear boundary.

2. Applicable Planning Assessment

- 8.0 General Residential Zone
- C2.0 Parking and Sustainable Transport Code

3. Referrals

- Department of State Growth – A referral was issued on the 1/12/2025 with a subsequent response being provided on the 2/12/2025 which confirmed the following, *'Following a review of the related document, the Department has no objections to the proposed development'*.
- TasWater – A referral was issued on the 1/12/2025 with TasWater requesting a copy of the current title documents on the 2/12/2025. Once the application was made valid, a copy of the title documents were sent to TasWater on the 9/02/2026 with a subsequent response being provided on the 16/02/2026 which confirmed the following:

  'TasWater has assessed the application and has determined that the proposed development does not require a submission from TasWater, as the proposed development will not;

  a. Increase the demand for water supplied by TasWater; or
  b. Increase the amount of sewage or toxins that is to be removed by, or discharged into, TasWater sewerage infrastructure; or
  c. Damage or interfere with TasWater works; or
  d. Adversely affect TasWater operations.

  This email is not to be considered a Submission to the Planning Authority Notice, pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) and is for information only'.

4. Assessment

The application met the acceptable solutions for all issues except for reliance upon the performance criteria detailed below:

Tasmanian Planning Scheme – Break O'Day State Planning Provisions Version 14:

- *8.5.1 Non-dwelling development* **(P4)**

Detailed assessment against the provisions of the *Tasmanian Planning Scheme – Break O'Day* version 14 where the proposal was reliant on satisfying the performance criteria, is provided below.

The proposal is deemed to comply with the performance criteria applicable.

Planning Assessment

Acceptable Solutions	Performance Criteria
A4 No Acceptable Solution.[6]	**P4** A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must: a) provide for security and privacy while allowing for passive surveillance of the road; and b) be compatible with the height and transparency of fences in the street, having regard to: i. the topography of the site; and ii. traffic volumes on the adjoining road.

Assessment against the Performance Criteria is required.

Performance Criteria Assessment

The proposed development for a front and side fence for the subject site at 163 Scamander Avenue, Scamander (CT 162420/8), is unable to satisfy the acceptable solution and as such assessment against the performance criteria will be required.

The front fence is unable to achieve the relevant requirements outlined within exemption *4.6.3 fences within 4.5m of a frontage* from the Tasmanian Planning Scheme thereby necessitating assessment against the performance criteria as there is no acceptable solution. However, the proposed development is able to satisfy the performance criteria as evident in the completed assessment below:

a) The section of the front fence that is within 4.5m of the front boundary does not include a fence along the entire length of the western boundary and due to the topography of the subject site, the fence is sited below the road level of Scamander Avenue. Primarily the fence will afford privacy and separation between the subject site and the adjoining property at 161 Scamander Avenue, Scamander. Additionally, the section of the fence that is within 4.5m of the frontage is located slightly over 9m downslope of the road's edge associated with Scamander Avenue and as such, the fence will not impede upon the existing passive surveillance of the road noting that this is already limited due to the topography of the subject site.
b) The 1.8m by 1.2m River Rock Filled Gabion Cage located adjacent to the front boundary with solid bamboo panels extending to the northeastern corner of the existing visitor

accommodation unit, can be considered compatible with the height and transparency of fences along Scamander Avenue having regard to:

i. From the road level of Scamander Avenue down toward the front boundary associated with the subject site has a moderate slope. Accordingly, the fence will be sited below the established road level of Scamander Avenue which significantly reduces the potential for either visual impact or obstruction of sightlines when giving regard to vehicle movements to and from Scamander Avenue down to the subject site. It is worth noting that fences within 4.5m of a frontage on established properties along Scamander Avenue vary between heights, transparency and materials. Such examples include but are not limited to:

- 181 Scamander Avenue, Scamander (corner lot with existing solid timber fence that is unable to meet the relevant exemption requirements – exceeds 1.2m in height and does not include openings above 1.2m which allow for 30% transparency).
- 153 Scamander Avenue, Scamander (corner lot with existing colorbond fence which is unable to achieve the relevant exemption requirement - exceeds 1.2m in height and does not include openings above 1.2m which allow for 30% transparency).
- 111 Scamander Avenue, Scamander (existing colorbond fence which is unable to achieve the relevant exemption requirement - exceeds 1.2m in height and does not include openings above 1.2m which allow for 30% transparency).
- 27 Scamander Avenue, Scamander (existing colorbond fence which part of the fence is unable to achieve the relevant exemption requirement – exceeds 1.2m in height and does not include openings above 1.2m which allow for 30% transparency).
- 75 Scamander Avenue, Scamander (existing solid timber fence that is unable to meet the relevant exemption requirements – exceeds 1.2m in height and does not include openings above 1.2m which allow for 30% transparency).

ii. Regarding the nature of the traffic volume associated with Scamander Avenue, it can be characterised as the main throughfare through the suburb with fairly constant vehicle movements varying in intensity due to either time of day or potential holidays/tourism. However, as outlined within (i) above, the fence will be sited below the road level of Scamander Avenue. It is reasonable to determine that the siting of the fence (note: slightly over 9m downslope from the edge of Scamander Avenue) will not impact upon vehicles being able to enter or exit the subject site in a safe manner.

5. Representations

The application was advertised 21st February 2026 to 10th March 2026 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. One (1) representation was received prior to the closing date and time. The issues raised within the representation are as follows:-

Issue	Response
Asserts that the application should have been advertised as retrospective since 80% of the works have been undertaken.	While it is acknowledged that installation of the fence has been partially undertaken, the property owner ceased works and sought advice as to whether approvals were required before the fence was completed. Therefore, it was deemed reasonable to proceed with the application as proposed development rather than retrospective.
Does not believe that vehicle movement has appropriately been considered with regard being given to performance criteria P4 of clause 8.5.1 Non-dwelling development. The representor asserts that it will be difficult to see vehicles exiting from the adjoining property at 161 Scamander Avenue, Scamander, with regard being given to the existing units on the subject site. Representor believes that the section of the fence within 4.5m of the frontage should not exceed a height of 1.2m.	Refer to the Planning Officer's completed assessment of performance Criteria **P4** of clause *8.5.1 Non-dwelling development*. The proposed fence is essentially a boundary fence between the subject site and the adjoining property at 161 Scamander Avenue. It is worth noting that the adjoining property at 161 Scamander Avenue currently benefits from the use of two access points from Scamander Avenue and it is evident that the width of the access is sufficient to allow two-way vehicular movement. The fence will be sited below the established road level of Scamander Avenue which significantly reduces the potential for either visual impact or obstruction of sightlines when giving regard vehicle movements to and from Scamander Avenue down to the subject site. It is reasonable to determine that the siting of the fence (note: slightly over 9m downslope from the edge of Scamander Avenue) will not impact upon vehicles being able to enter or exit the subject site in a safe manner.
Claims that the boundary has not been accurately shown and that there is a structure which has been built between the subject site and the adjoining property at 163 Scamander Avenue. The representor further outlines matter pertaining to a firewall and an attempted restraining order from the applicant against the representor.	With reference to the *'Construction Notes & Specifications'* which was included as part of the advertised documents, it has been outlined that all works remain within the boundary of the subject site and ensure alignment with boundary pegs and survey information. Regarding the firewall structure, this matter has been addressed by the Development Services Coordinator and reference to the restraining order as outlined within the representation is irrelevant to the assessment of this application under the current Tasmanian Planning Scheme.
There is a retaining wall and tree removal that has not been included within the application material.	The property owner has been advised that retrospective approval will be required for these matters and will be considered in a separate application.

The recommendation for approval has been made following due consideration of the representation and comments.

6. Mediations

- No mediation occurred for this application.

7. Conclusion

In accordance with 6.10 of the *State Planning Provisions (Tasmanian Planning Scheme – Break O'Day)*, the application has been assessed against the objectives of the Scheme, in particular the 8.0 General Residential all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and one (1) Performance Criterion. The received representation has been considered.

It is recommended for approval with conditions normally set to this type of development.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal

Environment - To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Key Focus Area:

Appropriate Development - Encourage sensible and sustainable development through sound land use planning, building and design.

LEGISLATION & POLICIES:

Tasmanian Planning Scheme – Break O'Day
Land Use Planning and Approvals Act 1993
Local Government (Building and Miscellaneous Provisions) Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Not applicable, all costs of the development are the responsibility of the developer.

VOTING REQUIREMENTS:

Simple Majority

The Mayor to advise Council that it has now concluded its meeting as a Planning Authority under Regulation 29 of the Local Government (Meeting Procedures) Regulations 2025.

04/26.9.0 COUNCIL MEETING ACTIONS

04/26.9.1 Outstanding Matters

COUNCIL RESOLUTIONS - MEETINGS - PUBLIC
14/04/2026

20 GOALS

74% GOAL COMPLETION

COUNCIL RESOLUTIONS PLAN

COUNCIL RESOLUTIONS - MARCH 2026

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
100%	16/03/2026	20/04/2026	**03/26.8.1.709 DA 154-2025 – 6602 Esk Main Road, St Marys - Sign – Shipping Container and Associated Signage.**	1. After due consideration of the application received and pursuant to Section 57 of *the Land Use Planning & Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O'Day*, that the application for Sign - Shipping Container and Associated Signage on land situated at 6602 Esk Main Road, St Marys described in Certificate of Title 142933/1 be APPROVED subject to the following plans / documents and conditions:	Planning Permit issued 23rd March 2026	Development Services Coordinator
100%	16/03/2026	20/04/2026	**03/26.8.2.710 DA 221-2025 -35 St Helens Point Road, Stieglitz - Visitor Accommodation – Additional Use for Visitor Accommodation.**	1. After due consideration of the application received and pursuant to Section 57 of *the Land Use Planning & Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O'Day*, that the application for Additional Use for Visitor Accommodation on land situated at 35 St Helens Point Road, Stieglitz described in Certificate of Title 81371/18 with access currently achieved over 'Footway' (CT 45005/1) and 37 St Helens Point Road, Stieglitz (CT 81371/19), be APPROVED subject to the following plans / documents and conditions:	Planning Permit issued 23rd March 2026	Development Services Coordinator

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
100%	16/03/2026	20/04/2026	**03/26.8.3.711 DA 220-2024 -24309 Tasman Highway, St Helens - Residential – Construction of a Dwelling & Secondary Residence including Placement of a Shipping Container.**	1. After due consideration of the application received and pursuant to Section 57 of *the Land Use Planning & Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O'Day*, that the application for Residential - Construction of a Dwelling and Secondary Residence including Placement of a Shipping Container on land situated at 24309 Tasman Highway, St Helens described in Certificate of Title 84563/11 be APPROVED subject to the following plans / documents and conditions:	Planning Permit issued 23rd March 2026	Development Services Coordinator
0%	16/03/2026	20/04/2026	**03/26.14.3.716 Policy review – AM20 Water Refill Station Policy**	That Policy AM20 Water Refill Station Policy, be accepted without amendment.		Corporate Services Coordinator
100%	16/03/2026	20/04/2026	**03/26.16.2.720 Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - A ban on strata titles and multiple dwellings for tourism accommodation outside of serviced settlements.**	That Council defer this item to the April Council Workshop	Item listed for April 2026 Council Workshop for further discussion	Development Services Coordinator
100%	16/03/2026	20/04/2026	**03/26.16.3.721 Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - Reintroduce the prohibition on subdivision within 1km of the coast outside of settlements to prevent ribbon development and unrelated cluster development**	That Council defer this item to the April Council Workshop	Item listed for April 2026 Council Workshop for further discussion	Development Services Coordinator
100%	16/03/2026	20/04/2026	**03/26.16.4.722 - North East Bioregional Network - Higher standards for stormwater management than those in the current Break O'Day Stormwater SAP to protect coastal waterways and wetlands water quality and ecosystems.**	That Council defer this item to the April Council Workshop	Item listed for April 2026 Council Workshop for further discussion	Development Services Coordinator
100%	16/03/2026	20/04/2026	**03/26.16.5 Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - Establish a comprehensive and effective Scenic Protection Code which preserves the Scenic beauty of the Break O'Day municipality.**	That Council advise the North East Bioregional Network that the Development Services Department is continuing with the identified project work.	Item listed for April 2026 Council Workshop for further discussion	Development Services Coordinator

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
100%	16/03/2026	20/04/2026	**03/26.17.3.726 Proposed Redistribution of Tasmania's Electoral Divisions**	It is recommended that Council: Formally advise the Australian Electoral Commission that it does not support the proposed redistribution as it relates to the Break O'Day municipal area, on the basis that the proposal may not adequately reflect: · Established communities of interest; · Regional travel and service patterns; and · The representational needs of remote and regional communities. Request that the Australian Electoral Commission: · Re-examine options that more closely align Break O'Day with north-east or east coast communities of interest; or · Provide clearer justification for retaining Break O'Day within a re-oriented Division of Lyons that is increasingly south-central in focus.	Submission provided to the Redistribution Committee outlining Council's position	General Manager

ANNUAL GENERAL MEETING RESOLUTIONS 2025

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
24%	09/12/2025	30/06/2026	**AGM/25.7.1 Budget for a full time Weed Officer and full time Animal Control Officer - North East Bioregional Network**	We request the Break O Day Council commit to budgeting for a full time Weed Officer and full time Animal Control Officer in order to reflect the critical importance of managing weeds and feral (and domestic) animals as a key strategy to safeguard our precious natural environment and wildlife?	A report is to be prepared for the Council as part of the next budget cycle.	Manager Infrastructure and Development Services

COUNCIL RESOLUTIONS 2025

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
50%	21/07/2025	31/08/2025	**07/25.15.4.647 CCTV Cameras at Mathinna Recreation Ground**	07/25.15.4.647 Moved: Clr I Carter/ Seconded: Clr K Wright That Council investigate the installation of security cameras at the Mathinna Recreation Ground in response to ongoing reports of alleged inappropriate or anti-social behaviour occurring on weekends and pursue relevant grant funding opportunities to cover the associated installation costs. CARRIED UNANIMOUSLY	Quote has been received - Waiting for grants opportunity to become available	Manager Community Services
50%	15/09/2025	06/11/2025	**09/25.11.1.573 Installing Pedestrian Crossings in St Helens – Mayor Tucker**	That Council investigate, with the appropriate authorities, the feasibility of installing two additional pedestrian crossings in the main centre of St Helens on Cecilia Street — one located near the Post Office and one near the Bakery.	An on-site briefing in October 2025 with the Mayor, identified two potential locations for a traffic refuge island on Cecilia Street that provide suitable pedestrian crossing alignment. A refuge in front of Banjo's is not feasible due to non-compliant traffic lane widths. A refuge adjacent to the Morty's car park is dimensionally feasible but may impact private property access and require modification to existing streetscape infrastructure. A traffic engineer has been engaged to assess traffic flow and safety impacts to inform discussions with State Growth prior to any commitment to installation.	Manager Infrastructure and Development Services
60%	17/11/2025	30/06/2026	**11/25.11.1.622 Pollarding Trees on the Northern Side of Tully Street – Mayor Tucker**	That in Council's budget for the 2026/27 financial year, funds be allocated to pollard the trees on the northern side of Tully Street.	A qualified arborist has undertaken an inspection of the Tully Street trees. A written report is yet to be received for presentation to Council.	Manager Infrastructure and Development Services

COUNCIL RESOLUTIONS 2024

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
90%	15/01/2024	05/02/2024	**01/24.9.2.290 Binalong Bay Parking, Traffic and Pedestrian Safety – Mayor Tucker**	*A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:* Council Officers review the existing Binalong Bay Foreshore Master Plan and develop a project scope that can be used to engage an expert to provide a report on the following: 1. Improved Parking Accessibility 2. Assessment of Additional Parking Areas, traffic calming and pedestrian safety improvements.	Binalong Bay Master Plan has been reviewed and a draft consulting services brief prepared and will be addressed as part of the Liveability Strategy to be developed.	Manager Infrastructure and Development Services
75%	20/05/2024	24/06/2024	**05/24.9.1.358 Developing walking trails around and within the Scamander Complex precinct – Clr Carter**	A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation: That Council considers options to develop walking trails around and within the Scamander Complex precinct.	At the Special Council Meeting on Wednesday, 29 October 2025, Council endorsed the Senior Town Planner's recommendation to release the Draft Scamander–Beaumaris Structure Plan for public consultation and engagement from Monday, 3 November to Sunday, 30 November 2025 (4 weeks). Item 05/24.9.1.358, regarding developing walking trails around and within the Scamander Complex precinct (Clr Carter), is linked to the structure plan development process.	Manager Infrastructure and Development Services
75%	15/07/2024	31/08/2024	**07/24.9.1.401 Lease/ management agreement for the front garden of the old hospital site at St Helens – Clr Carter**	*A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:* That Council immediately pursue a lease/ management agreement for the front garden of the old hospital site at St Helens, from the State Government, and open it up as public open space.	Discussions with the owner of the site have recommenced and Council's interest in securing this piece of land has been reinforced. Follow up contact made on 8/10/24 with Homes Tasmania regarding Council's request and again following the February 2025 Council meeting and several times since including the latest time on 2/12/25. Meeting held on 18/12/25 with Homes Tas representatives, where Council was asked to identify exactly what is required in terms of green space. An indicative Plan was prepared by a Surveyor indicating an area of approximately 990m2 would be required. This provides a depth of 24m from the Cecilia street frontage.	General Manager

COUNCIL RESOLUTIONS 2023

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
50%	20/03/2023	30/06/2023	**03/23.15.7 St Helens Sports Complex**	1. That Council engage a landscape architect to design connectivity between the various areas of the St Helens Sports Complex identifying what amenities are required to service the area and its users as well as ensuring green spaces and vegetation management are addressed as part of the project. 2. That funds from Public Open Space – St Helens be used to engage a landscape architect to undertake this project.	A draft Brief has been developed for this project. This project will now be incorporated into the St Helens and Binalong Bay Liveability Strategy which is currently being developed.	Manager Community Services
90%	18/12/2023	29/02/2024	**12/23.9.1.265 Indigenous name for St Patricks Head – Clr J Drummond**	*A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:* That Council support the Indigenous name for St Patricks Head, which is lumeragenena wuggelena according to the Department of Natural Resources and Environment Tasmania.	As the Reconciliation Action Plan process has been delayed, the matter has been pursued with PWS requesting that they install the signage as per their internal processes	General Manager

COUNCIL RESOLUTIONS 2022

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
35%	21/02/2022	01/05/2025	**02/22.16.5.39 - Management of Freshwater Resources and Water Quality**	Council show leadership on freshwater management arrangements and seek input and advice from state water managers and independent experts on freshwater management arrangements and development initiatives in Tasmania, and their adequacy for ensuring the ecologically sustainable use and development of freshwater systems and resources in Break O'Day.	This is an on-going topic yet to be developed and opportunities bought to Council's attention through Council's NRM Committee. It arose in 2022 when the Committee discussed questions being raised statewide about the adequacy of freshwater management arrangements and development initiatives in Tasmania and ecologically sustainable use and development of freshwater systems. The Department of Natural Resources and Environment Tasmania is generally responsible for freshwater resources regulation and management and has since started several initiatives responding to the issues that were raised.	NRM Facilitator
77%	27/06/2022	31/10/2022	**06/22.15.3.123 - Outdoor Exercise Equipment - Scamander**	That Council seek external funding to cover the cost of this project.	Council at their meeting in June, 2024, in consultation with the community changed the location of the proposed exercise gym equipment to the eastern side of the bridge	Manager Community Services

04/26.10.0 PETITIONS

04/26.10.1 Petition – Aquatic and Wellbeing Facility

ACTION	DISCUSSION/INFORMATION/DECISION
PROPONENT	East Coast Aquatic and Wellbeing Centre – Community Group
OFFICER	General Manager – John Brown
FILE REFERENCE	002\019\010\
ASSOCIATED REPORTS AND DOCUMENTS	Petition (To be tabled at the Council Meeting

OFFICER'S RECOMMENDATION:

That Council:

1. Notes that the petition is *supporting the development of an aquatic and wellbeing facility for the East Coast and calling on the Break O'Day Council to progress to Stage 2 – a Business Case and Concept Design – so options and benefits can be properly assessed within the community.*
2. There are 1,028 signatures on the petition
3. Notes that verification of petition signatures is currently underway.
4. Determines that the Council will take into account the sentiment of the community communicated through the petition when deciding whether to proceed with developing a Business Case and Concept Design

INTRODUCTION:

A petition was lodged with Council on 13 March 2026 by presenting it to Council's Executive Officer, Jayne Richardson. The petition states:

We, the undersigned, support the development of an aquatic and wellbeing facility for the East Coast and call on Break O'Day Council to progress to Stage 2 – a Business Case and Concept Design – so options and benefits can be properly assessed within the community.
requests

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER'S REPORT:

Background

Council has recently completed a feasibility assessment for a proposed aquatic and wellbeing facility in the Break O'Day municipality. The feasibility work explored potential facility components, indicative capital and operational costs, and high-level community benefits.

As part of this process, Council has undertaken community engagement to inform understanding of community need, expectations, and willingness to pay.

The submitted petition seeks progression of the project to the next stage to enable further detailed assessment of options, costs, and benefits.

It is worth noting that the Survey developed by Council to explore the community sentiment of an Aquatic Feasibility also asked the community this question. The results from the survey are included in this Agenda.

Petition Details

The petition states:

"We the undersigned, support the development of an aquatic and wellbeing facility for the East Coast and call on Break O'Day Council to progress to Stage 2 - a Business Case and Concept Design - so options, costs and benefits can be properly assessed within the community."

At the time of preparing this report the following summary is provided:

Number of Petition pages	54
Total Number of Signatures	1,028
Signatures self-identified as Visitor	120
Signatures self-identified as resident	908

Verification of signatories against the current Break O'Day Electoral Roll and current Break O'Day General Manager's Roll is currently underway. Initial review indicates that not all signatories are recorded on the Break O'Day Electoral Roll and/or the General Manager's Roll.

Statutory Requirements

In accordance with the *Local Government Act 1993 (Tas)*, petitions received by Council are to be tabled at an Ordinary Council Meeting.

In accordance with section 58 of the *Local Government Act 1993 (Tasmania)*

(2) A general manager who has been presented with a petition or receives a petition under subsection (1)(b) is to table the petition at the next ordinary meeting of the council.

(3) A petition is not to be tabled if –

(a) it does not comply with section 57 ; or

(b) it is defamatory; or

(c) any action it proposes is unlawful.

The General Manager advises that the Petition satisfies the requirements to be tabled.

Section 60 (2) (b) of the Local Government Act (1993) Tasmania requires Council at the meeting where it is tabled to determine any action to be taken in respect of the petition

Officer's Report

The petition demonstrates a high level of community interest in the potential development of an aquatic and wellbeing facility Business Case.

Council has recently completed significant work in this area through the Aquatic Facility Feasibility Study and associated community engagement. The findings of this work, along with any future decisions regarding progression to a Business Case and Concept Design phase, will be considered by Council in the context of:

- Financial sustainability and long-term affordability
- External funding opportunities
- Alignment with Council's strategic priorities
- Broader community feedback and evidence base

The petition will form part of this overall consideration.

Risk Implications

There are no direct risks associated with receiving the petition.
Future decisions regarding the project will require careful consideration of financial, operational, and community risks.

Conclusion

The petition provides a clear indication of community interest in further exploration of an aquatic and wellbeing facility Business Case.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal
Create an informed and involved community by developing channels of communication.

Strategy
Community and Council Collaboration - Work within a community engagement framework which defines the relationship between the community and Council in decision making and project delivery.

LEGISLATION & POLICIES:

Local Government Act (1993) Tasmania

57. Petitions

(1) A person may lodge a petition with a council by presenting it to a councillor or the general manager.
(2) A person lodging a petition is to ensure that the petition contains –
(a) a clear and concise statement identifying the subject matter and the action requested; and

(b) in the case of a paper petition, a heading on each page indicating the subject matter; and

(c) in the case of a paper petition, a brief statement on each page of the subject matter and the action requested; and

(d) a statement specifying the number of signatories; and

(e) at the end of the petition –

(i) in the case of a paper petition, the full name, address and signature of the person lodging the petition; and

(ii) in the case of an electronic petition, the full name and address of the person lodging the petition and a statement by that person certifying that the statement of the subject matter and the action requested, as set out at the beginning of the petition, has not been changed.

(3) In this section –

electronic petition means a petition where the petition is created and circulated electronically and the signatories have added their details by electronic means;

paper petition means a petition where the petition is created on paper which is then circulated and to which the signatories have added their details directly onto the paper;

petition means a paper petition or electronic petition;

signatory means –

(a) in the case of a paper petition, a person who has added his or her details to the paper petition and signed the petition; and

(b) in the case of an electronic petition, a person who has added his or her details to the electronic petition.

58. Tabling petition

(1) A councillor who has been presented with a petition is to –

(a) . . . . . .

(b) forward it to the general manager within 7 days after receiving it.

(2) A general manager who has been presented with a petition or receives a petition under subsection (1)(b) is to table the petition at the next ordinary meeting of the council.

(3) A petition is not to be tabled if –

(a) it does not comply with section 57 ; or

(b) it is defamatory; or

(c) any action it proposes is unlawful.

(4) The general manager is to advise the lodger of a petition that is not tabled the reason for not tabling it within 21 days after lodgment.

59. Petitions seeking public meetings

(1) A petition under section 57 may request that a council hold a public meeting regarding the subject matter of the petition.

(2) A council must hold a public meeting if the petition complies with section 57 and it is signed by whichever is the lesser of the following:

(a) 5% of the electors in the municipal area;

(b) 1 000 of those electors.

(3) A petition that requests a public meeting is not to be made in respect of any matter relating to rates and charges in Part 9 if those rates or charges have been made for the current financial year.

60. Action on petition

(1) The general manager, by notice in writing to the person who lodged the petition, is to –
(a) advise whether the petition complies with section 59 , if it seeks a public meeting; and
(b) give reasonable notice of when the council is to consider the petition.

(2) Within 42 days after the tabling of the petition –
(a) the general manager is to advise the council at a council meeting whether the petition complies with section 59 , if applicable; and
(b) the council, at that meeting, is to determine any action to be taken in respect of the petition.

(3) If the petition complies with section 59 , or the council otherwise resolves to hold a public meeting regarding the subject matter of the petition, the council, within 30 days after the meeting referred to in subsection (2) , is to hold a public meeting to discuss the subject matter of the petition.

(4) The council is to record in the minutes of the meeting referred to in subsection (2) –
(a) the subject matter of the petition; and
(b) the number of signatories to the petition.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

There are no direct financial implications associated with receiving the petition.
Should Council determine to progress to Stage 2 (Business Case and Concept Design), a separate report will be presented outlining scope, costs, and funding options.

VOTING REQUIREMENTS:

Simple Majority

04/26.11.0 NOTICES OF MOTION

A motion may be set aside by the Chairperson to be considered at a subsequent meeting, in accordance with Regulation 18 of the Local Government (Meeting Procedures) Regulations 2025

Nil

04/26.12.0 MAYOR'S & COUNCILLOR'S COMMUNICATIONS

04/26.12.1 Mayor's Communications for Period Ending 20 April 2026

19.03.2026	**MS Teams**	– Australian Local Government Association (ALGA), meeting with the board.
20.03.2026	**St Helens**	– Hon. Jane Howlett MP, Minister for Minister for Tourism, Hospitality and Events, Racing and Women and the Prevention of Family Violence, meeting involving the General Manager to visit coastal camping areas discussing the pressures being experienced.
25.03.2026	**Hobart**	– Local Government Association of Tasmania (LGAT), meeting with LGAT CEO Dion Lester and Vice President Paula Wriedt.
27.03.2026	**St Helens**	– Meeting with the new St Helens Police Inspector, Danny Jackson.
27.03.2026	**St Helens**	– St Helens Neighbourhood House, meeting involving Council's Community Services Manager.
08.04.2026	**St Helens**	– Council Workshop.
09.04.2026	**Devonport**	– Mayor and Deputy Mayor Professional Development Workshop, organised by LGAT with the Deputy Mayor also in attendance.
13.04.2026	**Fingal**	– Live4Life 2026 Crew Launch, introducing the 2026 Crew to Year 8 students and community members. The event highlighted the Live4Life model and Teen Mental Health First Aid, promoting positive, peer-led mental wellbeing under the theme "Don't hide behind the mask."
20.04.2026	**St Helens**	– Council Meeting.

04/26.12.2 Councillor's Reports for Period Ending 20 April 2026

This is for Councillors to provide a report for any Committees they are Council Representatives on and will be given at the Council Meeting.

- Break O'Day Chamber of Commerce and Tourism – Deputy Mayor Kristi Chapple
- NRM Special Committee – Clr Liz Johnstone
- East Coast Tasmania Tourism (ECTT) – Clr Barry LeFevre
- Mental Health Action Group – Clr Barry LeFevre
- Access and Inclusion Advisory Committee – Clr Kylie Wright
- Bay of Fires Master Plan Steering Committee – Clr Ian Carter
- St Marys Exhibition Building Committee - Clr Liz Johnstone

04/26.13.0 BUSINESS AND CORPORATE SERVICES

04/26.13.1 Corporate Services Department Report

ACTION	**INFORMATION**
PROPONENT	Council Officer
OFFICER	Raoul Harper, Manager Business Services
FILE REFERENCE	018\018\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update on activities of the Business and Corporate Services Department since the previous Council Meeting.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

Finance

A major focus during the reporting period has been progressing budget preparation, including early modelling and refining both operational and capital programs at a management level. This has included the review of updated asset data, emerging depreciation impacts and projected revenue and expenditure assumptions for the financial year ahead. As part of this work, there is a clear need for Council to remain nimble and cautious with expenditure next year, particularly where short-term price spikes may not represent value for money outcomes for Council or ratepayers.

A particular emerging challenge is the escalation of fuel prices and modelling how the cost rises will directly impact service delivery and capital works planned for the year ahead. The real challenge sits in the unknown levels this may escalate to and how to fairly and reasonably apportion these costs to services such as waste collection, general maintenance activities and annual capital works programs such as road resealing, resurfacing and construction works. Where market prices move beyond reasonable levels, it may be sensible to delay or re-sequence non-essential works until more competitive pricing returns. Council will manage this risk through regular budget reviews and by adjusting scope, timing and procurement approaches where required to keep costs within reasonable levels.

Municipal Revaluation

The receipt of the Valuer-General's municipal revaluation file after a number of weeks of delays is an important milestone and now allows for detailed rates modelling to start. Work will assess differential rating scenarios, minimum rate effects and overall revenue outcomes ahead of the forthcoming workshop on rates with Council. At the same time, work has continued improving

outstanding rates collections, with strengthened follow-up and engagement contributing to improved cash flow outcomes and reduced aged debt positions. The staff working in this area have done an excellent job engaging with ratepayers and working with those with overdue accounts to either pay outstanding amounts or enter into payment plans to gradually clear the outstanding rates.

Assets

Strong progress has been made on the finalisation of the Building Asset Class data, culminating in completion of the building revaluation. The updated valuations reflect a substantial increase in building fair values, materially improving the accuracy and integrity of Council's asset register. While this uplift strengthens Council's balance sheet representation, it is expected to result in a material increase in depreciation expense, which will affect the end-of-financial-year operating result. Notwithstanding this accounting outcome, the work represents an important improvement in asset data quality and provides a more reliable basis for ongoing financial reporting, renewal planning and long-term sustainability assessments.

Strategic Asset Management Plan

Work has progressed on developing and refining Council's Strategic Asset Management Plan (SAMP), which is a key document within Council's integrated planning framework. The SAMP brings together updated asset condition information, valuation outcomes and lifecycle assumptions across the major asset classes and helps set out Council's longer-term renewal and maintenance needs.
This work is informing the review and refinement of the Long-Term Financial Plan (LTFP) by ensuring depreciation, renewal funding requirements and capital investment profiles more accurately reflect the full cost of maintaining Council's asset base. Better alignment between the SAMP and LTFP improves the reliability of long-term financial modelling, supports more informed budget decision-making and strengthens Council's ability to demonstrate financial sustainability and sound asset stewardship.
Looking ahead, continued integration of SAMP outputs into the LTFP will provide a clear basis for future capital prioritisation and budget workshops, supporting Councillors to consider investment trade-offs with greater confidence and transparency.

ICT

The ICT Managed Services Request for Quotation (RFQ) process has progressed through detailed review and evaluation during the reporting period. This has included development of selection criteria, preparation of briefing materials and initial assessment of submissions received.
This process is a key step in Council's broader ICT and digital transformation program and will inform future decisions on service delivery models, capability, resilience and value for money.

Transport

Substantial work has advanced on the Transport Master Plan, with a strong focus on aligning transport priorities with Council's asset management, financial planning and long-term investment frameworks. The Plan is being used to link asset condition and risk with funding priorities, and to inform future budget development.
This work positions Council to prioritise transport infrastructure investment in a structured and financially sustainable manner, while also strengthening Council's capacity to advocate for external funding and support.

Council's investment portfolio continues to perform well and remains above budget expectations. The portfolio is being actively managed to balance return, liquidity and risk, while ensuring sufficient cash is available to meet Council's operational and capital requirements.

Corporate Services maintained service continuity throughout the period, including during periods of staff training, audit activity and planned leave. Routine corporate services functions continued to be delivered, including payroll processing, accounts support, reception coverage and internal coordination with other departments to support day-to-day Council operations.

Preparation works also continued across a number of core annual activities, including the review of the Rates and Charges Policy, an update to the Financial Management Strategy and further refinement of the Long Term Financial Plan. This work is informing upcoming budget workshops and discussions with Council and provides an important foundation for sound and informed decision-making in the weeks ahead.

Investments

Council's investment portfolio continues to perform well and remains above budget expectations. The portfolio is being actively managed to balance return, liquidity and risk, while ensuring sufficient cash is available to meet Council's operational and capital requirements.

Date Rolled Over	Maturing	Term (Months)	Principle Amount	Interest	Total Amount	Interest Rate	Bank	STATUS
04.04.2025	04.07.2025	3	1,000,000.00	11,493.42	$ 1,011,493.42	4.61%	Westpac	MATURED
07.03.2025	08.09.2025	6	1,000,000.00	23,568.49	$ 1,023,568.49	4.65%	Bendigo	MATURED
04.04.2025	03.10.2025	6	1,000,000.00	23,186.30	$ 1,023,186.30	4.65%	Bendigo	MATURED
09.07.2025	09.11.2025	4	1,000,000.00	14,005.48	$ 1,014,005.48	4.26%	CBA	MATURED
10.07.2025	10.12.2025	5	1,000,000.00	17,815.07	$ 1,017,815.07	4.25%	Bendigo	MATURED
11.07.2025	12.01.2026	6	1,500,000.00	31,931.51	$ 1,531,931.51	4.20%	Bendigo	MATURED
12.08.2025	12.02.2026	6	1,500,000.00	31,532.05	$ 1,531,532.05	4.17%	Westpac	MATURED
09.09.2025	10.03.2026	6	1,500,000.00	31,125.00	$ 1,531,125.00	4.15%	Westpac	MATURED
30.09.2025	30.04.2026	7	1,000,000.00	24,150.00	$ 1,024,150.00	4.14%	Westpac	CURRENT
30.09.2025	30.05.2026	8	1,000,000.00	27,733.33	$ 1,027,733.33	4.16%	Westpac	CURRENT
09.12.2025	09.06.2026	6	1,000,000.00	21,950.00	$ 1,021,950.00	4.39%	Westpac	CURRENT
09.12.2025	09.07.2026	7	1,000,000.00	25,783.33	$ 1,025,783.33	4.42%	Westpac	CURRENT
30.09.2025	30.08.2026	11	1,500,000.00	57,475.00	$ 1,557,475.00	4.18%	Westpac	CURRENT
16.02.2026	16.09.2026	7	1,500,000.00	41,562.50	$ 1,541,562.50	4.75%	Westpac	CURRENT
16.02.2026	16.10.2026	8	1,500,000.00	47,800.00	$ 1,547,800.00	4.78%	Westpac	CURRENT

Council also has a 5 Year Term Deposit which earns approximately $22,920.55 per quarter (depending on timing of when interest is paid) in interest as provided below:

Date Rolled Over	Maturing	Term (Months)	Principle Amount	Interest	Total Amount	Interest Rate	Bank	STATUS
14.02.2024	13.02.2029	60	2,000,000.00	Approx 22,920.55 per quarter	$ 2,000,000.00	4.70%	Westpac	CURRENT

2024/2025 Rates Summary - 1 April 2026

	2025/2026		2024/2025	
Rates Brought Forward	**%**	**$**	**%**	**$**
Outstanding Rate Debtors		1,018,129.97		813,964.84
Less Rates in Credit		-326,736.45		-296,603.81
Net Rates Outstanding at 30 June 2025	**4.42**	**691,393.52**	**3.61**	**517,361.03**
Rates and Charges Levied	94.56	14,803,419.00	95.55	13,713,760.01
Interest and Penalty Charged	1.03	160,568.73	0.84	120,954.60
Total Rates and Charges Demanded	**100.00**	**14,963,987.73**	**100.00**	**13,834,714.61**
Less Rates and Charges Collected	76.45	11,968,878.36	77.24	11,086,161.79
Less Credit Journals and Supp Credits	2.40	375,815.56	1.69	242,412.59
Remissions and Discount	4.31	674,114.00	4.49	644,261.96
Unpaid Rates and Charges as at 1 April 2026	**16.84**	**2,636,573.33**	**16.58**	**2,379,239.30**

Remissions and Discounts	**2025/2026**	**2024/2025**
Early Payment Discount	132,320.44	120,115.78
Pensioner Rebates	541,793.56	524,146.18
	674,114.00	**644,261.96**

Number Rateable Properties	6,931	6,901
Number Unpaid Rateable Properties	3,317	3,349
% Properties Not fully paid	**47.86**	**48.53**

Right to Information (RTI) Requests

One (1)

132 and 337 Certificates

	132	**337**
March 2026	77	46
February 2026	74	27
March 2025	60	38

Debtors/Creditors @
9 April 2026

DEBTORS INFORMATION
Invoices Raised

Current			Previous Year	
Month	**Mth Value**	**YTD 25/26**	**Month**	**YTD 24/25**
69	$ 732,012.42	504	47	558

CREDITORS INFORMATION
Payments Made

Current			Previous Year	
Month	**Mth Value**	**YTD 25/26**	**Month**	**YTD 24/25**
348	$ 1,791,753.55	3319	372	2658

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal
Services – To have access to quality services that are responsive to the changing needs of the community and lead to improved health, education and employment outcomes.

Strategy
1. Work collaboratively to ensure services and service providers are coordinated and meeting the actual and changing needs of the community.
2. Ensure Council services support the betterment of the community while balancing statutory requirements with community and customer needs.

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

04/26.13.2 Monthly Financial Report

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Raoul Harper, Manager Business Services
FILE REFERENCE	018\018\001\
ASSOCIATED REPORTS AND DOCUMENTS	Financial Reports

OFFICER'S RECOMMENDATION:

That the following reports for the month ending 31 March 2026 be received:

1. Profit and Loss Statements
2. Balance Sheet
3. Statement of Cash Flows
4. Capital Works 2025-2026

INTRODUCTION:

Presented to Council are the monthly financial statements.

PREVIOUS COUNCIL CONSIDERATION:

Council considers financial reports on a monthly basis.

OFFICER'S REPORT:

The financial statements as shown below show the financial position of Council as at 31 March 2026.

Profit and Loss

Break O'Day Council

For the 9 months ended 31 March 2026

Account	Actual YTD	Budget YTD	Budget Variance YTD	Budget Variance % YTD	Annual Budget	Notes
Trading Income						
Rates	14,569,896	14,369,102	200,794	1%	14,369,102	
User Fees	1,236,029	1,064,650	171,379	16%	1,477,883	1
Operating Grants	2,177,711	1,877,969	299,742	16%	4,217,477	2
Interest & Investment Income	818,634	739,127	79,507	11%	1,048,000	3
Contributions	65,671	5,527	60,144	1088%	6,037	4
Other Revenue	132,975	37,306	95,669	256%	49,739	5
Total Trading Income	**19,000,916**	**18,093,681**	**907,235**	**5%**	**21,168,238**	
Gross Profit	**19,000,916**	**18,093,681**	**907,235**	**5%**	**21,168,238**	
Capital Grants						
Grants - Capital Other	350,000	0	350,000	0%	0	
Grants - Commonwealth Capital	1,015,451	0	1,015,451	0%	0	
Grants - Roads to Recovery	0	690,568	(690,568)	-100%	1,035,853	
Grants - State Capital	1,242,016	545,000	697,016	128%	1,130,000	
Total Capital Grants	**2,607,466**	**1,235,568**	**1,371,898**	**111%**	**2,165,853**	6
Other Non Operating Income						
Net Gain/Loss on Disposal of Assets	57,200	40,000	17,200	43%	100,000	
Total Other Non Operating Income	**57,200**	**40,000**	**17,200**	**43%**	**100,000**	
Total Non Operating Revenue	**2,664,666**	**1,275,568**	**1,389,098**	**109%**	**2,265,853**	
Operating Expenses						
Employee Costs	5,128,575	5,240,007	(111,432)	-2%	6,939,061	
Materials & Services	5,852,912	6,726,458	(873,546)	-13%	8,747,236	7
Interest	25,531	27,258	(1,727)	-6%	42,076	
Depreciation	4,052,371	3,944,066	108,305	3%	5,258,739	
Other Expenses	251,893	244,553	7,340	3%	342,536	
Total Operating Expenses	**15,311,282**	**16,182,342**	**(871,060)**	**-5%**	**21,329,648**	
Operating Net Profit	**3,689,634**	**1,911,339**	**1,778,295**	**93%**	**(161,410)**	
Net Profit (Including Non Operating Revenue)	**6,354,301**	**3,186,907**	**3,167,394**	**99%**	**2,104,443**	

Notes

1. User Fees are $172k (16%) higher than budget YTD, which is primarily due to higher than anticipated building activity, particularly in relation to Building Surveying Services.
2. Operating Grants are $300k (16%) higher than budget YTD, which is primarily due to grant funds carried forward from the prior year being higher than expected.
3. Interest & Investment Income is $80k higher than budget YTD, which is predominantly due to Interest & Penalties on Overdue Rates being higher than anticipated
4. Contributions revenue is is $60k higher than budget, which is due to unbudgeted Public Open Space contributions having been received.
5. Other Revenue is $96k higher than budget, which is mainly due to a refund from Aurora regarding an overcharge of 2024/25 power charges.
6. Capital grants are $1.37m higher than budget, which is primarily due to grant funds carried forward from the prior year in relation to the Black Summer Bushire Recovery and LRCI Phase 4 grant funded projects,together with grant funding for the Georges Bay Walkway/Parnella linkage being received earlier than anticipated.
7. Materials & Services are down $874k (13%) on budget, which is primarily due to delays in spending on strategic and grant funded projects.

Balance Sheet

Break O'Day Council
As at 31 March 2026

Account	31-Mar-26	30 June 2025
Assets		
Current Assets		
Cash & Cash Equivalents	5,964,652	7,454,872
Investments	10,500,298	5,000,000
Trade & Other Receivables	2,978,925	1,424,890
Inventory	237,246	311,419
Other Assets	2,838	2,838
Total Current Assets	**19,683,959**	**14,194,019**
Non-current Assets		
Trade and Other Receivables	14,392	14,392
Property, Plant & Equipment	230,681,481	234,834,103
Right of Use Asset	734,211	734,211
Investment in Water Corporation	36,442,103	36,442,103
Other Investments	30,000	30,000
Mineral Resources Bond	151,500	151,500
Total Non-current Assets	**268,053,687**	**272,206,309**
Total Assets	**287,737,647**	**286,400,328**
Liabilities		
Current Liabilities		
Trade & Other Payables	1,476,042	1,873,953
Contract Liabilities	0	810,172
Lease Liability	75,199	75,199
Interest Bearing Loans & Borrowings	300,956	384,494
Provisions	1,014,570	1,014,570
Trust Funds and Deposits	581,090	577,244
Total Current Liabilities	**3,447,858**	**4,735,633**
Non-current Liabilities		
Lease Liabilities	659,012	659,012
Interest Bearing Loans & Borrowings	609,491	609,491
Provisions	731,066	731,066
Total Non-current Liabilities	**1,999,570**	**1,999,570**
Total Liabilities	**5,447,427**	**6,735,203**
Net Assets	**282,290,220**	**279,665,126**
Equity		
Accumulated Surplus	49,498,559	46,873,465
Reserves	232,791,661	232,791,661
Total Equity	**282,290,220**	**279,665,126**

Statement of Cash Flows

Break O'Day Council

For the 9 months ended 31 March 2026

Account	YTD	2025
Operating Activities		
Receipts from customers	1,368,476	1,689,665
Receipts from rates	12,607,257	13,414,011
Receipts from Operational Grants	1,340,543	3,087,319
Contributions	66,728	53,665
Interest received	498,534	899,801
Dividends received	320,100	465,600
Payments to employees	(5,277,992)	(6,398,399)
Payments to suppliers	(6,767,982)	(8,787,643)
Finance Costs	(37,169)	(143,733)
Cash receipts from other operating activities	774,112	1,288,954
Cash payments from other operating activities	997	(3,002)
Net Cash Flows from Operating Activities	**4,893,606**	**5,566,237**
Investing Activities		
Proceeds from sale of property, plant and equipment	87,609	58,175
Payment for property, plant and equipment	(3,600,478)	(7,251,921)
Payment for investments	(5,500,298)	4,500,000
Capital Grants received	2,710,266	2,623,201
Other cash items from investing activities	0	(151,500)
Net Cash Flows from Investing Activities	**(6,302,901)**	**(222,045)**
Financing Activities		
Proceeds of trust funds and deposits	2,613	16,401
Repayment of loans	(83,538)	(2,605,557)
Repayment of lease liabilities	0	(25,932)
Net Cash Flows from Financing Activities	**(80,925)**	**(2,615,088)**
Net Cash Flows	**(1,490,220)**	**2,729,104**
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	7,454,872	4,725,768
Net change in cash for period	(1,490,220)	2,729,104
Cash and cash equivalents at end of period	5,964,652	7,454,872

Break O'Day Council

Capital Works Revised Budget 2025-2026

For the 9 months to 31 March 2026

Project Details	YTD @ 31/3/2026	Revised Budget 2025/2026	Remaining Budget
Plant & Equipment			
Replace K17MB Infrastructure & Development Services Manager	43,475	45,000	1,525
Replace J40VD Asset Officer	45,097	45,097	(0)
Replace Plant 1220 John Deer Backhoe	198,000	190,000	(8,000)
Replace Plant 1269 Valley Crew Town Maintenance Truck	-	150,000	150,000
Replace Plant 1303 - Hitachi ZX33U-5A Excavator	-	120,000	120,000
Replace Plant 1304 - Excavator Plant Trailer (for Plant 1303)	-	20,000	20,000
Emergency Evacuation Generator & Trailer (Grant Funded)	2,796	-	(2,796)
Replace Plant 1343 - IO4DC Building Maintenance Van	-	50,000	50,000
Replace Plant 1383 - MTB Motorcycle	8,344	8,344	(0)
Replace Plant 1385 - MTB Motorcycle	8,344	8,344	(0)
Additional MTB Motorcycle	8,344	8,344	(0)
Replace Plant 1380 - I40PS Town Maintenance Ute with tip tray	-	45,000	45,000
Replace Plant 1393 - J68EV Builders truck	-	60,000	60,000
Replace Plant 1416 - K42PQ General Manager	53,341	55,000	1,659
Replace Plant 1413 - K91MG Building Services Officer	-	45,000	45,000
Replace Plant 1360 DMax 4x4 Crew Cab	58,173	58,173	(0)
Replace Plant 1361 H40ZN - Kia Sportage Pool Car	-	45,000	45,000
Replace 1382 - MTB Vehicle	61,659	121,659	60,000
Small Plant - VARIOUS 2025/2026	24,757	45,000	20,243
Plant 1269 - Coastal Crew Truck Tray and Crane Assembly	62,105	116,141	54,036
Plant 1022 - Small Tipper Truck Tray and Chip Bin	58,405	86,141	27,736
Vehicle Management Tracking System	-	30,000	30,000
Waste collection truck	591,690	591,690	0
Total Plant & Equipment	**1,224,531**	**1,943,933**	**719,402**
Furniture & IT			
CCTV - additional cameras and installation	-	100,000	100,000
New Ricoh Printer - Main Print Room	10,790	-	(10,790)
New Format LCD 98" Screen (replacing existing Projector & Screen)	16,659	16,659	0
Video Conferencing System- General Manager's Office	10,388	10,388	0
Total Furniture & IT	**37,836**	**127,047**	**89,211**
Buildings			
Hub 4 Health - Internal Renovations as per endorsed management plan	-	30,000	30,000
Refurbish St Marys Sports Complex Main Toilet/Shower Facillity	34,950	75,000	40,050
Installation of New Roof Mounted Solar Panels - St Marys	14,826	40,000	25,174
Pyengana Hall Roof Replacement	-	60,000	60,000
Replacement of Roof Cladding - St Marys Tennis Club	2,592	15,000	12,408
St Helens Depot Office Roof & Insulation Replacement	-	15,000	15,000
St Marys Exhibition upgrades	-	100,000	100,000
St Marys Tip Shop - New Power Supply (Solar)	4,000	35,000	31,000
Portland Hall Upgrades	-	50,000	50,000
Council Chambers additions and improvements	18,421	29,324	10,903
Falmouth - New Toilet design	258,636	250,000	(8,636)
Falmouth Community Centre - Internal Alterations	116,513	152,475	35,962
Pyengana Recreation Ground Improvements	-	10,000	10,000
Binalong Bay - Village Green BBQ Replacements	45,896	14,986	(30,910)
Memorial Park Toilet Block Replacement	28,677	50,000	21,323
St Helens Foreshore - Amenities	-	50,000	50,000
Total Buildings	**524,511**	**976,785**	**452,274**
Parks, Reserves & Other			
Special Project: Scamander Coastal Hazards Project	70,921	236,886	165,965
Rec trails strategy implementation - stage 1	-	100,000	100,000

Break O'Day Council

Capital Works Revised Budget 2025-2026

For the 9 months to 31 March 2026

Project Details	YTD @ 31/3/2026	Revised Budget 2025/2026	Remaining Budget
Playground equipment replacement program	-	98,637	98,637
Lions Park Playground Review	-	12,000	12,000
Dog exercise area St Helens Improvements	-	10,000	10,000
St Marys Dog Park	10,341	18,131	7,790
St Helens Cemetery Master Plan improvements	48,188	49,807	1,619
Georges Bay Walking Track Extension	4,850	973,750	968,900
St Helens Walkway Lighting Project (FUNDED)	121,240	124,856	3,616
Scamander Sports Complex Masterplan	14,515	20,000	5,485
St Helens Memorial Park - Irrigation system improvements incl groundworks	-	10,000	10,000
Totals Parks, Reserves & Other	**270,055**	**1,654,067**	**1,384,012**
Roads - Streetscapes & Carparking			
Cecilia Street/Georges Bay Esplanade junction	-		0
Carparking acquisition and assoc. costs	-	550,000	550,000
Total Streetscapes	**-**	**550,000**	**550,002**
Roads - Footpaths			
Footpath - Binalong Bay Road	-	100,000	100,000
Footpaths - Miscellaneous	100,107	100,000	(107)
Lindsay Parade to Sunny Bank Close		30,000	30,000
Binalong Bay Footpaths internal throrougfares		100,000	100,000
Total Footpaths	**100,107**	**330,000**	**229,893**
Roads - Kerb & Channel			
Total Kerb & Channel	-		
Roads - Resheeting			
25/26 Road Resheeting - various	154,620	700,000	545,380
Ansons Bay Road- Resheeting	191,399		(191,399)
Total Resheeting	**346,019**	**700,000**	**700,000**
Roads - Reseals			
St Marys - Story Street Esk Main Road to Groom Street	-	60,000	60,000
25/26 Reseals TBC	659,095	800,000	140,905
Totals Reseals	**659,095**	**860,000**	**860,000**
Roads - Reconstructions / Construction			
Mangana Road - Rehabilitation/reconstruction 25/26	121,776	350,000	228,224
Totals - Roads Construction, Digouts & Other	**121,776**	**350,000**	**350,002**
Totals Roads & Footpaths	**1,226,996**	**2,790,000**	**2,689,897**
			0
Bridges			0
Bridge 185 - Gilles Road	16,454	307,000	290,546
Bridge 2684 - Pedder Street	163,955	200,000	36,045
Total Bridges	**180,409**	**507,000**	**507,000**
Stormwater			
Minor stormwater Jobs	59,294	150,000	90,706
Penelope Street	9,960	9,960	(0)

Break O'Day Council

Capital Works Revised Budget 2025-2026

For the 9 months to 31 March 2026

Project Details	YTD @ 31/3/2026	Revised Budget 2025/2026	Remaining Budget
Aulichs Lane, St Marys	10,174	90,220	80,046
Upgrade	3,035	62,744	59,709
New SW main - Brown Street		90,000	90,000
Renewal of SW Main - Talbot Street, Fingal	84,758	100,000	15,242
Total Stormwater	**167,222**	**502,924**	**335,702**
Waste Management			
Replace Pay Booth - Fingal WTS	-	20,000	20,000
Ansons Bay WTS - Bulk Bin Loading Ramp Upgrade		30,000	30,000
Scamander WTS - Waste Compactor	11,119	1,054,315	1,043,196
Scamander WTS - Landfill Design & Construction	65,085	232,072	166,987
Total Waste Management	**76,204**	**1,336,387**	**1,260,183**
	-		
Total Capital	**3,707,765**	**9,838,143**	**7,437,680**

04/26.13.3 Audit Panel Minutes

ACTION	DECISION
PROPONENT	Secretary to the Audit Panel
OFFICER	Raoul Harper, Manager Business Services
FILE REFERENCE	018\005\024\
ASSOCIATED REPORTS AND DOCUMENTS	Minutes of the Audit Panel Meeting 6 March 2026

OFFICER'S RECOMMENDATION:

That Council receive the minutes of the Audit Panel meeting of 6 March 2026.

INTRODUCTION:

The Council Audit Panel meets every three months and the minutes of each meeting are provided to Council.

PREVIOUS COUNCIL CONSIDERATION:

Provided as an agenda report after each meeting.

OFFICER'S REPORT:

As per the minutes, the Audit Panel received and reviewed key governance, financial management, audit and risk matters, including Council's strategic asset management framework, ICT and cybersecurity governance planning, monthly financial performance and capital works delivery, internal audit resourcing and progress against recommendations and risk register reporting.

Significant matters from the minutes include:

1) Reviewed the Long-Term Strategic Asset Management Plan (SAMP) approach, including timing (target completion within 8/10 weeks) and document structure (overarching strategy with asset-class plans).

2) Noted the reviews of the Asset Management Strategy and Asset Management Policy.

3) Discussed the Policies and Procedures Plan, including planned review of Human Resources policies and use of LGAT/Edge Legal policy templates.

4) Reviewed the ICT Strategy & Cybersecurity Governance Roadmap planning, including procurement approach and preference for an end-to-end service provider.

5) Agreed the Cyber Security Policy should be reviewed annually; noted development of a Cyber Incident Response Plan with the appointed provider; and emphasised internal oversight and regular performance reporting for any managed service arrangement.

6) Considered the February 2026 monthly financial report, including strong operating result (investment returns and cost underspends), resourcing updates and active rates collection initiatives.

7) Reviewed the February 2026 capital works budget position, including fleet renewal planning and exploration of EV charging infrastructure, and flagged a future review of the Fleet Policy (including private use controls).

8) Discussed internal audit activity and resourcing, including focus on closing outstanding Tasmanian Audit Office findings, consideration of a blended internal/external audit approach, and potential future gap analysis.

9) Noted that a dedicated cybersecurity internal audit report will be progressed once the ICT service provider is appointed and reporting requirements are agreed.

10) Received and reviewed the quarterly risk register report, including agreeing to review and adjust the risk rating and due date for the Financial Reporting - Grant Revenue Misstatement item.

11) Confirmed the next Audit Panel meeting is scheduled for 1 June 2026.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

LEGISLATION & POLICIES:

Local Government (Audit Panels) Order 2014
Division 4 – Audit Panels of Local Government Act 1993

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

AUDIT PANEL
Minutes

Friday 6 March 2026
Council Library, St Helens

from the **mountains** to the **sea** | **www.bodc.tas.gov.au**

CONTENTS

CONTENTS 2
03/26.1.0 ATTENDANCE 4
03/26.1.1 Present 4
03/26.1.2 Others in Attendance 4
03/26.1.3 Apologies 4
03/26.2.0 DECLARATION OF PECUNIARY INTERESTS / CONFLICT OF INTEREST 4
03/26.3.0 ADOPTION OF PREVIOUS MINUTES 5
03/26.3.1 Adoption of December 2025 Audit Panel Minutes 5
03/26.4.0 OUTSTANDING FROM PREVIOUS MEETING – ACTION SHEET 5
03/26.4.1 Action Sheet December 2025 Audit Panel 5
03/26.5.0 GOVERNANCE AND STRATEGY 5
03/26.5.1 Review Long-Term Strategic Asset Management Plan 5
03/26.5.2 Review Asset Management Strategy 6
03/26.5.3 Review Asset Management Policy 6
03/26.5.4 Review Policies and Procedures Plan 6
03/26.5.5 IT Strategy & Cybersecurity Governance Roadmap Plan 6
03/26.5.5.1 Cyber Security Policy 6
03/26.6.0 FINANCIAL AND MANAGEMENT REPORTING 7
03/26.6.1 Financial Reports 7
03/26.6.1.1 Monthly Financial Report –February 2026 Council Meeting 7
03/26.6.1.2 Capital Works Budget Review – February Council Meeting 8
03/26.6.1.3 Corporate Services Report – February Council Meeting 8
03/26.6.2 Review any Special Reports 8
03/26.7.0 INTERNAL AUDIT 9
03/26.7.1 Internal Audit Reports 9
03/26.7.2 Review Management's Implementation of Audit Recommendations 9
03/26.7.3 Review the Adequacy of Internal Audit Resources for Consideration in Council's Annual Budget and Review Performance of Internal Auditors 9
03/26.8.0 EXTERNAL AUDIT 9
03/26.8.1 External Audit Reports 9
03/26.8.2 Performance Audit Reports 9
03/26.9.0 RISK MANAGEMENT AND COMPLIANCE 10
03/26.9.1 Receive Material Risk Management Reports (Risk Profile, Risk Management and Treatment and Periodical/Rotational Risk Review) 10
03/26.9.2 Review the Procedure for Council's Compliance with Relevant Laws, Legislation and Council Policies 10
03/26.9.3 Review Internal, Anti-Fraud and Anti-Corruption Management Controls 10

03/26.9.4 Review Processes to Manage Insurable Risks and Existing Insurance Cover 10
03/26.9.5 Review Delegation Processes and Exercise of These..... 10
03/26.9.6.Review Tendering Arrangements and Advice to Council....12.
03/26.9.7.Any Major Claims, Lawsuits or Incidents of Fraud....12.
03/26.9.8 Annual Review of Risk Management Framework (LG32a) 11
03/26.10.0 OTHER BUSINESS..... 11
03/26.10.1 Review Issues Relating to National Competition Policy 11
03/26.11.0 MEETING CLOSE / NEXT MEETING DATE 11

03/26.1.0 ATTENDANCE

03/26.1.1 Present

Mr A Gray (Chair)
Clr B LeFevre

03/26.1.2 Others in Attendance

General Manager, John Brown
Manager Business Services, Raoul Harper
Corporate Services Coordinator, Angela Matthews
Administration & Governance Support Officer, Linda Singline
Corporate Services Officer, Renae Bussey

03/26.1.3 Apologies

Clr K Wright

03/26.2.0 DECLARATION OF PECUNIARY INTERESTS / CONFLICT OF INTEREST

Nil.

03/26.3.0 ADOPTION OF PREVIOUS MINUTES

03/26.3.1 Adoption of December 2025 Audit Panel Minutes

Minutes of 1 December 2025 received by Council. Resolution in the December 2025 Council Meeting minutes to receive the Audit Panel can be found below.

COUNCIL DECISION:

12/25.13.4.647 Moved: Clr K Wright/ Seconded: Clr B LeFevre

That Council receive the minutes of the Audit Panel meeting of the 1 December 2025.

CARRIED UNANIMOUSLY

Adopted by the Audit Panel.

03/26.4.0 OUTSTANDING FROM PREVIOUS MEETING – ACTION SHEET

03/26.4.1 Action Sheet December 2025 Audit Panel

Action	Responsible Officer	Item No	Status
Update Financial Management Strategy to correlate to Profit and Loss statement	Raoul Harper	03/24.6.2	Will be undertaken once audited 2025 Financial Statements are received. **To be updated in line with the budget.**

03/26.5.0 GOVERNANCE AND STRATEGY

03/26.5.1 Review Long-Term Strategic Asset Management Plan

The Business Services Manager stated that the old format is very generic and doesn't capture our municipal specific requirements. The new format will be more detailed and localised. The new SAMP will be a key strategic document that builds upon the significant work done to date on asset condition assessments and revaluations combined with the soon to be completed Transport Master Plan. Finalisation of the SAMP will assist in the delivery of a comprehensive asset management system inclusive of renewal targets and improvements to our long term financial planning. The new SAMP will include asset management plans for each main asset class.

The Chair had concerns about having individual policies, strategies and plans for each asset class. The main concern being the work required to keep these all up to date. The Chair suggested having one policy, one strategy and defined asset management plans for each use class.

The Business Services Manager clarified that there would be one overarching strategy, which would then break down into asset class plans. Planning is moving towards a reduced documentation load.
The Chair asked about the timing of the completion of the SAMP.

The Business Services Manager advised that the SAMP is underway, currently waiting for financials. Advising that we expect completion of the document within 8-10 weeks.

03/26.5.2 Review Asset Management Strategy

The Audit Panel noted the report.

03/26.5.3 Review Asset Management Policy

The Audit Panel noted the report.

03/26.5.4 Review Policies and Procedures Plan

The Chair asked whether updates to Human Resources Policies are being captured as a group and if they are using the LGAT Policies developed by Edge Legal?

The General Manager stated that Linda has moved a new role within the HR team and they will begin looking at the HR policies over next 3-6 months. They will be reviewing the Edge Legal policies as part of this process.

03/26.5.5 IT Strategy & Cybersecurity Governance Roadmap Plan

The Business Services Manager advised that Council is currently reviewing quotations from potential service providers. The Corporate Services Coordinator noted that the tender scope is broad, allowing Council to consider a range of options depending on the ICT services required. The Business Services Manager indicated a preference for a single, end-to-end provider (a 'one-stop shop'), while the Corporate Services Coordinator agreed and emphasised the importance of the right provider for Council's needs now and into the future. The Business Services Manager also stressed that any solution selected must operate cohesively across Council's systems.

The Chair noted that larger IT service providers typically provide continuous coverage and broader resourcing, reducing reliance on one or two individuals. The Chair also noted that such providers may be better positioned to offer staff training and professional development.

03/26.5.5.1 Cyber Security Policy

The Chair queried whether any controls identified as Maturity Level 1 (refer policy statement, page 27) should be lifted to Level 2. Management advised that an initial target of Level 1 supports achievable delivery and progressive improvement, noting that committing to Level 2 would require a higher level of early effort. The General Manager noted a need to balance ambition with achievability and requested further information before confirming any uplift in targets.

The Audit Panel agreed that, due to the rapidly changing cyber and ICT environment, the policy should be reviewed annually (rather than on a three-year cycle). Management noted this timeframe will align with engagement of service providers.

In response to a question from the Chair, the Business Services Manager advised that a Cyber Incident Response Plan is included as a new deliverable within the governance framework and is intended to be developed with the appointed service provider.

The Chair emphasised the need for clear internal oversight of any managed service provider, including defined management accountabilities and regular performance reporting (monthly to bi-monthly). Management noted that a service level agreement would be embedded within a new contract for IT services and that would clearly define reporting responsibilities, key performance levels and ongoing internal oversight. This will be combined with regular reports to management and the audit panel.

The Chair noted the policy content was sound. The Business Services Manager advised that, as an operational policy, the draft will be updated and presented to the next Council meeting; supporting procedures will be provided to Councillors through a workshop for information and awareness.

03/26.6.0 FINANCIAL AND MANAGEMENT REPORTING

03/26.6.1 Financial Reports

03/26.6.1.1 Monthly Financial Report –February 2026 Council Meeting

The Business Services Manager advised that the latest financial figures were received the previous afternoon and are broadly consistent with the report presented. Council's operating net result is currently tracking strongly, with revenue from higher than budgeted returns on investments and and underspends in materials and other costs.

The Chair sought an update on staffing levels. The Corporate Services Coordinator advised there are currently several vacancies and management is implementing strategies to reduce recruitment timeframes. The General Manager noted that several strategic projects and grant-funded initiatives are forthcoming, with capital works delivery and wage pressures impacting resourcing.

The Administration and Governance Support Officer advised that three FTE are scheduled to commence in March and April. The General Manager further advised that one vacancy has been filled using a pre-approved applicant pool from a prior expression-of-interest process, and that interviews are being conducted in advance to enable a faster turnaround (with only a final interview round required prior to commencement). This approach will be extended to Corporate Services to fill current vacancies.

The General Manager noted that revenue, including operating grants, is currently tracking approximately $530,000 above forecast (a 5% variance).

The Business Services Manager advised that Corporate Services has commenced a targeted rates collection initiative, contacting ratepayers with outstanding amounts for the current financial year. Approximately $67,000 has been received to date (after two weeks). The Chair noted that rates outstanding are lower than the same time last year. The Corporate Services Coordinator advised that a review of the land tax assessment has been undertaken, and 16 properties have been submitted for removal from the land tax bill, with an estimated reduction of approximately $26,000.

Councillor LeFevre asked whether the Valuer-General had completed the municipal revaluation and queried the likely impact on the rate base. The Business Services Manager advised the estimated delivery of the final file had been delayed, which will place material pressure on staff as Council moves into budget and rates discussions.

The General Manager left at 9.00 am.

03/26.6.1.2 Capital Works Budget Review – February Council Meeting

The Business Services Manager advised that a number of fleet vehicles have been identified for replacement as part of the fleet renewal program. A quotation is being obtained for the installation of EV charging infrastructure at the rear of the Council building to support any transition to electric vehicles.

The Business Services Manager flagged a review of the Fleet Policy for a future meeting, including clarifying allowable private use (noting current limits are not defined) and strengthening controls to support cost management and audit assurance.

The Business Services Manager further advised that options are being assessed for future fleet composition, including electric vehicles, transit vans and (where suitable) FBT-exempt vehicles. The assessment will consider whole-of-life cost, operational suitability, infrastructure requirements and any applicable taxation and reporting implications.

The capital budget review is going to the Council meeting for endorsement.

03/26.6.1.3 Corporate Services Report – February Council Meeting

The Audit Panel noted the report.

03/26.6.2 Review any Special Reports

Nil.

03/26.7.0 INTERNAL AUDIT

03/26.7.1 Internal Audit Reports

The Business Services Manager advised that a dedicated cyber security report has not yet been provided, pending appointment of the ICT service provider so reporting requirements and formats can be agreed.

The Chair noted the importance of capturing this in the relevant policy and governance documentation and supported progressing the internal audit program. The Business Services Manager advised that current effort has been directed to addressing the 16 TAO outstanding findings, with the intention of commencing further internal audits as those actions are closed out and resourcing allows.

The Chair noted that other councils often use a blended approach, completing some audits internally and engaging external specialists for selected reviews each year to manage workload and provide independent assurance. The Business Services Manager agreed this approach should be considered. The Chair also suggested an external gap analysis as an option for future consideration.

03/26.7.2 Review Management's Implementation of Audit Recommendations

The Audit Panel noted the report.

03/26.7.3 Review the Adequacy of Internal Audit Resources for Consideration in Council's Annual Budget and Review Performance of Internal Auditors

The Audit panel noted the report.

03/26.8.0 EXTERNAL AUDIT

03/26.8.1 External Audit Reports

The Audit Panel noted the report.

03/26.8.2 Performance Audit Reports

Nil

03/26.9.0 RISK MANAGEMENT AND COMPLIANCE

03/26.9.1 Receive Material Risk Management Reports (Risk Profile, Risk Management and Treatment and Periodical/Rotational Risk Review)

The Chair asked in regard to the Financial Reporting – Grant Revenue Misstatement on page 81, wondering why it is classified as high risk? If it is high risk, it is best to have completed before the end of June. The due date may be too late considering the risk rating.

The Business Services Manager advised that grant revenue misstatement was unlikely to be high risk and as such the item will be reviewed and adjusted.

03/26.9.2 Review the Procedure for Council's Compliance with Relevant Laws, Legislation and Council Policies

The Audit panel noted the report/update.

03/26.9.3 Review Internal, Anti-Fraud and Anti-Corruption Management Controls

The Audit panel noted the report/update.

03/26.9.4 Review Processes to Manage Insurable Risks and Existing Insurance Cover

The Audit panel noted the report/update.

03/26.9.5 Review Delegation Processes and Exercise of These

The Audit panel noted the report/update.

03/26.9.6 Review Tendering Arrangements and Advice Council

The Audit panel noted the report/update.

03/26.9.7Any Major Claims, Lawsuits or Incidents of Fraud

The Audit panel noted the report/update.

03/26.9.8 Annual Review of Risk Management Framework (LG32a)

The Audit panel noted the report/update.
The Corporate Services Coordinator left the meeting at 9.20 am.

03/26.10.0 OTHER BUSINESS

Nil.

03/26.10.1 Review Issues Relating to National Competition Policy

Nil.

03/26.11.0 MEETING CLOSE / NEXT MEETING DATE

The next meeting of the Audit Panel has been scheduled for 1 June 2026 at 4pm with dinner to follow at Panorama Hotel.

Meeting closed 9.28 am

04/26.14.0 WORKS AND INFRASTRUCTURE

04/26.14.1 Works and Infrastructure Report

ACTION	**INFORMATION**
PROPONENT	Council Officer
OFFICER	David Jolly, Manager Infrastructure and Development Services
FILE REFERENCE	014\002\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received by Council.

INTRODUCTION:

This report provides an overview of Works Operations and Capital Projects undertaken in March 2026, along with details of scheduled activities for the coming month.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

Works Operations	March 2026	April 2026
Aerodrome	Routine inspections. OLS Survey PAN Ops review	Routine inspections.
Town Maintenance	Township mowing all towns including playgrounds and recreation grounds. Tree maintenance: Stump grinding has commenced and the crews will work through all townships. Tree assessments being undertaken by a qualified arborist – Tully Street, Kings Park and suspected poisoned tree near the Fire Station at Binalong Bay. Removal of dead trees and overhanging branches at the St Helens Cemetery. Kerb and footpath vegetation removal ongoing during March, all towns.	Township mowing all towns including playgrounds and recreation grounds. Additional work undertaken due to Easter events in Pyengana and St Helens, and the Pyengana Heritage Football Game on 18th April. Additional work to be undertaken at Cenotaphs around the municipality in preparation for ANZAC Day services. Kerb and footpath vegetation removal ongoing, all towns.

Road Network	Roadside slashing St Marys - Gardiners Creek Road, Irishtown Road, Lower Germantown Road. Upper Esk Road and Roses Tier Road pending. Maintenance grading North Ansons Road, sections of Ansons Bay Road as required and Upper Scamander Road.	Maintenance grading of Reids Road, Canhams Road, Argonaut Road - Upper Scamander in progress. Loila Tier to follow.
Stormwater & Drainage		Stormwater work in High Street Mathinna to address nuisance stormwater issues to residents.
MTB Trails	Routine track inspections & maintenance.	Routine track inspections & maintenance.
Weed Management	**Aerodrome:** Spanish heath. **Binalong Bay**: Water heath, Spanish heath, bonespeed, mirror bush, blue periwinkle. **St Helens**: Spanish heath, thistles, flat weeds. **St Marys**: Spanish heath, thistles, boneseed, gorse. **Stieglitz**: Petty spurge, blue butterfly bush, thistles.	**Fingal**: Thistles, Spanish heath, Broadleaf weeds. **Stieglitz**: Thistles, mullein, caper spurge, mirror bush, African daisy. **St Helens**: Blackberry, African boxthorn, mirror bush, thistles. **Pyengana**: Foxglove, Spanish heath.
Asset Management	Building & Playground inspections.	

CAPITAL WORKS PROGRAM

Item	Comment
Bridge 185 – Gillies Road	Design and design certification have been completed, and material procurement is underway. Council will deliver the bridge replacement works, with the construction schedule to be confirmed. A temporary bypass will be provided for affected residents and the works schedule notified to residents closer to construction.
Bridge 2684 – Pedder Street	**Completed**
Georges Bay Walking Track Extension	In-progress: Design has been finalised. Flora & Fauna study completed. AHT assessment request has been lodged.
Scamander WTS – Waste Compactor	Options report completed. To be discussed further with the Council during the 26/27 budget preparation cycle.
Scamander Inert Landfill Development	Master Plan and Draft Detail design are completed. Documentation to be reviewed and approved by EPA – pending.

Scamander Coastal Hazards Project	Project remains in progress.
Storm Water – Aulichs Lane, St Marys	Minor design change after consultation with landowner. Materials purchased. Works confirmed for April 2026.
Road Resealing	**Completed**
Road Re-sheeting	In-progress.
Mangana Road	In-progress – road pavement remediation and shoulder reconstruction.
Tully Street – Northern end: Stormwater System Design	In-progress: Engineering design.

WASTE MANAGEMENT

	General Waste to Copping Landfill			Inert Waste to St Helens Inert Landfill			Kerbside Co-mingled Recyclables Collection		
	24/25 MT	25/26 MT	Month Diff	24/25 MT	25/26 MT	Month Diff	24/25 MT	25/26 MT	Month Diff
Jul	222	233	11	0	212	212	43	39	-4
Aug	224	215	-9	30	0	-30	41	36	-5
Sep	167	607[1]	440	20	0	-20	40	36	-4
Oct	240	338[2]	98	0	0	0	56	53	-3
Nov	224	238	14	121	0	0	48	42	-6
Dec	282	258	-24	0	0	0	56	48	-8
Jan	352	324	-28	0	0	0	73	57	-16
Feb	221	229	8	0	0	0	51	44	-7
Mar	215	TBA		0	0	0	48	43	-5
Apr	247			0			51		
May	198			0			45		
Jun	182			0			38		
Total	**2,774**	**2,442**		**171**	**212**		**590**	**398**	

Notes

1. Includes 390 MT of construction and demolition waste ex St Marys WTS.
2. Includes 105 MT of construction and demolition and commercial waste ex St Helens WTS.
3. Copping landfill weighbridge data not available at the time of preparing this report.

Green Waste Mulch – St Helens Waste Transfer Station

- Double shredded material – sold out.
- Single shredded material – in stock.
- Next shredding campaign – confirmed April 2026 – includes production of double shredded material.

SUB-DIVISION INSPECTIONS.

Nil

TRANSPORT MASTER PLAN

Master Plan reviewed by Council at the 8th April 2026 Councillor Workshop with proposed endorsement at April Council meeting.

ST MARYS OFF_STREET PARKING STRATEGY

Strategy drafted for internal management review prior to subsequent review with Councillors.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal
Infrastructure - To provide quality infrastructure which enhances the liveability and viability of our communities for residents and visitors.

Strategy

1. Be proactive infrastructure managers by anticipating and responding to the growing and changing needs of the community and the area.
2. Work with stakeholders to ensure the community can access the infrastructure necessary to maintain their lifestyle.
3. Develop and maintain infrastructure assets in line with affordable long-term strategies.

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

04/26.14.2 Animal Control Report

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Municipal Inspector
FILE REFERENCE	003\003\018\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received by Council.

INTRODUCTION:

This report provides an informational update on Animal Control metrics.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

Dog registrations YTD 2025/2026

Month	Dogs Registered	Unpaid Registrations	Total
July	1,073	309	1,382
August	1,206	157	1,363
September	1,277	92	1,369
October	1,299	78	1,377
November	1,311	61	1,372
December	1,324	57	1,381
January	1,324	57	1,381
February	1,346	53	1,399
March	1,355	39	1,394

Summary Statistics, March and YTD

Category	Binalong Bay, The Gardens, [illegible]	Mangana, Fingal, Mathina	Falmouth, 4 Mile	Seymour, Denison	Beaumaris, Dianas Basin	Scamander	St Helens, Stieglitz, Pyengana	St Marys, Cornwall	PERIOD TOTAL	2025-2026 YTD
Dog - Attack on a person (Serious)									**0**	**1**
Dog - Attack on a person (Minor)									**0**	**4**
Dog -Attack on another animal (Serious)		1					1		**2**	**2**
Dog -Attack on another animal (Minor)									**0**	**2**
Dog - Declared Dangerous									**0**	**0**
Dog - Barking		1							**1**	**12**
Dog - Chasing a person									**0**	**4**
Dog - Impounded									**0**	**12**
Dog - in Prohibited Area									**0**	**0**
Dog - Lost Dogs Reported									**0**	**3**
Dog - Rehomed							1		**1**	**2**
Dog - Wandering/at large									**0**	**14**
Verbal Warnings	2					2	1	3	**8**	**23**
Unregistered Dog Notices									**0**	**8**
Caution Notices									**0**	**6**
Infringement Notices									**0**	**4**
Infringement Notice - Disputes							1		**1**	**6**
Written Letter to Dog owners – various matters.		1							**1**	**28**
Patrols - Township/Urban Areas	6		4	1		2	5	3	**21**	**76**
Patrols - Beaches/Foreshore	5					2	1		**8**	**58**
Kennel Licence - Issued									**0**	**2**
Other animals	1								**1**	**9**
Other - RSPCA intervention									**0**	**3**
TOTAL	**14**	**3**	**4**	**1**	**0**	**6**	**10**	**6**	**44**	**279**

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal

Environment - To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Strategy

1. Ensure the necessary regulations and information is in place to enable appropriate use and address inappropriate actions.

LEGISLATION & POLICIES:

- *Dog Control Act 2000*
- *EP05 Dog Management Policy*

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

04/26.14.3 Transport Master Plan 2025-2035

ACTION	DECISION
PROPONENT	Council
OFFICER	David Jolly, Manager Infrastructure & Development Services
FILE REFERENCE	002\017\010\
ASSOCIATED REPORTS AND DOCUMENTS	Draft Transport Master Plan 2025-2035.pdf

OFFICER'S RECOMMENDATION:

That Council endorse the Transport Master Plan 2025-2035.

INTRODUCTION:

The Transport Master Plan 2025-2035 (the Plan) has been prepared collaboratively by the Manager of Business Services and the Manager of Infrastructure and Development Services.

This Plan builds on relevant actions from the 2013–2018 Transport Master. It also includes Council's Climate Change Adaptation Plan (December 2024) by addressing climate-related risks within transport priorities. Additionally, it aligns with the Strategic Asset Management Plan and Long-Term Financial Plan to support future budget decisions, grant applications, and advocacy.

In doing so, the Plan offers Council a practical, outcomes-focused tool to inform investment decisions and guide how the transport network will be protected, enhanced, and adapted to meet current and future community needs.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 8 April 2026

Councillor Workshop 4 August 2025

Council Meeting 16 June 2025

06/25.17.4.628 Moved: Clr K Chapple/Seconded: Clr B LeFevre

That Council adopt the 2025-2026 Annual Plan as presented.

CARRIED UNANIMOUSLY

Council Meeting 24 June 2024

06/24.17.2.397 Moved: Clr B LeFevre/Seconded: Clr Wright

That Council adopt the 2024-2025 Annual Plan as presented.

CARRIED UNANIMOUSLY

OFFICER'S REPORT:

The Plan provides a clear framework to support informed decision-making on planning, prioritisation, and delivery of transport infrastructure across the municipality over the next decade.

It positions the Council's transport network as a vital enabler of community wellbeing, economic activity, emergency access, and long-term liveability. In a coastal, dispersed, and climatically vulnerable municipality, the Plan acknowledges the importance of transport infrastructure in maintaining reliable access, reducing exposure to risks, and enhancing resilience against future challenges.

For investment and prioritisation purposes, the Plan defines "transport assets" as the full range of Council-managed infrastructure that enables the movement of people and goods. This includes roads, bridges, culverts, shared pathways, transport-related drainage, car parking areas, active transport links, streetscapes, and related supporting infrastructure.

The Plan promotes a shift in how transport decisions are made — moving from a mainly reactive, maintenance-focused approach to a strategic, data-driven, and integrated investment model. Decisions are guided by asset performance, risk, lifecycle factors, and long-term financial sustainability, allowing the Council to better target funding where it will provide the most network benefit.

By integrating strategic asset management principles, the Plan offers a firm foundation for prioritising works, sequencing investments, and aligning transport outcomes with the Long-Term Financial Plan. This strengthens the connection between network needs, asset condition, and funding capacity, supporting consistent, transparent, and evidence-based decision-making.

To support practical implementation, the Plan adopts a tiered and concurrent investment approach, recognising that safety, resilience, renewal, connectivity and urban improvement must be advanced together. This enables Council to:

- **Prioritise Tier 1 actions** that address critical safety, resilience, and network continuity risks, including landslip stabilisation, renewal of flood-affected causeways, protection of essential access routes, and improved emergency response capabilities.
- **Progress Tier 2 actions** that enhance network performance and lower operational risk through targeted upgrades of pavement, drainage, bridges, and culverts, as well as shoulder sealing and strategic firebreak development.
- **Deliver Tier 3 actions** that improve liveability, accessibility, and community connection through shared pathways, town centre upgrades, and better links to key community hubs.

Overall, the Transport Master Plan provides a clear, strategic, and financially aligned framework to guide safe, resilient, and sustainable transport investment across the municipality.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal:
Infrastructure - To provide quality infrastructure which enhances the liveability and viability of our communities for residents and visitors.

Strategy:

1. Develop and maintain infrastructure assets in line with affordable long-term strategies.

Key Focus Area:
Roads and Streets - Develop a well-maintained road network that recognises the changing demands and requirements of residents and visitors.

Break O Day Annual Plan 2025-2026

4.3.1.3 Transport Master Plan - Develop the Transport Master Plan 2025-2030

LEGISLATION & POLICIES:

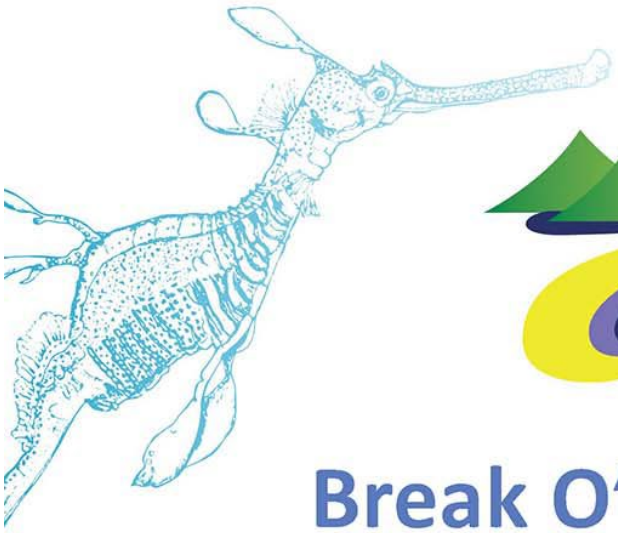
N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

To be considered in each Annual Planning cycle.

VOTING REQUIREMENTS:

Simple Majority



Break O'Day COUNCIL

Break O'Day Council Transport Master Plan 2025–2035

Version: 1 – Date: April, 2026

from the **mountains** to the **sea** | **www.bodc.tas.gov.au**

EXECUTIVE SUMMARY

The Break O'Day Council Transport Master Plan 2025–2035 (The Plan) establishes a clear, future-focused framework to guide the planning, prioritisation and delivery of transport infrastructure across the municipality over the next decade.

It recognises that Council's transport network is more than roads and pathways – it is a core foundation of community wellbeing, economic activity, emergency response, social connection and long-term liveability. In a coastal, dispersed and climatically vulnerable region, the transport network also plays a vital role in safeguarding access, reducing risk and building resilience.

In this context, "transport assets" refers to the full system of Council-managed infrastructure that enables the safe and effective movement of people and goods, including roads, bridges, culverts, shared pathways, drainage associated with transport corridors, car parking areas, active transport links, streetscapes and supporting infrastructure.

This Plan shifts Council from a predominantly reactive, maintenance driven approach to a more strategic, data informed and integrated model for transport investment. At the core of this Plan is a strong focus on establishing a strategic asset management foundation, ensuring that transport decisions are guided by long-term asset performance, risk, lifecycle planning and are financially sustainable.

By embedding strategic asset management principles throughout the Plan, Council can more effectively prioritise investment, target interventions that reduce long-term renewal costs and ensure that improvements are aligned with the Long-Term Financial Plan. This approach strengthens the link between network needs, asset condition and funding capacity, creating a transparent, defensible framework for delivering a safer, more resilient and more efficient transport system.

The Plan introduces a **tiered, concurrent investment model**, recognising that safety, resilience, renewal, connectivity and urban improvement must progress together over time – rather than in strict sequence. Under this approach:

- **Tier 1 actions** address the most critical safety, resilience and network continuity needs, including landslip stabilisation, renewal of flood-affected causeways, protection of essential access routes and enhancements to emergency response capability.
- **Tier 2 actions** focus on improving network performance, extending asset life and reducing operational risk through measures such as road pavement and drainage upgrades, bridge and culvert strengthening, shoulder sealing and the development of strategic firebreak corridors.
- **Tier 3 actions** act to enhance liveability, support healthier communities and strengthen sense of place by delivering shared pathways, town centre improvements, accessibility upgrades and better connections to key community hubs.

This Plan is also aligned with

- Actions carried forward from the Transport Master Plan 2013–2018 which have been reviewed by Council and incorporated into this Plan.

- Council's Climate Change Adaptation Plan (December 2024), with Identified risks — such as flooding, landslip, bushfire, coastal erosion and coastal inundation —embedded into its priorities to ensure future transport investments not only meet current needs but also proactively strengthen the network against long-term climate impacts.

- Council's Strategic Asset Management Plan (SAMP) and Long-Term Financial Plan (LTFP), providing a transparent and defensible foundation for future budget decisions, grant applications and advocacy. It also establishes a living Priority Project Register supported by a Multi-Criteria Assessment (MCA) framework and a sequenced 10-year delivery approach.

In doing so, the Transport Master Plan becomes more than a vision document. It serves as a practical, evidence-based guide that directs how Break O'Day Council will protect, strengthen and reimagine its transport network to ensure it remains safe, resilient, well connected and aligned with the needs of the community it serves.

1. Introduction & Purpose

The Break O'Day Council Transport Master Plan 2025–2035 establishes a strategic framework to guide how the municipality's transport system is planned, prioritised and funded over the next decade. The transport network is fundamental to community wellbeing, economic activity, emergency response and long-term liveability, particularly in a geographically dispersed and climatically vulnerable region.

Transport infrastructure in Break O'Day supports access to employment, education, healthcare, housing, local services, tourism destinations and emergency assistance. In a municipality where distance, terrain and climate exposure shape everyday access, even minor failures in the transport network can have significant consequences for individuals, businesses and communities.

This Plan has been developed to support a shift from a predominantly reactive, issue-driven approach to transport management toward a more proactive, integrated and risk-based model. It aligns transport planning with Council's Strategic Asset Management Plan, Long-Term Financial Plan and Climate Change Adaptation Plan, ensuring decisions are informed by asset condition, risk exposure, service expectations and long-term financial sustainability.

The Transport Master Plan is not a project delivery schedule. Instead, it provides the strategic context and prioritisation framework that informs annual works programs, capital planning, funding advocacy and partnership engagement. The Priority Action Program sets out Council's agreed transport actions, organised by tier, and is the primary reference point for what Council will investigate, advocate for and deliver over the life of the Plan.

By clearly distinguishing strategic intent from delivery mechanisms, the Plan enables Council to remain flexible and responsive to changing conditions while maintaining a clear, defensible and transparent basis for transport investment decisions.

2. Strategic Context

Break O'Day Council is responsible for a geographically large and diverse transport network that supports a dispersed population, extensive tourism activity, critical primary industries and essential community services. The transport system underpins access to employment, education, healthcare, housing, local services and emergency response, while also enabling tourism movement across coastal and inland destinations.

The municipality's transport network operates in a challenging environment shaped by steep terrain, limited route redundancy, ageing infrastructure and increasing exposure to climate-related risks such as flooding, landslip, bushfire and coastal erosion. In this context, the consequences of transport disruption can be significant, resulting in community isolation, economic impact and compromised emergency access.

Over the past decade, Council has strengthened its approach to transport planning through improved asset management practices, condition assessments and strategic planning. This has supported more proactive investment, improved coordination across projects and strengthened Council's ability to advocate for State and Australian Government funding on regionally significant corridors. Notable outcomes have included road upgrades, bridge renewals, shared pathway construction, town-centre streetscape improvements and targeted drainage and resilience works.

An ageing permanent population and high seasonal visitor demand further reinforce the importance of safe, accessible and legible transport networks. Transport infrastructure must support everyday local movement while also accommodating peak tourism pressures and ensuring reliable access during emergencies and extreme weather events.

This Transport Master Plan builds on Council's existing strategic foundations, including the Strategic Asset Management Plan, Long-Term Financial Plan and Climate Change Adaptation Plan. It provides a consistent, evidence-based framework for understanding transport challenges, identifying priorities and guiding investment decisions over the next decade.

The Strategic Context section establishes the conditions and challenges that inform the Plan. **The Priority Action Program translates this context into specific, prioritised actions, organised by tier, and is the primary reference for Council's transport initiatives over the life of the Plan.**

3. Vision & Outcomes

3.1 Vision

To deliver a **safer, more resilient, connected and liveable transport system** that supports the social, economic and environmental wellbeing of the Break O'Day community, now and into the future.

This vision recognises that transport infrastructure is not only about moving people and goods, but about enabling access, supporting community connection, protecting life and property, and strengthening the long-term vitality and resilience of the municipality.

3.2 Key Outcomes

Implementation of this Transport Master Plan will support a transport network that:

- is safer for all users, including motorists, pedestrians, cyclists and vulnerable road users;
- provides reliable access across towns, settlements and key destinations, including during emergencies and extreme weather events;
- is more resilient to climate-related risks such as flooding, landslip, bushfire and coastal impacts;
- supports healthier travel choices and improved accessibility for people of all ages and abilities; and
- enhances town-centre vitality, liveability and sense of place.

At a broader level, the Plan provides Council with a transparent, evidence-based and defensible framework for prioritising transport investment. This strengthens Council's ability to make informed decisions, align transport planning with asset management and financial capacity, and advocate effectively for external funding and partnerships.

The outcomes set out in this section establish the **strategic intent** of the Plan. **The Priority Action Program translates these outcomes into specific, prioritised actions, organised by tier, and provides the primary reference for delivery over the life of the Plan.**

4. Transport Network Hierarchy

Break O'Day's transport network operates at multiple scales and service levels. Understanding this hierarchy is essential for determining appropriate standards, investment priorities and advocacy responsibilities across the network.

At the highest level are **primary connector routes** linking major settlements and key regional destinations. These include State-managed roads such as the Tasman Highway, Esk Main Road, Elephant Pass and Binalong Bay Road. These corridors play a critical role in regional access, freight movement, tourism activity and emergency response, and strongly influence safety, resilience and connectivity outcomes within the municipality.

Supporting the primary network is Council's **secondary road network**, which services rural communities, industries and smaller settlements, as well as key connector routes under Council control. Some of these routes are designated **High Productivity Vehicle (HPV)** corridors, reflecting their importance for freight movement, industry access and regional connectivity.

At a local level, the network comprises **local access roads**, town-centre streets, residential streets, footpaths, shared pathways and associated infrastructure. These elements support everyday travel, local access, active transport and place-based outcomes within townships and communities.

The transport network also interfaces with roads managed by other agencies, including Sustainable Timber Tasmania and the Parks and Wildlife Service, which provide access to forestry operations, natural areas and high-value tourism destinations. These interfaces highlight the importance of coordination, shared understanding of network function and alignment of safety and resilience objectives across jurisdictions.

By recognising the hierarchy and function of different parts of the network, Council can apply a **risk-based, fit-for-purpose approach** to planning and investment. This ensures that critical corridors are prioritised for safety and resilience, while local networks continue to support reliable access, active travel and community connection.

5. Key Investment Drivers

Council's approach to transport investment is guided by four interconnected drivers that shape how priorities are identified, assessed and progressed over the life of the Transport Master Plan. Together, these drivers provide a clear and consistent basis for decision-making across all tiers of the Priority Action Program.

5.1 Safety

Safety is the highest priority within the transport system. Reducing the risk of death and serious injury for motorists, pedestrians, cyclists and other vulnerable road users underpins all transport planning and investment decisions. This includes addressing high-risk locations, improving road environments, managing speeds appropriately and ensuring infrastructure supports safe use by people of all ages and abilities.

5.2 Network Performance and Resilience

The transport network must remain functional and reliable during everyday conditions, peak demand and extreme events. Network performance and resilience focus on maintaining access, reducing disruption and strengthening corridors that are critical for community connectivity, freight movement, tourism and emergency response. This driver recognises the importance of redundancy, reliability and rapid recovery in a municipality vulnerable to isolation.

5.3 Asset Protection and Financial Sustainability

Transport infrastructure represents a significant long-term investment for the community. Asset protection and financial sustainability are achieved through proactive renewal, strengthening and preventative maintenance informed by condition, risk and lifecycle considerations. This driver supports responsible stewardship of assets, reduces reliance on reactive maintenance and ensures investment decisions are aligned with Council's long-term financial capacity.

5.4 Liveability and Place

Transport infrastructure plays a central role in shaping how towns and communities function and feel. Investment guided by liveability and place outcomes supports walkable, accessible and attractive town centres, encourages healthier travel choices and strengthens social and economic activity. This driver recognises that transport is not only about movement, but about creating safer, more inclusive and more connected places.

Using the Investment Drivers

These four drivers are applied collectively when assessing priorities across the Transport Master Plan. They inform the tiered structure of the Priority Action Program and ensure that safety, resilience, asset sustainability and liveability are advanced concurrently rather than in isolation.

The Priority Action Program translates these drivers into specific, prioritised actions and provides the primary reference for how Council will progress transport initiatives over the life of the Plan.

6. Strategic Themes

The Strategic Themes define the core focus areas that guide transport planning and investment across the 10-year life of the Transport Master Plan. Together, they translate the Plan's vision and investment drivers into a coherent framework that informs prioritisation across the Priority Action Program.

While described as distinct themes, they are designed to be progressed concurrently, recognising that safety, resilience, asset sustainability and liveability must be addressed together to deliver effective and enduring outcomes.

6.1 Resilience and Network Integrity

Protecting essential access and strengthening network resilience are fundamental to the safety and functioning of the Break O'Day community. This theme focuses on reducing the risk of isolation by safeguarding corridors that are critical for everyday access, freight movement, tourism and emergency response.

Resilience and network integrity recognise the municipality's exposure to flooding, landslip, bushfire and severe weather, as well as the limited redundancy available in parts of the network. Strengthening

key corridors, improving reliability and planning for rapid recovery following disruption are central to maintaining connectivity and community confidence.

6.2 Safer Road System

A safer road system underpins all transport outcomes. This theme applies Safe System principles to reduce the likelihood and severity of crashes, protect vulnerable road users and improve user confidence across the network.

The focus extends beyond individual locations to address systemic risks related to road environment, speed, vehicle interaction and user behaviour. Improving safety outcomes also strengthens network resilience by reducing incident-related disruptions and supporting safer evacuation and emergency access during critical events.

6.3 Transport System Strategic Asset Management

Effective transport outcomes rely on strong asset management foundations. This theme embeds long-term, data-informed asset planning into decision-making to ensure transport assets are maintained, renewed and strengthened in a financially sustainable way.

Strategic asset management supports transparent prioritisation by linking asset condition, performance, risk and service expectations with long-term financial planning. This approach reduces reliance on reactive maintenance, improves reliability and ensures investment decisions are defensible, affordable and aligned with community needs.

6.4 Active Transport and Connectivity

Enhancing active transport and connectivity supports healthier, more inclusive and more liveable communities. This theme focuses on improving walking and cycling networks that provide safe, accessible and attractive alternatives for short trips and everyday travel.

Strengthening active transport connections between residential areas, town centres, foreshore environments and key destinations also supports tourism, reduces local congestion and improves accessibility for people of all ages and abilities.

6.5 Town Centres, Place and Liveability

Transport infrastructure plays a significant role in shaping how towns function and feel. This theme recognises transport investment as a catalyst for improving walkability, accessibility, safety and public amenity within town centres and key community areas.

Enhancing streetscapes, pedestrian environments, accessibility and legibility supports economic vitality, encourages visitation and strengthens local identity. Integrating emerging transport technologies and low-emission mobility readiness ensures town centres remain adaptable to changing travel needs over time.

6.6 Climate Adaptation Integration

Climate adaptation is embedded across all aspects of transport planning and investment. This theme ensures that future transport decisions respond to increasing exposure to flooding, landslip, bushfire, coastal erosion, storm surge and extreme weather.

Integrating climate risk information into planning, design, maintenance and renewal supports infrastructure that is fit for future conditions rather than historic patterns. This approach improves safety, reduces long-term disruption and protects the sustainability of transport assets in a changing climate.

Applying the Strategic Themes

The Strategic Themes operate together to guide prioritisation across the Priority Action Program. They provide a consistent lens for assessing risk, consequence, community value and long-term sustainability, ensuring that transport investment decisions remain aligned with the Plan's vision and objectives.

The Priority Action Program translates these themes into specific, prioritised actions and is the primary reference for delivery over the life of the Plan.

Part B — Priority Action Program

This section sets out Council's Priority Action Program, aligned to the Transport Master Plan's tiered, concurrent investment model.

Priority Action Program — Summary Table

Tier	Program Focus	Key Actions
1	**Critical Network Resilience and Access**	Esk Main Road at St Marys Pass Project Support Implementation of State Growth's Tasman Highway Corridor Strategy Weldborough Pass Reliability Binalong Bay Road Causeway Upgrade Ansons Bay Access Strengthening Parnella Landslip Area
2	**Safety, Asset Management and Climate Resilience**	Improve Safety at High-Risk Locations State Roads — Assess Passing Lanes and Turn-Outs Tasman Highway — Widening, Shoulder and Sealing Works Road Network — Review and Monitor Speed Limits and Traffic Flow Update Council's Asset Management Policy Update and Refine the Strategic Asset Management Plan Climate Adaptation Integration Coastal Access & Corridor Protection Program Transition Council Fleet to Low-Emission Vehicles Gardens Road — Tourism Corridor Upgrade Program
3	**Liveability, Active Transport and Place**	Active Transport & Green Infrastructure Program Shared Pathway Developments Shared Pathway — St Helens to Binalong Bay Georges Bay Foreshore Shared Pathway — Completion (Parnella Linkage) Township Footpath Connectivity and Amenity Upgrades Program People, Places and Parking Framework St Helens Town-Centre Traffic Management and Network Options Assessment EV and Low-Emission Mobility Infrastructure Assessment and Delivery Energy-Efficient Lighting & Corridor Improvements

Priority Action Program — Detailed Actions

Purpose

This table below sets out Council's **Priority Action Program**, aligned to the **Transport Master Plan's tiered, concurrent investment model**. Actions are grouped by **Program Focus (Tier)** to clearly communicate priority, urgency and delivery intent, while retaining the detailed contextual narratives that explain the rationale and importance of each action.

PROGRAM 1 — CRITICAL NETWORK RESILIENCE AND ACCESS (TIER 1)

Program Intent

Program 1 addresses the most critical transport risks facing the municipality, focusing on essential access, network continuity and the resilience of climate-critical corridors. These actions target locations where network failure would result in community isolation, economic disruption or compromised emergency response capability.

Action No.	Action and Deliverables	Context	Tier
1.1	**Esk Main Road at St Marys Pass Project** Support and actively participate in the Department of State Growth's Esk Main Road at St Marys Pass Project to progress a resilient long-term east–west access solution. • Participate in option development and technical investigations. • Support environmental, heritage and geotechnical assessments. • Advocate for progression to detailed assessment and future delivery.	Reliable access into and within the Break O'Day region is critical for residents, freight operators and the tourism industry. The vulnerability of this network was demonstrated in October 2022 when severe storms caused major landslips and an eight-week closure of St Marys Pass, the region's primary east–west connection. Damage to the alternative route via Elephant Pass resulted in further delays and disruption. These combined impacts increased transport costs, reduced connectivity and heightened social isolation. Traffic diversion through the 'S Road' network created safety and environmental issues including accelerated pavement wear, dust, visibility problems and constraints associated with narrow alignments. In response, Council partnered with State Growth to investigate a more resilient long-term access solution, leading to the Esk Main Road at St Marys Pass Project and a multi-option assessment. Continued advocacy has secured bipartisan funding commitments to advance detailed assessment and future implementation.	1

1.2	**Support Implementation of State Growth's Tasman Highway Corridor Strategy** Actively collaborate with State Growth to ensure local priorities are reflected in the Tasman Highway Corridor Strategy and subsequent investment decisions. • Advocate for regional safety, access and resilience priorities. • Share local data and technical knowledge. • Support engagement, planning alignment and project delivery.	The Tasman Highway is a critical regional corridor linking the east coast to Launceston and supporting freight, tourism and community access across Break O'Day. State Growth is developing the Tasman Highway Corridor Strategy to guide long-term safety and infrastructure improvements. Council's active involvement is essential to ensure regional access, safety and resilience priorities are embedded, supported by local data, stakeholder engagement and alignment with land-use and transport planning.	1
1.3	**Weldborough Pass Reliability** Advocate for improved reliability of Weldborough Pass and coordinated contingency planning during extended closures. • Advocate for enhanced maintenance and reliability management. • Collaborate with State Growth, Forestry Tasmania and Dorset Council to identify and support alternative routes during disruptions.	Weldborough Pass provides a vital link between St Helens, Scottsdale and surrounding visitor destinations. Its steep terrain and landslip susceptibility require ongoing maintenance and coordinated contingency planning. Limited detour options highlight the importance of clearly defined alternative routes and agreed maintenance and funding responsibilities during extended disruptions.	1
1.4	**Binalong Bay Road Causeway Upgrade** Advocate to the Tasmanian Government for an upgrade to the Binalong Bay Road causeway to ensure safe and reliable access during flood events. • Promote the causeway upgrade as a priority resilience project.	Reliable access to Binalong Bay and The Gardens is essential for community connectivity, daily travel and emergency response. The existing causeway is highly vulnerable to flooding, resulting in temporary isolation. Reids Road, the designated detour, is also flood-prone and financially unviable as a long-term alternative due to bridge replacement costs and upgrade requirements. Upgrading the primary causeway is critical to reducing isolation risk and ensuring year-round reliability.	1

	• Support funding advocacy and inter-government coordination.		
1.5	**Ansons Bay Access Strengthening** Identify and progress measures to strengthen access reliability and emergency response capability for Ansons Bay. • Assess engineering options to upgrade the causeway to withstand a 1% AEP flood event (incorporating climate projections beyond 2075) • Prioritise high-risk road upgrades along Ansons Bay access routes. • Investigate options to strengthen emergency and medical evacuation capability.	Ansons Bay experiences periodic isolation due to flooding at the causeway and nearby routes. While Council has delivered significant road upgrades over the past decade, further investment is required to address ongoing safety risks, reduce maintenance pressures and strengthen long-term access resilience. A staged, coordinated approach is essential to support residents, visitors and emergency services.	1
1.6	**Parnella Landslip Area** Identify and protect a future road option that bypasses landslip-prone areas within the Parnella corridor. • Assess and safeguard potential alternative alignments through planning mechanisms. • Support further investigation of long-term access options.	Sections of St Helens Point Road traverse the Parnella landslip zone and remain vulnerable despite extensive mitigation works. Ongoing development and environmental constraints mean that long-term access risk persists. Protecting future bypass options is essential to maintaining safe and reliable access over time.	1

PROGRAM 2 — SAFETY, ASSET MANAGEMENT AND CLIMATE RESILIENCE (TIER 2)

Program 2 focuses on reducing network-wide risk, improving safety outcomes, extending asset life and embedding climate resilience into transport planning, design, maintenance and renewal.

Table: Program 2 Priority Actions

Action No.	Action and Deliverables	Context	Tier
2.1	**Improve Safety at High-Risk Locations** Deliver targeted safety improvements at high-risk locations using external funding programs and coordinated Council initiatives. • Prioritise and progress treatments through Black Spot and Safer Rural Roads programs. • Undertake road safety audits to identify systemic risks and treatment opportunities. • Implement speed and traffic management measures where evidence indicates elevated risk. • Deliver accessibility improvements that protect vulnerable road users. • Implement roadside vegetation management, firebreak corridors and targeted drainage improvements to improve sightlines, reduce water-related hazards and support safer evacuation routes.	Crash severity is often higher in rural and high-risk locations due to constrained geometry, limited sight distance, roadside hazards and environmental conditions. Poor roadside drainage can exacerbate safety risks by allowing water to accumulate on pavements, undermine shoulders and reduce vehicle control during wet conditions. Targeted safety treatments — including vegetation management, drainage improvements and firebreak corridors — reduce crash risk while also supporting safer evacuation and emergency access. Integrating these measures into safety programs strengthens overall network performance and resilience.	2
2.2	**State Roads — Assess Passing Lanes and Turn-Outs** Collaborate with State Growth to assess and progress passing lanes and turn-outs at constrained locations on State-controlled roads	Challenging terrain and constrained geometry on key State-controlled routes limit overtaking opportunities, increasing driver fatigue, unsafe manoeuvres and crash risk. Targeted assessment of passing lanes and turn-outs provides a practical, safety-focused response where full road widening is not feasible. Coordinated	2

	to improve safety and travel reliability. • Identify priority constrained segments and operational pressure points on key routes. • Support option assessment and scoping of feasible passing lane or turn-out treatments. • Strengthen advocacy and delivery readiness through shared data, coordinated planning and alignment with State programs.	planning with State Growth helps ensure treatments are prioritised where they deliver the greatest safety and reliability benefits for residents, freight operators and visitors.	
2.3	**Tasman Highway — Widening, Shoulder and Sealing Works** Support the planning and delivery of widening, shoulder and sealing works along priority sections of the Tasman Highway to improve safety and network performance. • Identify priority segments where constrained geometry, pavement condition or crash exposure present elevated risk. • Support option development and scoping of feasible widening, shoulder and sealing treatments. • Coordinate advocacy, data sharing with State Growth.	Sections of the Tasman Highway experience constrained geometry, significant wear and elevated crash exposure, particularly where traffic volumes, heavy vehicles and tourism demand intersect. Targeted widening, shoulder and sealing treatments provide practical safety and performance improvements where full corridor upgrades are not feasible. Coordinated planning and advocacy with State Growth are essential to ensure these works are prioritised where they deliver the greatest safety and reliability benefits for residents, freight operators and visitors.	**2**
2.4	**Road Network — Review and Monitor Speed Limits and Traffic Flow** Establish and maintain a structured, recurring program for monitoring traffic flow and reviewing speed limits across the road network.	Traffic volumes, vehicle mix and road conditions change over time, particularly in response to growth, tourism demand and infrastructure upgrades. Regular monitoring ensures speed limits remain appropriate and defensible, supporting safer travel outcomes and more consistent network performance. An evidence-based review program strengthens Council's ability to prioritise safety improvements, align investment with	**2**

	• Implement regular traffic and speed data collection at priority locations. • Review speed limits where evidence indicates a mismatch with road function, condition or use. • Use monitoring outputs to inform safety treatments, asset planning and funding submissions. • Support coordinated enforcement and regulatory processes through evidence-based reporting.	risk and work effectively with State Growth and enforcement agencies.	
2.5	**Update Council's Asset Management Policy** Review and update Council's Asset Management Policy to reinforce accountability, risk-based decision-making and financially sustainable transport asset investment. • Embed lifecycle planning, risk management and service-level considerations into policy settings. • Strengthen alignment between transport investment priorities, the Strategic Asset Management Plan and the Long-Term Financial Plan. • Clarify governance roles and responsibilities to support consistent, organisation-wide application.	A clear and contemporary Asset Management Policy provides the governance foundation for effective transport investment decisions. Updating the policy ensures asset planning and prioritisation are informed by condition, risk and long-term service needs rather than reactive pressures. Strong policy settings support transparency, audit confidence and alignment between strategic objectives and day-to-day decision-making.	**2**
2.6	**Update and Refine the Strategic Asset Management Plan** Update and refine the Strategic Asset Management Plan to strengthen the evidence base for transport	The Strategic Asset Management Plan provides the evidence base for maintaining, renewing and investing in transport infrastructure under increasing demand and climate pressure. Refining the Plan ensures decisions are informed by reliable condition	**2**

	maintenance, renewal and investment decisions. • Update lifecycle planning and renewal prioritisation using asset condition, performance and risk information. • Strengthen alignment between service levels, renewal programs and the Long-Term Financial Plan. • Integrate climate resilience assumptions into asset modelling and investment scenarios.	data, risk exposure and long-term service needs rather than reactive pressures. A strong, current SAMP supports transparent prioritisation, funding advocacy and financially sustainable transport investment across the municipality.	
2.7	**Climate Adaptation Integration** Embed climate risk considerations into transport planning, design, maintenance and renewal to reduce disruption and long-term cost across the network. • Integrate flood, landslip, bushfire, heat and coastal risk information into project prioritisation and design standards. • Prioritise resilience-focused upgrades where climate exposure increases safety or service-disruption risk. • Align transport planning with emergency management requirements to safeguard evacuation routes and essential access.	Climate change is increasing the frequency and severity of flooding, landslip, bushfire and coastal impacts, placing growing pressure on transport assets and network reliability. Embedding climate risk into routine planning and renewal decisions ensures infrastructure is designed for future conditions rather than historic patterns. This integrated approach reduces long-term disruption, improves safety outcomes and supports more resilient, financially sustainable transport investment across the municipality.	**2**
2.8	**Coastal Access & Corridor Protection Program** Develop and implement a coordinated program to manage risk and maintain access along vulnerable coastal transport corridors. • Identify and prioritise coastal roads, footpaths and shared pathways exposed to	Many coastal transport corridors are increasingly exposed to erosion, inundation and sea-level rise, placing pressure on access, safety and long-term asset sustainability. A coordinated Coastal Access & Corridor Protection Program provides a consistent, municipality-wide approach to managing these risks while maintaining equitable access for coastal communities and	**2**

	erosion, inundation and sea-level rise. • Establish a consistent framework to guide protection, adaptation or realignment decisions based on risk, service function and community value. • Integrate coastal hazard information into asset management, capital works planning and funding advocacy.	visitors. Aligning adaptation decisions with asset planning and climate risk information supports more defensible, resilient and cost-effective investment over time.	
2.9	**Transition Council Fleet to Low-Emission Vehicles** Progressively transition Council's vehicle fleet to low-emission vehicles to reduce emissions, lower lifecycle costs and support more sustainable operations. • Implement staged replacement of fleet vehicles aligned with renewal cycles and operational suitability. • Prioritise low-emission options for high-use fleet roles where feasible. • Align fleet charging infrastructure with Council energy management systems and on-site power generation opportunities to optimise operating costs and emissions outcomes. • Monitor lifecycle and energy performance to inform future procurement.	Council's operational fleet represents a direct opportunity to reduce emissions, demonstrate leadership in sustainable transport practices and lower long-term operating costs. Coordinating fleet transition with charging infrastructure, energy management and on-site generation readiness helps maximise the benefits of electrification while managing risk and maintaining service delivery. A staged, evidence-based approach aligned with renewal cycles supports financially sustainable outcomes over time.	**2**
2.10	**Gardens Road — Tourism Corridor Upgrade Program** Plan and deliver a staged corridor upgrade for Gardens Road as a key tourism access route, integrating	Gardens Road is a key access corridor to high-value coastal destinations and supports significant seasonal visitor demand. As visitation grows, increasing traffic volumes and changing user mix place greater pressure on safety, amenity and access for the	**2**

	pavement renewal with drainage, signage/wayfinding, speed management and safer provision for pedestrians, cyclists and other low-emission mobility users, while protecting amenity and safety for residents living along the corridor as traffic volumes increase. • Confirm corridor function, current and future use (including seasonal tourism demand, resident access, service access and active-transport use) and define fit-for-purpose service standards. • Undertake condition assessment and safety review (pavement, shoulders/edges, drainage, sightlines, roadside hazards) to identify priority segments and treatment types. • Prepare a staged upgrade plan that coordinates resurfacing with drainage improvements, shoulder/edge works, line-marking, signage and vegetation management to maximise safety and asset life. • Assess and implement appropriate speed management and traffic control measures to align operating speeds with road function and user mix. • Identify opportunities to improve safety and comfort for walking and cycling (e.g., shoulder sealing where feasible, safer passing behaviour, pull-outs and conflict point treatments), including links to the shared pathway network where relevant.	residents who live along and rely on the corridor every day. The route's performance is influenced by more than pavement condition alone: drainage, roadside environment, signage/wayfinding, operating speeds and the presence of cyclists and other vulnerable road users all affect risk and user experience. Framing this action as a staged tourism corridor upgrade program enables Council to coordinate resurfacing with supporting treatments that improve safety and reliability, reduce reactive maintenance pressures and better align the corridor with its tourism, community access and emerging low-emission mobility roles.	

	Use the corridor program to strengthen funding advocacy and partnership opportunities, reflecting the route's municipality-wide tourism and access function.		

PROGRAM 3 — LIVEABILITY, ACTIVE TRANSPORT AND PLACE (TIER 3)

Program 3 focuses on enhancing liveability, accessibility and place by using transport investment to support healthier travel choices, safer town centres and future-ready mobility. These actions improve how people experience and move through towns and key destinations, complementing higher-tier resilience and safety investments.

Table: Program 3 Priority Actions

Action No.	Action and Deliverables	Context	Tier
3.1	**Active Transport & Green Infrastructure Program** Plan and deliver an integrated program that combines active transport upgrades with green infrastructure along priority streets, shared pathways and key pedestrian corridors. • Identify priority walking and cycling corridors for integrated upgrades. • Incorporate street trees, vegetated verges, shade structures, water-sensitive urban design and permeable surfaces into active transport projects. • Apply green infrastructure principles to both new works and retrofits of existing routes.	Active transport corridors provide a high-value opportunity to integrate green infrastructure into streets and public spaces. Incorporating street trees, vegetated verges, stormwater storage and reuse, shade structures and permeable surfaces improves thermal comfort, manages stormwater, enhances biodiversity and strengthens climate resilience. An integrated approach ensures active transport investment contributes to place-making, urban cooling and long-term environmental performance, while supporting safer, more attractive and inclusive travel choices for residents and visitors.	3
3.2	**Active Transport & Green Infrastructure Program** Plan and deliver an integrated program that combines active transport upgrades with green infrastructure along priority streets, shared pathways and key pedestrian corridors. • Identify priority walking and cycling corridors for integrated upgrades. • Incorporate street trees, vegetated verges, shade structures, water-sensitive	Active transport corridors provide a high-value opportunity to integrate green infrastructure into streets and public spaces. Incorporating street trees, vegetated verges, stormwater storage and reuse, shade structures and permeable surfaces improves thermal comfort, manages stormwater, enhances biodiversity and strengthens climate resilience. An integrated approach ensures active transport investment contributes to place-making, urban cooling and long-term environmental performance, while supporting safer, more attractive and	3

	urban design and permeable surfaces into active transport projects. • Apply green infrastructure principles to both new works and retrofits of existing routes.	inclusive travel choices for residents and visitors.	
3.3	**People, Places and Parking Framework** Develop and implement a contemporary framework to guide how people, vehicles and parking interact within town centres. • Establish principles for pedestrian safety, universal access and inclusive design. • Integrate public space, movement and parking management into a single town-centre approach. • Guide future town-centre upgrades, access improvements and parking decisions.	Town centres function best when pedestrian movement, safe crossings, public space and parking are planned together rather than in isolation. A consistent framework helps prioritise pedestrian safety, accessibility and amenity while balancing the needs of local access, servicing and visitor parking. This approach supports walkable, legible and inclusive town centres that reflect local character, strengthen economic vitality and improve everyday experience for residents and visitors.	**3**
3.4	**St Helens Town-Centre Traffic Management and Network Options Assessment** Assess and implement measures to improve traffic management and reduce through-traffic impacts within the St Helens town centre. • Undertake targeted assessments of traffic patterns and pressure points within the town-centre network. • Investigate options to reduce unnecessary through-movement, including alternative routes or bypass opportunities. • Identify practical traffic management and junction improvements to support	Seasonal congestion and conflict within the St Helens town centre reflect the interaction between local access needs and regional through-traffic. Addressing this imbalance requires a network-level approach rather than isolated intersection upgrades. Improving how traffic is distributed across the network will support safer pedestrian environments, improved town-centre amenity and more reliable local access, while better aligning town-centre place functions with broader transport movement.	**3**

	safer and more efficient movement.		
3.5	**EV and Low-Emission Mobility Infrastructure Assessment and Delivery** Plan and deliver low-emission mobility infrastructure to support town-centre access, visitor movement and alternative transport choices. • Identify priority locations for low-emission mobility infrastructure within town centres, visitor hubs and key connectors. • Support infrastructure that enables electric bikes and other low-emission mobility options for short trips. • Integrate low-emission mobility readiness into shared pathway planning, town-centre upgrades and capital works programs. • Where opportunities arise, explore (with partners) future community transport services between townships to complement low-emission mobility initiatives (subject to feasibility, governance and funding).	Low-emission mobility infrastructure supports the transition to cleaner transport while strengthening town-centre accessibility and tourism competitiveness. In a community with an ageing permanent population and high seasonal visitor demand, appropriately planned infrastructure can encourage residents and visitors to substitute short car trips with electric bikes and other low-emission options. This maximises the use of shared pathways between towns and key destinations, reduces pressure on town centres during peak periods, and helps future-proof the transport network while aligning with broader place-making and access objectives. Council may also explore, with service providers and government partners, whether future township-to-township community transport services could complement these initiatives, noting this would be subject to feasibility, funding and appropriate governance arrangements.	3
3.6	**Energy-Efficient Lighting & Corridor Improvements** Plan and deliver energy-efficient lighting and corridor improvements to support safer, more accessible movement along priority routes. • Identify priority town-centre streets, shared pathways and key connectors for lighting upgrades. • Deliver energy-efficient lighting improvements to	Effective lighting along streets, pathways and corridors is essential to creating safe, legible and inclusive environments for pedestrians, cyclists and low-emission mobility users, particularly for older residents and visitors. Energy-efficient lighting enhances safety and amenity while reducing operational costs and supporting extended use of active and alternative transport options. Integrating lighting improvements along priority routes reinforces town-centre vitality,	3

	improve visibility and user confidence after dark. • Coordinate lighting upgrades with active transport, place-making and accessibility initiatives.	walkability and broader liveability objectives.	
3.7	**<u>Georges Bay Esplanade and St Helens Foreshore Movement, Parking, Upgrade and Climate Resilience Plan</u>** Investigate and implement a coordinated package of traffic, parking and pedestrian improvements, alongside upgrading Georges Bay Esplanade Road to a higher standard, to improve safety, support tourism and protect a key liveability asset exposed to coastal hazards. • Undertake a corridor and foreshore movement study (traffic volumes, speeds, parking demand, pedestrian desire lines and conflict points), including seasonal peaks and special events. • Identify and prioritise short-term safety treatments (e.g., pedestrian crossings, speed management, wayfinding, line-marking and intersection refinements) that support the Esplanade's bypass function and improve access to the foreshore. • Develop a parking and access plan for foreshore destinations (including turnover, accessible parking, coach and trailer parking, loading/servicing	Georges Bay Esplanade is a key connector near St Helens that provides an effective bypass of the main town streets for motorists travelling to Binalong Bay and adjacent coastal destinations. It sits alongside the St Helens Foreshore, which is a high-value community and visitor asset but also an area where traffic movement, parking demand and pedestrian activity can create conflict, particularly during peak periods. The foreshore is also exposed to climate change impacts including storm surge and coastal inundation, creating a need to plan movement and access improvements alongside longer-term resilience and adaptation responses.	**3**

	and overflow arrangements). • Scope and prioritise an upgrade of Georges Bay Esplanade Road to a higher standard (including pavement strengthening, drainage improvements, shoulder/edge treatments, line marking and surfacing renewal), aligned with its function as a key connector and bypass route. • Assess climate change and storm-surge inundation exposure for the corridor and foreshore access points and integrate adaptation responses (e.g., drainage upgrades, raising/realignment options, asset protection triggers and emergency access considerations). • Align findings with town-centre traffic management, shared pathway planning and the People, Places and Parking Framework, and identify partnership and grant opportunities for delivery.		
3.8	**<u>Shared Pathway — St Helens to Binalong Bay</u>** Plan, seek funding for and deliver a shared pathway connection between St Helens and Binalong Bay to provide a safe active-transport link for residents and visitors and reduce reliance on car travel for short coastal trips. • Confirm preferred alignment and pathway type (on-road, off-road or hybrid), including interfaces	A shared pathway between St Helens and Binalong Bay would strengthen a high-demand local and visitor connection between the municipality's main service centre and a key coastal destination. It supports safer walking and cycling, improves accessibility for people who do not drive, and provides an alternative to car trips during peak tourism periods. Developing the link as a staged program enables early delivery of the highest-value missing segments while building a complete, connected corridor over time.	**3**

	with existing foreshore/shared pathway segments. • Undertake concept design, cost estimation and staging plan (including priority missing links and safer crossings). • Address safety and accessibility requirements (width, grades, surfaces, lighting and wayfinding) to support all ages and abilities. • Coordinate with State Growth where works interact with State-controlled corridors and support shared delivery opportunities. Prepare grant submissions and partnership proposals to support delivery.		
3.9	**<u>Georges Bay Foreshore Shared Pathway — Completion (Parnella Linkage)</u>** Complete and deliver the foreshore shared-pathway link around Georges Bay (including the Parnella linkage) to provide a safe, continuous off-road route for walking, cycling and low-emission mobility and strengthen connections between St Helens and surrounding areas. • Progress delivery of the remaining pathway section(s) as a priority 'shovel-ready' project, including construction (or staged construction)	Completion of the Georges Bay foreshore shared pathway is a long-standing Council priority, intended to deliver a continuous, high-amenity active-transport route linking St Helens with residential areas and visitor destinations around the bay. The missing Parnella linkage section is also closely tied to foreshore hazard management, with design and construction needing to respond to coastal erosion and landslip risks while improving safety by separating walkers and riders from narrow, constrained road environments. The project has been progressed through successive advocacy and election funding processes and remains a key 'shovel-ready' initiative for partnership funding.	**3**

3.10	**<u>Township Footpath Connectivity and Amenity Upgrades Program</u>** Deliver a township-by-township program of urban footpath upgrades to improve walkability, accessibility, safety and local amenity, focusing on completing missing links and strengthening connections between residential areas, town centres, schools, community facilities, foreshore areas and key services. • Prepare (and keep current) township footpath connectivity plans, identifying missing links, priority routes and a staged delivery pipeline. • Prioritise upgrades that address safety and accessibility barriers, including path continuity, surface quality, kerb ramps, crossings at key desire lines and improved lighting where required. Deliver annual "missing link" infill works and targeted amenity upgrades (e.g., drainage interfaces, verge treatments and wayfinding) aligned with Council's capital works and renewal programs.	Urban footpaths are essential for day-to-day movement within townships, particularly for older residents, people with mobility needs, children travelling to school and visitors accessing town centres and foreshore destinations. In many Break O'Day settlements, gaps in the footpath network and inconsistent quality reduce walkability and constrain safe access to key services. A township-by-township program approach supports transparent prioritisation, enables coordinated delivery alongside road and streetscape works, and progressively improves amenity and connectivity in the places where most everyday walking trips occur.	**3**

PART C — IMPLEMENTATION, GOVERNANCE & REVIEW

7. Alignment with Strategic Asset Management, Financial Planning and Governance

This Transport Master Plan is aligned with Council's **Strategic Asset Management Plan (SAMP)**, **Long-Term Financial Plan (LTFP)** and Integrated Planning and Reporting Framework under the Local Government Act 1993. This alignment ensures that transport investment decisions are financially sustainable, risk-informed and supported by clear governance arrangements.

The **Priority Action Program** provides the primary reference for Council's transport initiatives over the life of the Plan. Actions identified within the Program inform asset planning, capital prioritisation and long-term financial modelling through their tier classification, service function and risk profile.

By aligning transport priorities with asset management and financial planning frameworks, Council can:

- apply a consistent and defensible basis for prioritising transport investment;
- ensure renewal and upgrade programs remain affordable over the long term; and
- support audit confidence, funding advocacy and organisational accountability.

8. Implementation and Delivery Framework

Implementation of the Transport Master Plan will occur through Council's established delivery mechanisms, including Annual Works Programs, budget processes and targeted grant submission strategies.

The **Priority Action Program** defines what Council will investigate, advocate for and deliver. Decisions regarding the timing, staging and funding of individual actions will be informed by:

- asset condition and risk information;
- readiness and delivery capacity;
- funding availability and partnership opportunities; and
- emerging risks and community needs.

Actions will be progressed in a staged and adaptable manner, allowing Council to respond to changing conditions while maintaining alignment with the Plan's long-term strategic direction. This approach ensures flexibility without compromising consistency or strategic intent.

9. Review, Monitoring and Continuous Improvement

The Transport Master Plan is intended to operate as a living strategic document. Progress against the **Priority Action Program** will be monitored through Council's existing reporting, asset management and planning processes.

An internal review of the Priority Action Program and associated Priority Project Register will be undertaken annually to reflect:

- changes in asset condition and risk;
- progress in advancing or delivering actions;
- lessons learned from implementation; and
- new funding opportunities or emerging challenges.

A formal review of the Transport Master Plan will occur every four years, aligned with Council's strategic planning cycle. Significant events—such as major flooding, bushfire or infrastructure failure—may trigger interim reviews to ensure priorities remain appropriate and responsive.

This structured review approach ensures the Plan remains relevant, adaptable and aligned with community needs and operating conditions over its 10-year horizon.

Strategic Outlook and Transition to Delivery

As Break O'Day continues to evolve over the coming decade, the transport network will play a critical role in shaping both opportunity and resilience. This Plan balances immediate safety and access risks with long-term ambition, and essential renewal with liveability and place outcomes.

The **Priority Action Program** translates the Plan's strategy into a clear, prioritised set of actions. Supporting tools—including the Priority Project Register and associated assessment frameworks—enable Council to move confidently from strategy to detailed prioritisation and investment decision-making.

Together, these elements ensure that transport investment over the life of the Plan strengthens community safety, resilience and long-term sustainability.

END OF DOCUMENT

04/26.15.0 COMMUNITY DEVELOPMENT

04/26.15.1 Community Services Report

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	011\034\006\
ASSOCIATED REPORT AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update of various activities which are being dealt with by the Community Services Department.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

The Community Services team is committed to ensuring that all of our programs, services, and initiatives are guided by a strong commitment to access and inclusion. This approach is embedded in everything we do, ensuring that all members of our community—regardless of age, ability, background, or circumstance—can participate fully and equitably.

Our team actively advocates for inclusive practices in all the networks and meetings we are part of, both within Council and in collaboration with external partners. By championing access and inclusion at every level, we aim to foster a more connected, supportive, and equitable community for all.

2025 – 2026 Community, Council Events, Programs and Initiatives

Items listed below are supported by a Council decision or have been approved through the yearly budget process.

Grants Programs	2025-2026 Budget	Funds expended on project or forwarded to community group
Community Grants	60,000	
Art & Culture Community Grants	30,000	
School Prizes	1,000	$2,000
Contributions to Events		
Swimcart	1,000	
St Helens Athletic Carnival	2,500	$2,500
Carols by Candlelight	1,600	1,067.76
Fingal Valley Coal Festival	2,000	
Pyengana Endurance Ride -	500	
St Helens Game Fishing Comp	2,000	2,000
Marketing Valley Tourism	2,500	
Bay of Fires Art Prize	10,000	$10,000
Bay of Fires Winter Arts Event – Sandcastle Building	4,000	$4,000
St Marys Community Car & Bike Show	2,000	
East Coast Masters Golf Tournament	2,500	2,500
BODRA Winter Lights	2,000	$2,000
Suicide Prevention	1,000	$1,000
Pyengana Easter Carnival	1,000	$1,000
Australia Day Event – Woodchopping	$5,000	2,000
Misc Donations & Events	7,500	
Wellbeing Festival	3,500	
Mannalargenna Day	2,500	2,500
Council Sponsorship		
Funding for BEC Directory	2,000	
St Helens Marine Rescue	3,000	3,000
Business Enterprise Centre (BEC)	28,000	14,000
Council Sponsorship		
Seniors Day	3,000	2,000
Australia Day event	5,000	
Volunteer Week	2,500	
Mental Health Week	500	
International Disability Day event	1,000	292.97
Christmas Decorations	6,000	1,602.47
Specific Programs & Initiatives		
Youth Services	8,000	
Welcome to Town Christmas Signs	1,500	$1,500

Updates on current projects being managed by Community Services:

Reconciliation Plan

Council staff have prepared a document more focused on Council working with our local community with more focus on local actions. This will be presented at the May, 2026 Workshop.

Bay of Fires Master Plan

The draft Bay of Fires Master Plan is open for community feedback from the 8 April, 2026 until the 29 May, 2026.

Promotion of engagement sessions etc are advertised on the PWS "Have your Say" website, Council website, Council's social media page and the upcoming Council newsletter.

Attached is the link to the consultants Bay of Fires Master Plan website – this provides access to the draft Bay of Fires Master Plan, the online survey and a place where you can provide comments. https://bayoffiresmasterplan.org/

Any queries/questions, please do not hesitate to contact Chris Hughes – chris.hughes@bodc.tas.gov.au or 6376 7900.

Scope of works – Rail trail – Cornwall to St Marys

Council staff have prepared a draft scope of works and concept plan outlining the project's vision and proposed construction. The trail's construction will require Council to obtain external funding. Harvesting operations are currently underway in the area surrounding the proposed trail. Once these operations are completed, the scope of works documents will be reviewed and finalised in preparation for seeking expressions of interest.

Community Events/Activities

Community Services staff have been working with community members in ensuring that all the great events listed below are able to go ahead. We thank the volunteers who put a lot of their time into organising these events so that the community and visitors to our area can enjoy what we have in our municipality.

April 2026

4-5 – Pyengana Easter Carnival – Pyengana Recreation Grounds
17- TSO Concert – Portland Hall
17-19 – Agfest Sheep Dog Trials – Fingal Recreations Grounds
18- East Coast Swans Heritage Football Game – Pyengana Recreation Grounds
18-19 – Sheep Dog Trials – Fingal Recreation Grounds
22- RSL Tasmania – Wreath making workshop – Portland Hall
25 – Anzac Day Memorial Service – Portland Hall
25 – Anzac Day Memorial Service – St Marys Hall
26 – TRE Australia – Stress and tension workshop – Portland Hall

May 2026

7-8 – Ochre Flu Clinic – Bendigo Bank Community Stadium
9 – BODRA – theatre play – St Marys Hall
18 – Para quad Tasmania – Bendigo Bank Community Stadium

19 – Variety Children's Charity – Sports Day – Bendigo Bank Community Stadium

Learner Driver Mentor Program
On-road hours are slightly down this month due to one mentor being away for a week. We have, however, seen an increase in learner applications, which the Program Coordinator believes may be a reflection of rising fuel costs.

Total on-road hours – 17
Total Mentors - 2
Learner in car - 8
Waiting list – 13
Graduated – 0

Below is an event summary provided by the event organist of the boxing event – *"Battle by the Beach*" which was held in the Bendigo Bank Community Stadium on Saturday 28 March 2026

Event Report – *Battle by the Beach*

The event was successfully delivered with a strong turnout and smooth overall operations. Attendees, participants, and staff contributed to a highly positive atmosphere, making it an enjoyable night for all involved.

Attendance:

A total of 522 tickets were sold, reflecting excellent community interest and support for the event.

What Went Well:

- The event ran without any major issues or incidents.
- Strong crowd engagement and positive energy throughout the night.
- Efficient coordination across most operational areas.
- Overall, the event was considered a great success.

Improvement:

To further enhance future events, the following improvements are recommended:

- Increased promotion leading up to the event to maximise attendance.
- Clear signage for boxer change rooms.
- Improved directional signage for public toilets.
- Additional bar staff to reduce wait times.
- Increase in event team personnel for smoother operations.
- Consider adding an extra hydration station for patrons and participants.

Conclusion:

Overall, the event was a great night with no significant issues. With a few operational improvements, future events have the potential to be even more successful and efficient.

Community Wellbeing Project

Council staff have submitted the final report for the Wellbeing Project. It is currently with WLF who are undertaking an external audit.

Youth

No report at this time

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal

Community - To strengthen our sense of community and lifestyle through opportunities for people to connect and feel valued.

Strategy

1. Build community capacity by creating opportunities for involvement or enjoyment that enable people to share their skills and knowledge.
2. Foster a range of community facilities and programs which strengthen the capacity, wellbeing and cultural identity of our community.

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

04/26.15.2 Visitor Information Centre Report

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	040\028\002\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update on the activities and services delivered by the Visitor Information Centre since the previous Council Meeting.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

Visitor Information Report:

- Main tourists this month were from Qld, WA, VIC and overseas tourists from New Zealand, Canada and UK
- Lots of phone calls asking about what the chance would be of getting a camping spot over Easter
- Meeting with Chamber of Commerce as they will be printing a new map soon and wanted our input to any changes that should be made on the map.

The History Room Curator Report:

- **40th Anniversary Exhibition:** This is practically complete apart from some artists' impressions of future plans for the museum
- **Private Exhibition:** A new temporary local exhibition has been mounted in the museum displaying a private collection of Iranian objects highlighting the importance of this culture to the world.
- **St Helens Heritage Walk booklet and bollards:** This project is almost ready for the printers. Just wanting to confirm measurements of the top of the bollards prior to sending off files to printers.
- **Street Banners:** The proofs have been sent off and a quote received. Now waiting for Council processes.
- **Research requests:** Have received lots of these this month, notably had a meeting with the G G Grandaughter of Maa Mon Chin's, visiting from Melbourne. She stayed all day researching Chinese heritage. A beautiful hand painted photographic print of Mrs Maa Mon Chin was shared with us taken by the Hobart photographer Alfred Bock. A copy of this is

now on display in The Dragon Room. Another enquiry came from a family history request concerning the Fitzgerald family at The Branches near here. Have been working with the Dorset Historical Society on old images of South Mt Cameron. Yet another request for a digital image of the Singline family that is pictured in the banner above the entrance to the museum. Also had Michael Watt (author of *German Heritage in the Fingal Valley)* here further researching local history.

- **Street name histories:** This came through an approach made to Council and options will be explored.
- **Stats:** Comparable with the last 5 years.

Statistics:

Door Counts

Month/Year	Visitor Numbers	Daily Average	History Room
March 2013	4,360	140.64	146
March 2014	5,578	179.94	146
March 2015	6,810	219.68	208
March 2016	5,080	169.33	212
March 2017	5,124	165.29	177
March 2018	4,492	149.73	216
March 2019	4,318	139.29	266
March 2020	2,936	117.44	196
March 2021	3,196	103.10	164
March 2022	3,286	106.00	128
March 2023	4,483	144.61	240
March 2024	4,226	136.32	189
March 2025	4,410	142.25	224
March 2026	4,143	133.64	192

Revenue 2024/2025

Month	VIC Sales	HR Entry	HR Donations/Sales
July	3,418.19	150.00	91.20
August	3,740.70	0	177.55
September	4,581.03	288.00	412.25
October	7,359.22	338.00	390.25
November	8,828.24	546.85	335.30
December	8,093.19	302.00	89.85
January	9,869.20	459.00	172.55
February	10,341.84	433.45	171.55
March	11,789.02	844.00	208.55
April	5,343.24	357.00	145.85
May	3,710.45	209.00	112.95
June	1,711.97	134.00	20.55

Revenue 2025/2026

Month	VIC Sales	HR Entry	HR Donations/Sales
July	3,388.09	144.00	94.30
August	4,008.96	0	67.60
September	4,214.96	287.00	117.50
October	6,802.55	378.00	131.60
November	9,270.70	433.00	194.40
December	8,194.47	349.00	30.10
January	10,500.45	660.00	154.85
February	11,480.78	589.00	374.20
March	9,542.06	736.00	169.30
April			
May			
June			

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal

Economy - To foster innovation and develop vibrant and growing local economies which offer opportunities for employment and development of businesses across a range of industry sectors.

Strategy

1. Create a positive brand which draws on the attractiveness of the area and lifestyle to entice people and businesses' to live and work in BOD.

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

04/26.15.3 Sponsorship Request – Funding towards a film of the Pyengana Heritage Match

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	018\019\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That Council approve the sponsorship request submitted by Mr S Walley on behalf of the East Coast Swans, allocating $1,000 to support the filming of the Pyengana Heritage Game.

INTRODUCTION:

Council has received a written request from the East Coast Swans seeking monetary sponsorship of $1,000 to assist with the production costs associated with filming the Pyengana Heritage Game.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 8 April 2026

OFFICER'S REPORT:

Background details provided by the East Coast Swans in support of their request for funding:

The first annual Pyengana Heritage Game was played in 2016 with 2026 being the tenth game played.

The game is a Northern Tasmanian Football Association Div 2 Roster Game now recognised as one of the most significant games of football in Northern Tasmania due to the unique location and the recognition of the history of AFL Football in the broader East Coast and NE Region.

On April 18th 2026 we will play three games, Under 16s, Reserves and Senior men.

We will be recognising the History of the Fingal FC, past players, coaches, supporters and officials will be invited and attend in large numbers.

We have never recorded how many people attend however estimate somewhere between 1000 and 1500 will attend, an increasing number of campers come for the weekend including some that bump in earlier in the week.

We set up a display of the history and memorabilia of the club we are recognising as well as having our senior men's team where a historic playing jumper replica. all of this will be filmed and a documentary will be created that we will make available to the history rooms of Break O' Day.

As this is tens years of this game we wanted to make a significant deal of it and add some additional things including, we have engaged Ray Chamberlain one of the most experienced AFL central umpires to come and umpire the game. Michael Semmens a product of St Helens, Mike grew up and went to school at St Helens, he will be goal umpiring his 800th and last game, a milestone not achieved by anyone else previously. We are also on track to have Mitch LeFevre, a descendant of the LeFevre's from Pyengana and a very experienced AFL boundary umpire coming to umpire as well.

Martyn Duffy from DufffTV has reached out to offer to come and video and live stream the game and conduct a number of interviews to capture a significant historical archive of the whole day and occasion. We have secure voluntary professional commentary, The total cost (at a reduced fee) for DuffTV will be $3500. The club has already invested considerable funds to engage Ray Chamberlain and a ground announcer.

If there was a fund within the council budget that such and activity qualified for funding it would be greatly appreciated if this could be presented for consideration.

Any financial contribution would help, $1 000.00 might be considered.

If Council agrees to support this request, our contribution would help ensure the event not only celebrates the rich history of football in our region but also preserves it for future generations through the documentary and archival materials. With the strong community engagement, historic milestones, and educational value, this event represents a unique opportunity to honour local heritage and bring the community together.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal
Community – To strengthen our sense of community and lifestyle through opportunities for people to connect and feel valued.

Strategy
1. Foster and support leadership within the community to share the responsibility for securing the future we desire.

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

There are budget implications for Council, as this request was not included in the 2025–26 budget. However, funding is available within the current Community Services budget under the Fingal Valley Coal Festival allocation. As the festival will not take place during this financial year, these funds can be redirected to support this request.

VOTING REQUIREMENTS:

Absolute Majority

04/26.15.4 Purchase of Banners – St Helens History Room

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Jenna Barr, Community Services Department
FILE REFERENCE	004\002\005\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That Council supports the purchase of eight (8) banners to promote the 40-year anniversary of the St Helens History Room, that being $1,439.50.

INTRODUCTION:

The St Helens History Room is seeking Council's support to purchase eight (8) banners to be installed on the banner poles along Cecilia Street, to assist in promoting and celebrating the 40-year anniversary of the History Room.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 8 April 2026

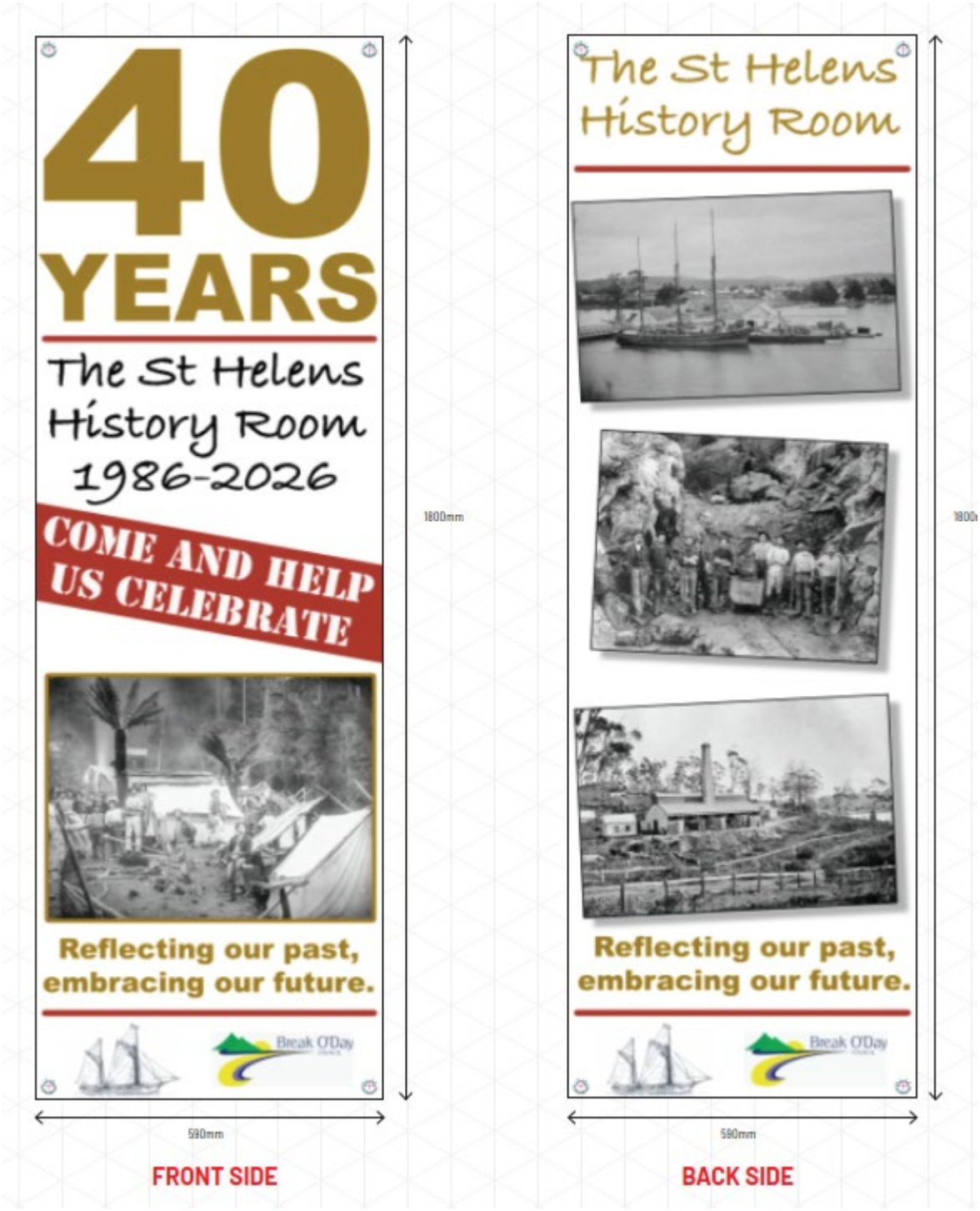
OFFICER'S REPORT:

The Friends of the St Helens History Room are currently planning a commemorative event titled *"A Night at the Museum"* to celebrate the 40-year milestone of the History Room. The event is scheduled to take place in May 2026.

As part of the broader promotional activities for this milestone, the group has requested Council's support to purchase eight (8) banners. These banners will be displayed on existing banner poles along Cecilia Street, providing high visibility within the township and helping to raise community awareness of both the anniversary and the History Room itself.

The installation of banners will not only support the promotion of the anniversary but will also highlight the cultural and historical significance of the St Helens History Room to the wider community and visitors to the area.

Supporting this request aligns with Council's commitment to recognising and promoting local history, community groups, and cultural initiatives within the municipality.



STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017 – 2027 (Revised March 2022)

Goal

Community - To strengthen our sense of community and lifestyle through opportunities for people to connect and feel valued

Strategy

1. Build community capacity by creating opportunities for involvement or enjoyment that enable people to share their skills and knowledge.

Break O'Day Annual Plan 2025-2026

1.2.1.2 Community Event Support – Assist the community with event delivery by providing support and assistance with planning, approvals processes, compliance and arrangements for Council assistance and resources.

1.2.1.3 Event Attraction – Actively promote the Break O'Day Municipality as an event destination and work with event organisers and organisations to develop and attract new events to the area.

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

The purchase of these banners has not been allocated funding in the 2025–2026 budget

Estimated Costs

Banner Purchase:

8 x 1800w x 590h 500D Woven Polyester double sided digitally printed banners with eyelets

$179.93 per Banner – TOTAL: $1,439.50

There is some funding in the Community Services budget that could cover the cost which had been set aside for Marketing & Tourism which could be re-allocated to this project.

VOTING REQUIREMENTS:

Absolute Majority

04/26.15.5 Community Funding Program 2025 - 2026

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	018\019\086\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

Council will allocate funding to the successful applicants, as listed, based on merit. Total amount of funding forwarded to organisations is $36,034.00.

Organisation or Group name	Description of Project	Funding approved by Council through this Grant project	Total Budget for Project
Cornwall Community Development Group Inc	Eight ball table	$1,000.00	$2,000.00
Scamander River Golf Club	Golf Course Machinery – ride on mower and chain saw	$4,139.00	$6,899.00
St Helens Community Garden	Thrive in Autumn - Harvest Festival	$5,650.00	$10,950.00
Scamander Sports Complex	Signage	$5,000.00	$6,000.00
Beaumaris Interest Group	Interpretive signage, plantings etc	$4,245.00	$8,245.00
St Helens Basketball Association	Tournament Participation – both schools must be given the opportunity to participate in Basketball Tasmania's Primary and Secondary School Championships	$4,750.00	$6,250.00
North East Bio-regional Network	Nature Interpretative Sign – Horseshore Bank, Dora Point Funding subject to Council receiving	$1,250.00 Part funded	$5,100.00

	evidence that PWS will allow the sign to be placed on land situated within the Humbug Point Nature Recreation Area and whose responsibility it will be to maintain the sign		
St Marys Pacing Club	Kiosk Stainless Bench Fitout	$4,000.00	$5,027.44
North East Boardriders	Youth Surf Development Program – Grom Day & Skills Development	$4,000.00 Part funded	$6,192.50
Tasmanian Lymphoedema & Laser Therapy Centre	Marketing – Treatment available	$2,000.00 Part funded	$15,000.00

2. That the funding requested by the East Coast Car Club be allocated to Council's Annual Event Sponsorship program in the amount of $2,500.

INTRODUCTION:

A total of 12 applications were received for this funding round. Councillors have since assessed each submission against the grant criteria, with 11 projects found to be eligible for consideration. However, the total funding requested exceeded the available budget.

PREVIOUS COUNCIL CONSIDERATION:

Annually

OFFICER'S REPORT:

A total of 12 applications were received by the closing date for this funding round. Councillors have since undertaken a comprehensive assessment process, carefully reviewing each submission against the established grant criteria. Through this process, it was determined that 11 of the submitted projects met the eligibility requirements and are therefore suitable for consideration under the program. However, it is noted that the total amount of funding requested exceeds the available project budget.

In assessing the applications, Councillors evaluated each project against the selection criteria, taking into account factors such as community benefit, feasibility, inclusiveness, and alignment with program objectives. As a result of this detailed review, a number of projects have had specific conditions or provisos attached to their recommended funding. These conditions are intended to ensure that all necessary approvals and permissions are obtained prior to project commencement, that projects are delivered in a manner that is inclusive and accessible to the broader community,

and that they are implemented responsibly and in accordance with relevant guidelines and expectations.

Some grant applications have been partially funded by Council, as identified in the recommendations.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal
Community – To strengthen our sense of community and lifestyle through opportunities for people to connect and feel valued.

Strategy
1. Foster and support leadership within the community to share the responsibility for securing the future we desire.

Break O Day Annual Plan 2025 – 2026

Actions:
5.2.2.1 Foster Opportunities - Provide leadership and work in partnership with community and service providers to create inclusive and equitable opportunities for everyone to feel valued and contribute meaningfully to their community.

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Council has funding in the current budget ($60,000) to be applied to the Community Grants.

VOTING REQUIREMENTS:

Absolute Majority

04/26.15.6 Art & Culture Funding Program 2025 – 2026

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	018\019\086\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

1. That Council allocate funding to the following project through the Art & Culture Grant Program 2025–2026:

   Mel Fidler and Natasha Lowe
   Project Description: Ocean Creatures with Plastic Features
   Funding Allocation: $2,500, with the condition that these funds are not used to cover wage-related expenses associated with the project.

2. That Council staff write to the other organisation and ask that they redo their budget as there is a doubling up of costs with another event.

INTRODUCTION:

A total of 2 applications were received by the closing date. An assessment process has been undertaken by Council staff and all projects comply with the grant criteria to be eligible for funding. The total amount requested is slightly below the allocated budget of $30,000 outlined in the 2025–2026 Budget.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 8 April 2026

OFFICER'S REPORT:

Council staff received two applications from community groups for this round of grant funding, totalling $48,165.00, against a program allocation of $30,000.

Councillors were provided with the grant applications via email on 2 March 2026 and were requested to complete a scoring matrix to assist in assessing each application against the selection criteria prior to the workshop held on 8 April 2026.

Councillors also noted that certain activities are not eligible for funding, including ongoing operational or administrative costs (e.g. staff wages and insurance). As the Ocean Creatures with Plastic Features project included a component of wages within the requested funding, this amount was subsequently removed from consideration.

Break O'Day Artists Incorporated have submitted a request to Council for funding in the amount of $19,965.00 to support the delivery of a few events over a 12-month period. While Council

recognises the value of supporting local arts initiatives, it is recommended that the organisation review the proposed budget with a view to reducing costs where possible. Additionally, careful consideration should be given to event scheduling to ensure there is no duplication or overlap with other events occurring at the same time, thereby maximising community participation and resource efficiency.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal
Community – To strengthen our sense of community and lifestyle through opportunities for people to connect and feel valued.

Strategy
1. Foster and support leadership within the community to share the responsibility for securing the future we desire.

Break O Day Annual Plan 2025 – 2026

Actions:
5.2.2.1 Foster Opportunities - Provide leadership and work in partnership with community and service providers to create inclusive and equitable opportunities for everyone to feel valued and contribute meaningfully to their community.

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Council has allocated $30,000 in the current budget for Community Grants. A total of $2,500 is being requested from the 2025–2026 budget, which is within the approved funding allocation at this stage.

VOTING REQUIREMENTS:

Simple Majority

04/26.16.0 DEVELOPMENT SERVICES

04/26.16.1 Development Services Report

ACTION	INFORMATION
PROPONENT	Department
OFFICER	Development Services Coordinator
FILE REFERENCE	031\013\003\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update of various activities which have been dealt with by the Development Services Department since the previous Council meeting.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

KEY DEPARTMENT STRATEGIC OR OPERATIONAL MATTERS

Recruitment process for Environmental Health Officer remains underway;
Recruitment process for Senior Planner Officer now underway;
Recreation Water Sampling now complete;

PLANNING REPORT

The following table provides data on the number of applications approved for the month including statistical information on the average days to approve and the type of approval that was issued under the *Land Use Planning and Approvals Act 1993*:

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	EOFY 2024/ 2025
NPR	2	6		5	10	1	3	7	1				**35**	
Permitted		4	4	2	1		2	4	3				**20**	
Discretionary	15	15	5	11	21	22	4	10	9				**112**	
Amendment	1		1	1	3	2	2	4	4				**18**	
Strata														
Final Plan	1	2	4	1				4	2				**14**	
Adhesion														
Petition to Amend Sealed Plan									1				**1**	
Boundary Rectification														
Exemption														
Total applications	19	27	14	20	35	25	11	29	20				**200**	**205**

Ave Days to Approve Nett *	**39.68**	**30.85**	**24.92**	**43.55**	**24.94**	**52.28**	**34.36**	**25.31**	**27.75**				**33.73**

** Calculated as Monthly Combined Nett Days to Approve/Total Applications*

The following table provides specific detail in relation to the planning approvals issued for the month:

DA NO	LOCATION	DESCRIPTION	SECTION	Day to Approve Gross	Days to Approve Nett
144-2023 FINAL	St Helens	Final Plan of Survey - Boundary Adjustment	FINAL	9	9
059-2014 AMEND 4	Binalong Bay	Minor Amendment - Multiple Amendment to Unit 3	S56	8	8
021-2026	St Helens	Upgrade to Telecommunications Facility	S57	27	26
164-2025	Binalong Bay	Additional Use for Visitor Accommodation	S57	44	43
161-2025	Stieglitz	Retrospective Approval of Annexe and Deck	S57	85	41
004-2026	St Helens	Amendment to Sealed Plan	Petition	42	42
011-2026	Scamander	Construction of a Shed	S57	51	36
149-2025	Fingal	Construction of a Shed	S57	133	24
234-2025	Scamander	Construction of a Shed with Amenities and Driveway Extension	S57	52	41
012-2026	St Helens	Upgrades to Stieglitz Boat Ramp	S58	29	28
103-2024 FINAL	Beaumaris	Final Plan of Survey - Two (2) Lot Subdivision	FINAL	14	14
185-2021 AMEND	St Helens	Minor Amendment - Setback to Primary Frontage, Access Stairs	AMEND	1	1
221-2025	Stieglitz	Additional Use for Visitor Accommodation	S57	46	45

220-2024	St Helens	Construction of a Dwelling and Secondary Residence including Placement of a Shipping Container	S57	128	127
154-2025	St Marys	Shipping Container and Associated Storage	S57	194	20
132-2025 AMEND	Fingal	Minor Amendment - Increase Floor Area of Addition and Deck	S56	14	14
048-2026	St Helens	Construction of New Container Refund Machine	S58	8	8
172-2025 Amend	Mathinna	Minor Amendment - Relocate Shed Further from Eastern and Southern Boundaries	S56	3	3
036-2026	Stieglitz	Additional Use for Visitor Accommodation	S58	17	16
220-2024	Binalong Bay	Additions and Alterations to Dwelling & Deck	NPR	9	9

Denotes Applications Requiring a Planning Authority Decision due to representations being received.

Strategic Planning Projects in the 2025/2026 financial year

Description	Percentage Complete	Current Update
Scamander-Beaumaris Structure Plan - Progress the project with the aim of addressing land use needs and development planning strategies for the Scamander-Beaumaris area; adoption by Council and commence progression of recommendations.	90%	Final Scamander – Beaumaris Structure Plan underway. Minor edits being undertaken and final report is planned to be presented to Council in May/June Council meeting.
Regional Land Use Strategy - Participate in the development of the new Northern Tasmania Regional Land Use Strategy, resulting in adoption by Council	Ongoing	Break O'Day participation in the review of the NTRLUS continues with Stage 3 (The Final Stage) nearing completion. 1. RPG meetings are now fortnightly in anticipation of a 30 June completion date.
Industrial Land Use Strategy - Finalise the Industrial Land Use Study resulting in adoption by Council, progress any Immediate Recommendations of the report/findings	90%	The Final Report has now been drafted with Final Endorsement to Council to be undertaken. Awaiting resource to finalise the report due to vacant Senior Planner Position.
Scenic Areas Assessment - progress a Scenic Areas Assessment furthering previous work completed to inform any further amendments to the Local Provisions Schedule of the Tasmanian Planning Scheme	10%	The brief for the project has been commenced and now awaits resourcing to finalise the brief due to vacant Senior Planner Position. This project work will continue into the 2026/2027 Financial Year.

BUILDING PROJECTS REPORT

Projects Completed in the 2025/2026 financial year

Description	Location	Updates
Demolition & Construction of New Public BBQ Facility and Associated work	Village Green, Binalong Bay	Completed August 2025.
Building upgrades (External repainting)	St Marys Railway Station	Completed August 2025
Refurbish Toilet & Shower Facility	St Marys Sports Complex	Completed January 2026.
Insurance Claim Works – Water Damage	Portland Hall (Senior Citizens Wing)	Completed April 2026.

Projects ongoing – Capital Works Program (Includes carried over projects previous financial years)

Description	Location	Updates
Air-conditioning upgrades & Commencement of Internal Painting	Council Office	• Internal lighting upgrades to LED fittings Completed; • Air Conditioning Upgrades Completed; • Commencement of internal repainting to commence in May 2026.
Additions & Internal Alterations	Falmouth Community Centre	• Open to public; • Meeting to be scheduled to discuss completion of final scope of work (Carpark, Front door alterations & painting)
Demolition of Existing Toilet & Construction of New Facility	Beach Reserve, Falmouth	• Open to Public; • Minor works still outstanding (Signage, external seat and landscaping works remain outstanding)
Internal Renovations	Hub 4 Health, Portland Court, St Helens	• Minor works have commenced with final works scope still being undertaken
Installation of Roof Mounted Solar Panels & New Electric Heaters	St Marys Hall	• Electric Heaters have been completed; • Quotations now received and Council officers are considering submissions.
Replacement of Roof Cladding & Fence & Installation of Garden Shed.	St Marys Tennis Club	• Re-Roofing Works now completed; • New Garden Shed, Fence and Associated works currently being scheduled pending advice from committee.
New Solar Powered Power Supply & Electrical Fit-out	St Marys Waste Transfer Station	• Quotations now received and Council officers are considering submissions.
Installation of Roof Mounted Solar Panels	(Various sites being considered)	• Quotations now received and Council officers are considering submissions.

Improvements to St Helens Dog Exercise Yard	St Helens Sports Complex	• Estimates current being finalised. • Scope of work to include small shade shelter & drinking fountain.

Approved Capital Works Program – Current & Previous Financial Year - not yet started

Description	Location	Updates
Repair Render & Repaint Front Facade	Portland Hall, St Helens	• Works scoping to be conducted in conjunction with design work for Memorial Park toilet replacement. • New Budget approved in capital works program.
Community Consultation, Design & Development Approval Phase – Public Toilet Replacement	Memorial Park, St Helens	• Community engagement phase to commence as priority in conjunction with consultant designer; • Initial Concept Plans have been completed, working up drawings for consultation phase.
Replacement of Roof Cladding	Pyengana Hall	• Budget approved in capital works program • Quotations currently being sourced ending 17th April 2026.
New Ceiling Insulation & Roof Replacement	St Helens Works Depot Office building	• Budget approved in capital works program.
Structural Stabilisation Works	St Marys Exhibition building	• First meeting conducted 4th February 2026. • Engineer now engaged and next committee meeting scheduled for 22nd April 2026.
New Public BBQ Facility – Design Phase	Pyengana Recreation Ground	• Budget approved in capital works program.
Toilet/Amenities Replacements – Design Phase	St Helens Foreshore	• Budget approved in capital works program.

The below table provides a summary of the building approval issued for the month including comparisons to the previous financial year.

Building Services Approvals Report
March 2026

No.	BA No.	Town	Development	Value
1.	2025/00101-STAGE 1	Stieglitz	Demolition & New Dwelling incorporating Deck	$814,000.00
2.	2025/00171	St Helens	New Shed & Awning	$143,000.00
3.	2025/00054	St Helens	New Dwelling, Deck & Porch	$700,000.00
4.	2025/00227-STAGE 1	Fingal	New Shed with Amenities & Garden Shed (Low Risk) - Stage 1	$45,000.00
5.	2025/00086	St Helens	Relocation & New Dwelling, Deck & Carport	$261,000.00
6.	2025/00202	Akaroa	Alterations & Additions to Dwelling	$70,000.00
7.	2025/00064-STAGE 1	St Marys	New Shed/Garage	$27,000.00
8.	2025/00120	Binalong Bay	Demolition & New Deck with Roof	$80,000.00
9.	2026/00011	Scamander	New Shed	$25,000.00
10.	2025/00132	Fingal	Demolition, Alterations & Additions - Dwelling & Deck	$250,000.00
11.	2025/00156	St Helens	New Dwelling with attached Deck	$220,000.00
12.	2019/00125 - AMEND	St Marys	Amended approval for addition/inclusion of solar panels	N/A
13.	2026/00046	Fingal	Plumbing only – Amenities to Existing Shed	N/A
14.	2025/00230	Stieglitz	Plumbing only – Amenities to Existing Shed	N/A

	2024/2025	2025/2026
ESTIMATED VALUE OF BUILDING APPROVALS FINANCIAL YEAR TO DATE	$24,236,642.00	$21,138,580.00

	MONTH	2025	2026
ESTIMATED VALUE OF BUILDING APPROVALS FOR THE MONTH	March	$2,225,000.00	$2,635,000.00

	MONTH	2024/2025	2025/2026
NUMBER BUILDING APPROVALS FOR FINANCIAL YEAR TO DATE	March	109	117

ENVIRONMENTAL REPORT

Description	Updates
Biosecurity	Biosecurity Tasmania's rabbit calicivirus release program recently visited locations in Break O'Day to inspect candidate sites and prepare for releases. Council has been providing information on the limited options for control in urban settings where there have been significant rabbit infestations and impacts concerning residents - including residents nominating sites with Biosecurity Tasmania for their annual re-release of the latest virus strain.
Climate Change Action	Attended Working Group meeting of the Local Government Association's Local Government Climate Change Capability Program with representatives from other councils. Implementation of the program ends in June and discussion is turning to the future of local government cooperation on climate change and its engagement with the Tasmanian Government. Planning is underway for an independent review of Council's flood modelling, including the recently completed Climate Change update, to confirm its reliability and compare it to the Tasmanian Strategic Flood Mapping. Expert input is also being sought on the role Council can play in the municipality to facilitate the low emissions transition of the transport sector and priorities.
Break O'Day Council NRM Committee	Council is considering appointments to its NRM Committee at this Meeting, following a public call for Expressions of Interest.
Scamander Coastal Hazards and Flood Risk Management project	A final Coastal and Flood Adaptation Pathways Plan has been produced following community review of a draft Plan and incorporation of input received. The Plan is being presented to Council for endorsement at this Meeting. It will provide stakeholders, including Council, and the community with a basis for prudent investment pathways and decisions to mitigate their coastal and flood risks they face and adapt as climate change affects to coastline and flood risks. Design and planning work is underway for mitigation works, including reducing inundation and wave attack risks with barway opening and on-ground works to mitigate immediate erosion risks on the Dune Street shorelines.

PUBLIC HEALTH REPORT

Recreational Water Quality

The *Public Health Act 1997* requires Councils to monitor recreational waters (for primary contact) from December through to March each year, using the Tasmanian Recreational Water Quality Guidelines. This work is now complete for 2025/2026 Financial year.

Results for the 2025-2026 sampling season from December 2025 to March 2026 are reported here.

Recreational water	01 Dec 2025		12 Jan 2026		16 Feb 2026		16 Mar 2026	
	*Enterococci	#Rec. WQ	Enterococci	#Rec. WQ	Enterococci	#Rec. WQ	Enterococci	#Rec. WQ
Grants Lagoon – Mouth (shallows)	<10	Good	<10	Good	<10	Good	<10	Good
Grants Lagoon - Footbridge	<10	Good	<10	Good	<10	10	<10	Good
Grants Lagoon – Campground	<10	Good	<10	Good	<10	Good	<10	Good
Beauty Bay	10	Good	<10	Good	<10	Good	<10	Good
Yarmouth Creek	140	Moderate	<10	Good	<10	Good	<10	Good
Wrinklers Lagoon	<10	Good	<10	Good	<10	Good	10	Good
Scamander River Mouth	<10	Good	<10	Good	<10	Good	20	Good
Henderson Lagoon	<10	Good	<10	Good	<10	Good	<10	Good
Denison Rivulet	<10	Good	10	Good	10	Good	60	Good

*** Enterococci /100ml # Recreational Water Quality class (from Tasmanian Guidelines)**

The results for water samples indicate conditions for all these waters have been safe for swimming during the season according to the Tasmanian Recreational Water Quality Guidelines. Sampling will resume in December 2026, for the next swimming season.

All natural waters may be subject to local poorer water quality from time to time due to weather, tidal impacts or other conditions.

Immunisations

The *Public Health Act 1997* requires that Councils offer immunisations against a number of diseases. The following table provides details of the rate of immunisations provided by Council through its school immunisation program.

MONTH	2025/2026		2024/2025	
	Persons	Vaccinations	Persons	Vaccinations
July - December	0	0	5	5
January - June	34	67	91	91
TOTAL	**34**	**67**	**96**	**96**

Sharps Container Exchange Program as at 9 April 2026

Current Year	Previous Year
2025/26	2024/25
52	58

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal

Environment – To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Strategy

1. Ensure the necessary regulations and information is in place to enable appropriate use and address inappropriate actions.
2. Undertake and support activities which restore, protect and access the natural environment which enables us to care for, celebrate and enjoy it.

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

04/26.16.2 Scamander Coastal Hazards and Pathways Adaptation Plan

ACTION	DECISION
PROPONENT	Officer
OFFICER	Polly Buchhorn, NRM Facilitator
FILE REFERENCE	017\002\002\
ASSOCIATED REPORTS AND DOCUMENTS	Scamander Coastal Hazards and Pathways Adaptation Plan March 2026 Submissions Review Report

OFFICER'S RECOMMENDATION:

Council receives and endorses the final *Scamander Coastal Hazards and Pathways Adaptation Plan* produced by the Scamander Coastal and Flood Risk Adaptation Pathways Planning Project.

INTRODUCTION:

The final *Coastal Hazards and Pathways Adaptation Plan* has been prepared by the consultants for the Scamander Coastal Hazards project, SGS Economics, with input from the community and stakeholders, including comments on a draft plan.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 8 April 2026

Council Meeting 16 February 2026

02/26.16.4.698 Moved: Clr B LeFevre/ Seconded: Clr L Johnstone

Council receives the Draft Scamander Coastal Hazards and Pathways Adaptation Plan and release it for public comment until 15 March 2026.

CARRIED UNANIMOUSLY

OFFICER'S REPORT:

In February a draft *Scamander Coastal Hazards and Pathways Adaptation Plan* was released and the community invited to comment on it. An online form was made available with questions on the Plan and planning process. The draft was shared with the 120 community and stakeholder participants in the project and promoted more widely. Council received seven submissions using the form and one emailed submission was received.

Final Adaptation Plan

The final *Coastal Hazards and Pathways Adaptation Plan* incorporates changes following community comments on the draft Plan and is recommended to Council for endorsement.

Submissions have been compiled and reviewed against the draft Plan by the consultants for the project, SGS Economics. A report summarising submissions is attached to the Agenda. It reviews

input by question in the online form and per submitter, responding with implications, that were applied in the finalised Plan. The report includes some points relevant to coastal and flood risk management at Scamander but were beyond the scope of the Plan itself.

The Plan is one of two key outputs by the Scamander Coastal Hazards Risk Mitigation and Pathways Planning Project. It follows an earlier technical 'Outlook' report on the coastal and flood hazards at the River mouth and technical advice on three scenarios for hazard mitigation on the Dune Street shoreline. These were the subject of the cost/benefit analysis reported in the Plan.

That cost/benefit analysis found options with modest works, nature-based elements and shorter-term risk mitigation, produced a positive return for the built, community and environmental assets and values. A larger scale option with substantial works and costs had a negative return, and with side effects and uncertainties. There was significant support from the community for planning controls to avoid future development in risky areas and some for exploring early retreat strategies for existing assets and development.

A 'summary of dynamic adaptive pathways' included in the Plan (p.52) provides a basis for Council to map future intervention options in more detail. This would help to guide next priorities, which likely will require significant investment and to reduce risks that are shared, decision points for acting, and assist the community, landholders and stakeholders with their own risk management.

Mitigation of immediate risks

Planning and design work is underway for 'no-regrets' emergency works that respond to recommendations in the Plan on barway opening policy and works along the southern Dune Street and park foreshore.

Barway opening

Council has for many years opened the River's sea entrance with machinery when it is closed and water levels rise to reduce risk of low-lying roads being damaged, or a significant flood event threatens people, infrastructure or property. This requires authority from the Parks and Wildlife Service to undertake the work on the Scamander Conservation Area.

Flooding of properties occurred in March 2021 when the closed barway (with a high berm and river levels) could not be opened before a river flood and stormy seas peaked together.

This action is to improve monitoring of conditions and procedures for barway opening to reduce risk of impacts on assets from a high closed barway raising estuary water levels and from flood events that can coincide with high seas. This would involve monitoring of water levels and the barway berm height and developing protocol and procedures with stakeholders to manage the risks with a closed Scamander barway.

Dune Street shoreline

Significant erosion threatened Dune Street and housing in late 2022 and has been steadily eroding the rock wall in front of the park (aligned with the failed old training wall).

This work will aim to arrest further erosion as an emergency measure and provide Dune Street with some protection and reposition and stabilise the rock revetment at the park to control continuing erosion of those. Technical advice earlier in the project recommended a mix of hard and natural

treatments. It does not provide significant inundation protection. Community feedback also raised maintaining beach access, restoration and natural values and remediation of unsightly and hazardous materials from the old training wall as design issues.

There will be further mitigation actions and decisions in future. And the other shorelines at Scamander face short-terms risks as well. In the meantime, maintenance of this initial work will help stretch its limited effective life until or while other more substantial mitigation works are considered – guided by the adaptation pathway plan.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal
Environment - To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Strategy
1. Recognise and alleviate the issues and risks to the environment from our use, and the risk to us from a changing environment. (For example flood and fire.)

Key Focus Area:
Climate Change - Understand, address and evaluate the challenges of climate change in Break O'Day and develop and implement mitigation strategies.

Break O'Day Annual Plan

Action:
3.4.1.1 Scamander Coastal Hazard and Flood Management - implement coastal adaptation and flood risk mitigation and pathways planning project with community at Scamander River mouth.

LEGISLATION & POLICIES:

N/A

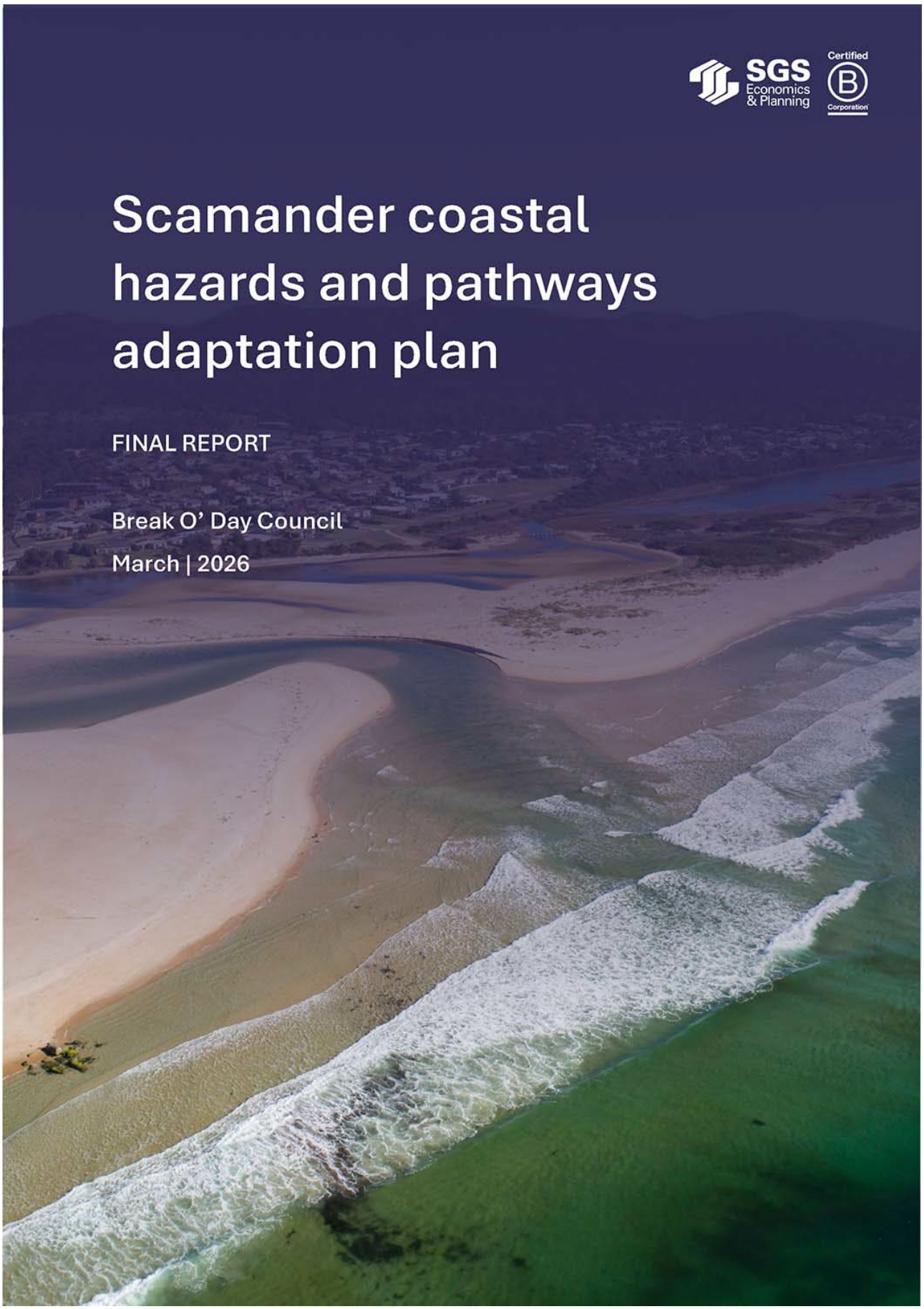
BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

The capital $30,000 cash contribution and a $40,000 Council share of in kind contributions matching the $165,000 grant for the project have been carried forward in the Capital Budget.

Council received a grant in 2022 for the Scamander Coastal Hazards Risk Management Project from the Australian Government's Coastal and Estuarine Risk Mitigation Program, managed through the State Emergency Service.

VOTING REQUIREMENTS:

Simple Majority


SGS Economics & Planning
Certified B Corporation
Scamander coastal hazards and pathways adaptation plan
FINAL REPORT
Break O' Day Council
March | 2026

© SGS Economics and Planning Pty Ltd 2026

This report has been prepared for Break O' Day Council. SGS Economics and Planning has taken all due care in the preparation of this report. However, SGS and its associated consultants are not liable to any person or entity for any damage or loss that has occurred, or may occur, in relation to that person or entity taking or not taking action in respect of any representation, statement, opinion or advice referred to herein.

SGS Economics and Planning Pty Ltd
ACN 007 437 729
www.sgsep.com.au

OFFICES IN CANBERRA, HOBART, MELBOURNE, AND SYDNEY ON THE COUNTRY OF THE NGAMBRI/NGUNNAWAL/NGARIGO, MUWININA/PALAWA, WURUNDJERI, AND GADIGAL PEOPLES.

20250185_final report_v3

Contents

1. Executive summary 1
2. Introduction and background 10
   - 2.1 Scope and aim of study 10
   - 2.2 Process for completing this study 10
   - 2.3 Introducing Scamander 11
   - 2.4 Introducing adaptation pathways 12
3. River mouth and coastal processes 14
4. Values at risk 20
5. Hazard management and hotspots 24
   - 5.1 Dune Street 26
   - 5.2 Pelican Sands 41
   - 5.3 Bridge Esplanade 44
   - 5.4 Other sites – Upper Scamander Road and hind dune marsh 47
6. Next steps for adaptation planning in Scamander 51
   - 6.1 Recommendations 51
   - 6.2 Summary of dynamic adaptive pathways across Scamander River mouth 54

LIST OF TABLES

Table ES1: values at risk in Scamander River mouth 3
Table ES2: costs and benefits of adaptation to coastal hazards in Scamander River mouth 5
Table ES3: Cost-benefit analysis results (7% discount rate) ($2025) ($,000) – 2025-2100 7
Table 1: values at risk in Scamander River mouth 20
Table 2: monetisation methodologies for values at risk 21
Table 3: costs and benefits of adaptation to coastal hazards in Scamander River mouth 25
Table 4: hazard bands for Dune Street 28
Table 5: adaptation pathways at Dune Street 30
Table 6: impact of adaptation options on different benefit drivers 34
Table 7: cost-benefit analysis results (7% discount rate) ($2025) ($,000) – 2025-2100 35

Table 8: sensitivity test results – halved tourism benefits (7% discount rate) ($2025) ($,000) – 2025-2100 36
Table 9: sensitivity test results – doubled costs (7% discount rate) ($2025) ($,000) – 2025-2100 36
Table 10: sensitivity test results – halved tourism benefits and doubled costs (7% discount rate) ($2025) ($,000) – 2025-2100 37
Table 11: other adaptation options at Dune Street 39
Table 12: example dynamic adaptive pathway for Scamander River mouth 54

LIST OF FIGURES

Figure ES1: hazard management hotspots in Scamander River mouth 4
Figure ES2: damage impacts from coastal hazards at Dune Street – base case 6
Figure 1: study area 12
Figure 2: terminology and idealised ICOLL configuration 15
Figure 3: coastal inundation hazard bands 17
Figure 4: repositioned erosion hazard bands at Dune Street 18
Figure 5: hazard management hotspots in Scamander River mouth 24
Figure 6: assets and hazards in Dune Street 26
Figure 7: damage impacts from coastal hazards at Dune Street – base case 29
Figure 8: land and property values at Dune Street under different treatment options 33
Figure 9: assets and hazards at Pelican Sands 41
Figure 10: assets and hazards at Bridge Esplanade 44
Figure 11: assets and hazards at Upper Scamander Road 47
Figure 12: assets and values near hind dune marsh 49

APPENDICES

Appendix A: Compounded risk rating methodology 56

1. Executive summary

Introduction and background

SGS Economics and Planning and Moffatt & Nichol were commissioned to develop a coastal hazards and pathways adaptation plan for the Scamander river mouth. This project responds to community concerns about the extent of hazards and impacts on their lives, livelihoods and the natural environment. The project seeks to complete the following aims:

- Better understand the coastal and estuary risks and impacts of these risks on the community, especially in light of the impacts of climate change.
- Better understand and communicate coastal processes to the community, including potential responses.
- Map and quantify the costs and benefits to the community of different options for managing risk in the Scamander river mouth.
- Provide advice on short and longer-term management solutions.

SGS led the project and performed economic and spatial analysis. Moffatt & Nichol provided expert scientific and engineering input on coastal processes, hazards and adaptation options.

Adaptation pathways are chains of actions taken in response to risk over time. A set of principles define successful adaptation planning.

- Developing risks must be actively managed. Doing nothing is not an option.
- Honest and transparent communication with the community.
- Government is not responsible for the protection of private property against natural hazards.
- There should be no subsidy to occupy hazardous locations.

Key terminology for adaptation planning includes:

- **Flexibility.** Options should be assessed and actions taken with a view to maintaining the flexibility of the community to respond to a dynamic external environment.
- **Thresholds.** The community's and individual level of tolerance for risk will have thresholds for maintaining it and triggers for action
- **Triggers.** Triggers are measurable milestones or markets for action on a threshold.
- **Trade-offs.** Trade-offs will inevitably arise where the choice of one action to preserve or increase certain values will have a negative effect on other values.

It is in the nature of dynamic adaptive pathways that they can change in response to new information, practice or altered preferences. Nothing, including harder engineered interventions, should be considered 'off the table'.

River mouth and coastal processes

Scamander River mouth can be understood as an intermittently closed and open lake or lagoon (ICOLL). This refers to lakes that naturally alternate being open and closed to the ocean, with closure defined by the existence of a dynamic sand beach barrier that separates the ICOLL from the ocean. ICOLLs are geomorphologically complex, and key features, in particular the existence, height and width of the berm, and therefore water levels and speeds on either side, change often. Scamander River mouth is no different. Historically, the river mouth has migrated north and south along the sandy shore, with ICOLL closure and opening reflecting the balance of processes at any particular time.

Three major hazards affect the users and owners of land around Scamander River mouth

- **Coastal erosion.** Coastal erosion is the removal of coastal land by water (waves, river currents and tidal inundation), wind and general weather conditions.
- **Coastal inundation.** Coastal inundation is the natural process of flooding of land by the sea and can be either temporary or permanent.
- **River flooding.** River flooding is caused by the runoff of heavy rainfall in the upper catchment and resulting increases in river discharge, sufficient to exceed the river channel capacity and inundate floodplain areas.

A review of available data, in particular hazard bands pertaining to the level of the above hazards in the Scamander River mouth, concluded that the existing bands are a broadly accurate portrayal of risk levels, with two important qualifications **Coastal inundation** risk is considered to be underestimated for wave-exposed foreshores as it does not consider wave set up and wave run up, nor any interaction with river flooding, including barway condition. **Coastal erosion** is considered to be underestimated around Dune Street in particular. This is due to the shoreline positioning north of Dune Street during assessment, and failure to consider channel movements as contributing to erosion, such as in 2022 when the channel came very close to Dune Street. In light of this advice, for the purposes of cost-benefit analysis at Dune Street SGS has repositioned existing inner coastal erosion bands to align with the current shoreline. Some locations are exposed to each of the above hazards.

During extreme events, these hazards can occur simultaneously and interact with each other. The consequences of compounding or multi-hazard events are generally not well understood including at the Scamander River mouth, but the combined consequences are likely to be more severe than the consequences of individual hazards. This project mapped the compounded hazards (Figure ES1).

Climate change is expected to have implications for the coastal and river processes at Scamander. Of particular note are the predicted increased intensity of rainfall, sea level rise and increased intensity of coastal storms. Increased intensity of rainfall exacerbates riverine inundation, with greater volumes of water moving down the catchment. Sea level rise and increased intensity of coastal storm both intensify coastal erosion and coastal inundation, increasing the risk of damage.

Values at risk

Table ES1 outlines the values in the study area that are considered in subsequent analysis and adaptation pathways planning.

Table ES1: values at risk in Scamander River mouth

Category	Value	Count	$ value (2025) ($,000)	Key examples
Property	Private dwellings	39	$21,677	– Dune Street dwellings – Lagoon Esplanade dwellings
	Commercial	2	$1,312	– River Mouth Café
	Accommodation	15	$19,280	– Pelican Sands
	Council assets	7	$3,080	– Scamander Recreation Reserve
	Community	1	$470	– Scamander SLSC
Roads	Roads	5km	$2,574	– Dune St – Hodgman St
Natural environment	Existing beach	n/a	$1,169	– Steels Beach adjacent to river mouth
	Estuaries	n/a	$1,134	– Hind dune marsh
	Wetlands	n/a	$21,233	– Hind dune marsh – Upper Scamander River
	Saltmarsh	n/a	$195	– Scamander River
	Dunes	n/a	$1,719	– Access pathways to Steels Beach
	Bird habitat	n/a	$12	– Threatened bird nesting on Steels Beach and barway
	Playspace/recreational area	1	$17	– Scamander Recreation Reserve
Water infrastructure	Water mains	2km	$2,640	– Reticulation mains beneath Dune St, Scamander Ave
	Upper Scamander Reservoir	1	$1,300	n/a
	Upper Scamander BPT (break pressure tank)	1	$1,060	n/a
	Sewer mains	2km	$600	– Sewage mains beneath Scamander Recreation Reserve

Category	Value	Count	$ value (2025) ($,000)	Key examples
	SPS (sewerage pumping station)	3	$608	– Pelican Sands SPS – Dune St SPS
Visitor economy	Estimated visitor spend	50,000	$12,951	– Tourist visitation to Steels Beach and local caravan parks
Total			$93,023	

Source: SGS Economics and Planning 2026

Hazard management and hotspots

The balance of coastal hazards and values at risk differs between points on the Scamander River mouth. The locations are detailed in Figure ES1 below.

Figure ES1: hazard management hotspots in Scamander River mouth

Source: SGS Economics and Planning 2025

Cost-benefit analysis of adaptation pathways at Dune Street between 2025 and 2100 was completed, recognising that Dune Street is especially exposed to coastal hazards. Cost-benefit analysis is an approach to evaluate the merits of different interventions and seeks to quantify their respective

impact, whether they be social, economic or environmental, on the community. It does this by identifying the impact of different options in terms of their deviation from the 'base case' of no action, where costs and benefits otherwise proceed along their existing paths. The costs and benefits included in this analysis are outlined in Table ES2.

Adaptation pathways consist of a range of interventions and actions that will be implemented simultaneously and consequently over time as risk levels evolve.

In terms of costs and benefits, adaptation typically involves costs in terms of building protection works, vegetation management and changes to planning and building requirements. The benefits encompass a range of avoided damages, amenity, use and ecological changes and these vary by the type of intervention.

Table ES2: costs and benefits of adaptation to coastal hazards in Scamander River mouth

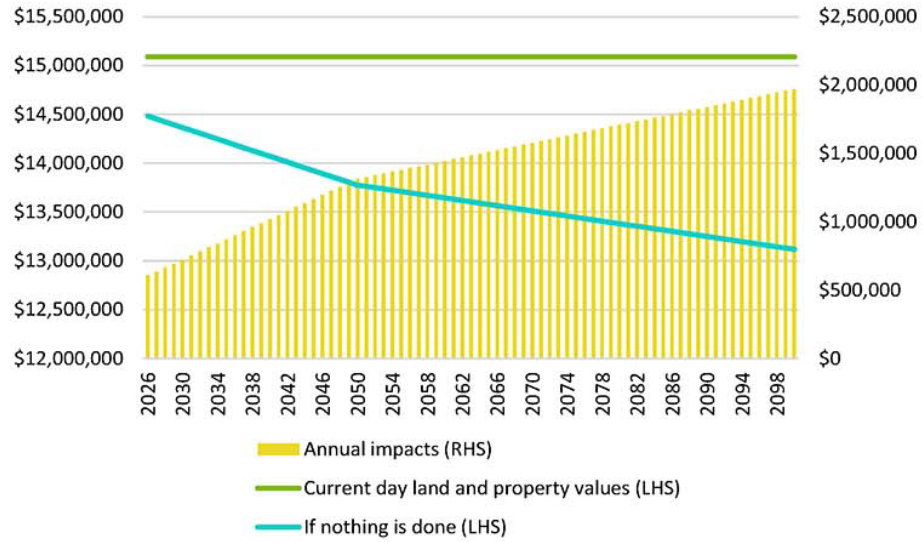
Costs	Benefits
C1: Pathway costs – Capital cost – Maintenance cost – Asset relocation cost – Contingency cost	B1: Avoided damage – The avoided damage to land and property resulting from the intervention B2: Beach access – The impact of the options on the capacity for community members and visitors to access and enjoy Steels Beach B3: Visitation spending – The impact of the options on visitation and expenditure by tourists to Scamander B4: Ecosystem impacts – The impact of the interventions on ecosystems and habitats present in the area

Source: SGS Economics and Planning 2025

Dune Street

Dune Street is the most highly exposed part of the Scamander River mouth. Hazards are complex and overlapping, though primarily reflect erosion compounded by coastal inundation and flooding. Figure ES2 outlines the impacts of damage to land and property at Dune Street from coastal hazards if nothing is done and coastal hazards proceed along the trajectories implied by the low, medium and high erosion and coastal inundation hazard bands applying to the area.

Figure ES2: damage impacts from coastal hazards at Dune Street – base case



Source: SGS Economics and Planning 2025

Three adaptation pathways in response to coastal hazards at Dune Street are analysed. These options are:

- **Option 1: Living shoreline foreshore erosion protection.** In the short to medium term, a living shoreline or soft protection could be implemented to address the immediate erosion processes along a 60m length of foreshore fronting Dune Street. These works would not address the inundation risk. Under this pathway, no further residential and sensitive urban development would be allowed. In the long term (as sea levels rise), inundation problems would become more severe and the foreshore erosion protection would reach the end of its effective life. This pathway provides property owners with time to reach the economic life of their assets and protect their individual properties for the foreseeable future.
- **Option 2: Hybrid seawall and wave runup bund.** In the short to medium term, this option proposes a rock revetment hybrid seawall in front of Dune Street and small wave runup bund in the lee of the wall. It would offer erosion protection for the medium term and protect against some inundation, but likely not extreme events. Compared to pathway 1, this option buys more time, but eventually (as sea levels rise), properties would be increasingly exposed to inundation and erosion. As with option 1, further development in the area would be discouraged.
- **Option 3: Rock revetment and levee.** A higher seawall and levee, expected to be raised above the current road level by approximately 1.5m. This option comes with substantial capital works and costs, and would offer longer term protection. It provides protection against erosion up to around 2075.

Table ES3 contains the results of the cost-benefit analysis results.

Table ES3: cost-benefit analysis results (7% discount rate) ($2025) ($,000) – 2025-2100

	Option 1	Option 2	Option 3
Costs			
Total cost	$396	$1,807	$13,669
Benefits			
Avoided damages	$2,191	$7,546	$13,459
Beach access	$0	$0	-$1,420
Visitation spending	$4,668	$9,337	-$13,052
Natural habitat	-$4	-$24	-$47
Total benefits	$6,854,	$16,858	-$1,061
NPV	$6,458	$15,050	-$14,730
BCR	17	9	0.48

Source: SGS Economics and Planning 2025

The cost-benefit analysis shows that options 1 and 2 strongly increase net welfare, creating 17 and 9 dollars of benefit per dollar of cost respectively. This is compared to option 3, which strongly protects a relatively small set of properties at a relatively high cost. The impact on tourism spending in particularly important, option 3 would materially influence the character of the foreshore, and as a result the strength of Scamander's attraction to tourists.

The results do not support aggressive, extensive, hard protection of the foreshore, even though this would protect some properties. The costs to the community[1] of this course of action are simply too high, and it would negatively impact other important aspects that sustain Scamander; particularly its pristine natural character and beachside recreation opportunities, which sustain the visitor economy.

The high BCR of options 1 and 2 endorse a softer, more gradual approach that would provide a range of benefits to the community:

- Low capital and maintenance costs, meaning the opportunity cost of these options is low.
- Slowing down coastal hazards in the area, buying time for the community, Council and other stakeholders to undertake best practice adaptation planning.
- Enabling property owners to use their assets to the end of their economic life, while planning avoids new development in the area.

[1] Based on the principle of 'no subsidy to occupy hazardous locations' these costs would be assumed to be borne by the property owners. This cost is likely too high relative to the value of the properties.

- Avoiding maladaptation by locking in costly maintenance expenditure and potentially inefficient or inappropriate land uses.
- Improving biodiversity and natural values in the area through native plantings and other forms of soft protection, which will increase utility for visitors and members of the community.
- Preserving important, though undervalued aspects of the foreshore such as recreation, visual amenity and natural values, which are otherwise lost.
- Preserving the contribution of the Dune Street foreshore to Scamander's visitor economy, which is of significant economic importance.

These considerations broadly align with feedback received from the community as part of this project.

Pelican Sands

Pelican Sands displays generally lower benefit drivers compared to Dune Street, with less residential development, Council and TasWater property, beach access and habitat impacted by coastal hazards. However, the intensity of hazards is also reduced as Pelican Sands is less exposed to open ocean, and foreshore development and use is not so intensive. The influence of the visitor economy on the CBA results is highly relevant to Pelican Sands, as it is a major accommodation asset. To the extent that hard protection of the Dune Street foreshore reduces the attractiveness of the area to visitors, these costs will be borne to a significant extent by those operating at Pelican Sands.

The costs of hard protection may be higher or lower at Pelican Sands depending on the length of foreshore that requires protection and the overall size and strength required to adequately protect against hazards. Overall, it is likely that the same conclusion can be drawn as for Dune Street; cheaper or 'no regrets' interventions are preferred now to buy time for more extensive adaptation planning, with eventual retreat as hazards overwhelm the adaptive capacities of current users.

Bridge Esplanade

Bridge Esplanade displays lower benefit drivers than Dune Street. Hazards are less intense due to sheltering from open ocean forces, while there is less affected land and property in the area, meaning avoided damage is lower. Natural, recreation and tourist visitation values are also lower compared to both Dune Street and Pelican Sands. The foreshore at Bridge Esplanade is shorter than these other sites, meaning the relative cost of options 1 and 2 would also be lower. Overall, the core finding remains relevant; extensive, hard protection is encouraged, while softer protection options retain flexibility, manage some inundation risk and may improve the amenity of the area. Retreat is less likely to be required in this location, meaning the financial and emotional impact of relocation, which could be substantial in other sites, is limited.

Next steps for adaptation planning in Scamander

Several 'no regrets' actions to be taken in response to coastal hazards at the Scamander River mouth. These are measures that could be implemented immediately and that, if implemented, are unlikely to create abortive work, have significant negative impacts on other processes, or cause issues for a future adaptive pathway(s).

- **Barway opening policy.** The condition of the barway (open/closed) at Scamander has a significant influence on hazards. The opening operation would benefit from a documented barway opening

policy. It is also recommended that Council install water level gauging to assist inform the policy and plan.

- **Restoration of reserve foreshore protection.** Restoration of the rock protection, likely including an appropriate backfill/filter layer and geotextile, as well as habitat creation through saltmarsh (or other species) planting.
- **Pelican Sands foreshore protection.** The measure should incorporate as much as possible a living shoreline, to provide positive ecological outcomes and limit the use of hard infrastructure
- **Dune Street hind dune foreshore protection.** A living shoreline or soft protection could be implemented. The buffer between the road and foreshore could be planted out. The measure would likely need to include a hybrid rock/vegetation protection.

Planning and policy considerations include:

- Do not allow intensification of residential and sensitive urban development in areas exposed to (compounding) coastal hazards, especially Dune Street, Pelican Sands and low-lying lots along Bridge Esplanade.
- Apply the proposed updated positioning and extent of the Coastal Erosion Hazard Code hazard bands at Dune Street, reflective of changed position of river mouth and landward progression of shoreline.
- Seek support and guidance from Tasmanian Planning Commission on best practice planning for coastal adaptation and managed retreat, especially in locations of multiple and potentially compounding hazards:
  - Explore Scamander River Mouth as a potential pilot for these mechanisms, recognising relatively contained scale and intensity of coastal hazards in the area.

Other recommendations include:

- Further engagement with Dune Street residents on cost-benefit analysis findings and proposed adaptation actions in the area.
- Engagement with Tasmania Parks and Wildlife Service (TPWS), which owns and has responsibility for public land in the Dune Street area and across the river mouth.
- Advocate to Tasmanian Government and/or Tasmanian Planning Commission for guidance and support to implement coastal adaptation actions, particularly managed retreat, through the planning scheme.
- Advocate for updated mapping of coastal hazards, specifically coincidental and compounding hazards.
- Engage with Department of State Growth to explore potential impact of current bridge design on hazards in Scamander River mouth.
- Continue to protect biodiversity in the river mouth.
- Explore opportunities for additional funding, such as the Future Drought Fund, to complete recommended areas of future work; for example improved hazard mapping and bridge investigations.

2. Introduction and background

2.1 Scope and aim of study

SGS Economics and Planning and Moffatt & Nichol were commissioned to develop a coastal hazards and pathways adaptation plan for the Scamander river mouth. This project responds to community concerns about the extent of hazards and impacts on their lives, livelihoods and the natural environment. The project seeks to complete the following aims:

- Better understand the coastal and estuary risks and impacts of these risks on the community, especially in light of the impacts of climate change.
- Better understand and communicate coastal processes to the community, including potential responses.
- Map and quantify the costs and benefits to the community of different options for managing risk in the Scamander river mouth.
- Provide advice on short and longer-term management solutions.

SGS led the project and performed economic and spatial analysis. Moffatt & Nichol provided expert scientific and engineering input on coastal processes, hazards and adaptation options.

The project utilises the latest available current data on assets, economic characteristics, coastal processes and natural hazards. Sources are noted throughout. No new hazard modelling was undertaken for this study. The limitations of current hazard data and their implications for the study are outlined in Chapter 3.

2.2 Process for completing this study

The study was completed between May 2025 and February 2026. It included the following steps:

- Data review – May-June 2025
  - Existing data on coastal processes, hazards, assets and values in the study area was accessed and mapped
  - The scientific evidence base of existing hazard data was reviewed to determine suitability for this study, and alterations made where necessary
- Site visit and first community engagement – June 2025
  - The project team visited Scamander to assess current conditions and gather additional primary material
  - Two community engagement sessions were hosted in Scamander to explain coastal processes and hazards, including the impact of climate change, identify values at risk and introduce concepts of adaptation pathway planning.
  - Materials were shared online with an option for community members to respond.

- Cost of risk assessment and adaptation planning – July-September 2025
  - Additional engagement with Tasmanian SES, TasWater and Break O' Day Council was held to further explore values at risk
  - Monetisation methodologies were researched and applied to values at risk in the rivermouth
  - 'No regrets' intervention options were identified and draft adaptation pathways developed for key sites
  - Online community workshop was held on values at risk in September 2025. Materials were shared online and a survey provided for those unable to attend.
- Site visit and second community engagement – October 2025
  - The project team returned to Scamander to present and collect feedback on draft adaptation pathways during two community consultation sessions
  - Materials were shared on the Council webpage and an online survey allowed community members to provide information and feedback.
- Adaptation pathways refinement and cost-benefit analysis – November-December 2025
  - Further community feedback was collected on draft adaptation pathways via online survey
  - Adaptation pathways were refined given feedback
  - Cost-benefit analysis of adaptation pathways at Dune Street explored community welfare implications of adaptation pathways given impact on values at risk
- Reporting drafting – January 2026
  - The coastal hazards and pathways adaptation plan was drafted in January 2025

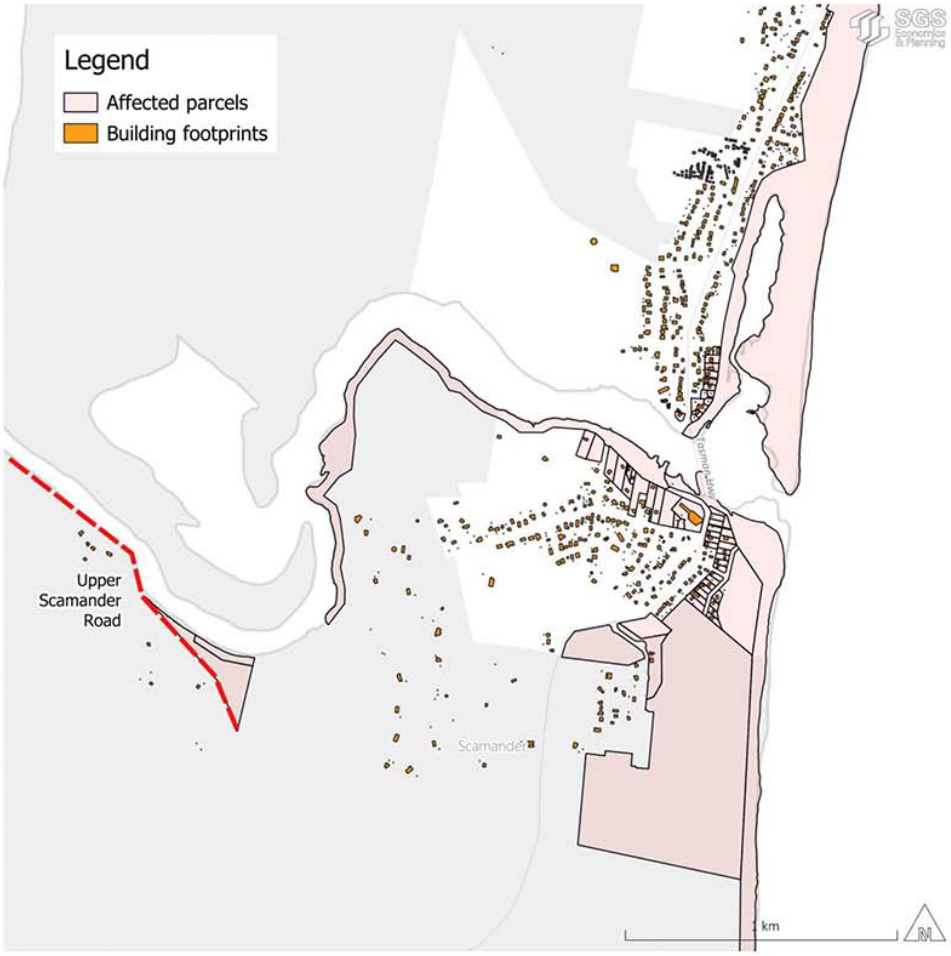
The contributions from stakeholders and community members and organisations have been invaluable for this study. Contributions included anecdotal historic evidence, reports, photos and information about community initiatives and environmental management initiatives.

2.3 Introducing Scamander

Scamander is the second largest town in Break O' Day LGA, situated on the northeast coast of Tasmania. The Scamander River runs through the middle of the town and is bridged by the Tasman Highway. The river originates to the north-east and exits to the sea via a wide, sandy rivermouth forming an 'intermittently closed and open lake and lagoon' (ICOLL). Hazards including coastal inundation, riverine inundation and coastal erosion arise in the vicinity of the rivermouth, which is relatively developed with residential, recreational and employment-generating land uses.

Figure 1 outlines the study area; broadly, the affected land parcels highlighted in red. Chapters 2 and 3 elucidate the hazards and values at risk in this study area, to which the adaptation plan seeks to respond.

Figure 1: study area



Source: SGS Economics and Planning 2025; Break O' Day Council 2025

2.4 Introducing adaptation pathways

Adaptation pathways are chains of actions taken in response to risk over time. They acknowledge that areas will look and function differently if certain changes are made. Adaptation pathways all seek to manage risk, but do so in different ways, meaning the community, economic outcomes will vary from pathway to pathway. A set of principles define successful adaptation planning.

- **Developing risks must be actively managed. Doing nothing is not an option.** This speaks to the reality of coastal hazards in Scamander, which pose significant threats to property and livelihoods.

These developing risks should be actively managed; it is not acceptable to ignore them once they are known.

- **Honest and transparent communication with the community.** Coastal adaptation relies on the collective action of individuals and businesses in the affected area. It is imperative that the community share a complete assessment of the risks that coastal hazards present and the trade-offs inherent to the choice of adaptation options. This will enable all actors to make appropriate informed decisions.
- **Government is not responsible for the protection of private property against natural hazards.** The protection of the community from hazards does not extend to protecting private assets. There may be cases where governments can act on behalf of property owners to enable collective responses, or where shared benefits are a basis for sharing costs and risks.
- **There should be no subsidy to occupy hazardous locations.** With climate change, it will be unsustainable to subsidise people who choose to occupy or use locations that are becoming increasingly hazardous, in line with projected and known future risks. It may be that current property owners were not fully aware of the potential risks at the time they invested in the area. In these cases some short term works may be provided to enable property owners, residents and operators to consider their future plans. However, for those who knowingly buy themselves into a risky location, managing the risk is considered a private cost.

Key terminology for adaptation planning includes:

- **Flexibility.** Inherent in the concept of adaptation pathways is flexibility. Options should be assessed and actions taken with a view to maintaining the flexibility of the community to respond to a dynamic external environment. Care should be taken to avoid locking in excessive negative impacts that cannot be undone if the balance of risk changes.
- **Thresholds**. The community's and individual level of tolerance for risk will have thresholds for maintaining it and triggers for action. People benefit from their coastal location and the use of coastal assets, such as views, beach access and recreational opportunities. To continue to enjoy those benefits people in hazardous areas may bear the cost and inconvenience of increasing risks and impacts from climate related events. But only to a point, or threshold. Adaptive works such as wave resistant barriers or raising floor levels of dwellings can increase thresholds and maintain tolerable risk.
- **Triggers.** Triggers are measurable milestones or markets for action on a threshold. For example, a large storm causing widespread damage might catalyse a decision to abandon an asset before the end of its effective life, as the costs of repairs would outweigh the benefits of maximally utilising the asset.
- **Trade-offs.** Trade-offs will inevitably arise where the choice of one action to preserve or increase certain values will have a negative effect on other values. The choice to protect physical property by building a large seawall, for instance, will reduce natural values as habitats are destroyed and amenity value as pristine environments are transformed and recreational access and opportunities are lost. Trade-offs will become more prominent the further a community moves along a particular adaptation pathway.

3. River mouth and coastal processes

The Scamander River mouth and associated coastal processes are documented and analysed in detail in the *Scamander River Coastal Hazards Risk Mitigation & Pathways Planning Outlook Report* prepared by Moffatt & Nichol.[2] The findings of this report were further summarised for the community by Break O' Day Council staff.[3] This chapter summarises key findings from this work that are especially relevant for the adaptation planning and cost-benefit analysis in later chapters.

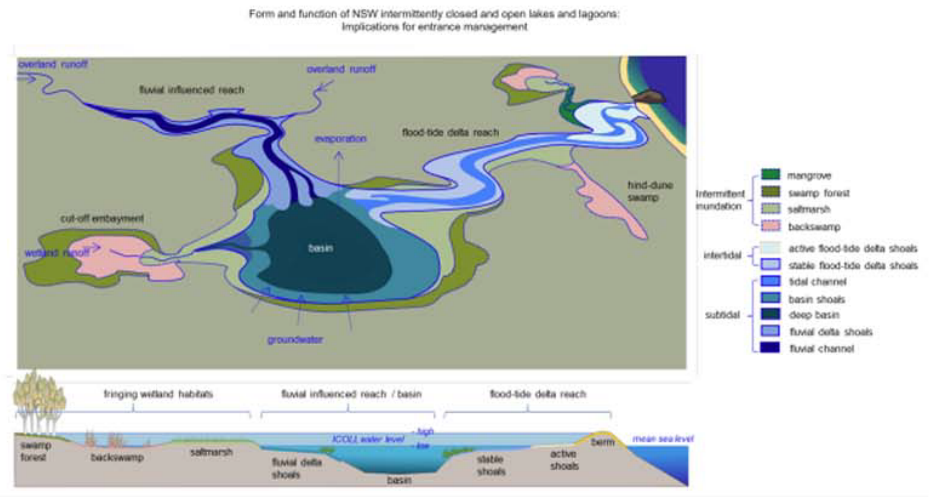
Scamander River mouth as an ICOLL

As noted in the preceding chapter, Scamander River mouth can be understood as an intermittently closed and open lake or lagoon (ICOLL). This refers to lakes that naturally alternate being open and closed to the ocean, with closure defined by the existence of a dynamic sand beach barrier that separates the ICOLL from the ocean.[4] Risks at the Scamander River mouth reflect a complex balance of processes. Most prominent amongst these are **tides**, which influence water levels seaward of the berm, driving coastal inundation (especially during storm events) and the capacity of the ICOLL to overtop into the ocean, **sediment**, which moves up and down the coast and is deposited at the river mouth, forming the berm, and **river levels**, which determine inundation risk landward of the berm and are influenced by rain further up the catchment.

ICOLLs are geomorphologically complex, and key features, in particular the existence, height and width of the berm, and therefore water levels and speeds on either side, change often. Scamander River mouth is no different. Historically, the river mouth has migrated north and south along the sandy shore, with ICOLL closure and opening reflecting the balance of processes at any particular time. As development has intensified in the river mouth, mechanical opening of the barway via excavator has been used to alleviate risk, particularly of inundation where high river levels coincide with barway closure.

[2] https://www.bodc.tas.gov.au/wp-content/uploads/2025/10/Outlook-report-Scamander-Coastal-Hazards-Flood-Risks-final.pdf
[3] See https://www.bodc.tas.gov.au/council/current-projects-and-activities/
[4] NSW Department of Planning, Industry and Environment (2021) https://www.environment.nsw.gov.au/sites/default/files/form-and-function-of-nsw-intermittently-closed-and-open-lakes-and-lagoons-210150.pdf, p. 8

Figure 2: terminology and idealised ICOLL configuration



Source: Moffatt & Nichol 2025

Hazards around Scamander River mouth

Three major hazards affect the users and owners of land around Scamander River mouth.[5]

- **Coastal erosion.** Coastal erosion is the removal of coastal land by water (waves, river currents and tidal inundation), wind and general weather conditions. Long term erosion leads to coastal recession, which is the long-term movement of land due to sea level rise and typically occurs on both soft sandy and tertiary sediment coasts. Coastal erosion has many causes including tides, currents, sediment budgets, storm intensity and frequency, wave energy, fetch, sea level rise, land erodibility, and human intervention.
- **Coastal inundation.** Coastal inundation is the natural process of flooding of land by the sea and can be either temporary or permanent. Temporary inundation is flooding due to storm surge, extreme storm events, floods or tides. Permanent inundation is the permanent loss of land to the sea. A storm surge is the temporary piling-up of water at the coast due to onshore wind setup and/or low barometric pressure. A storm surge combined with high tide can be particularly hazardous, and even more so in the presence of wind-generated waves and associated wave setup. At Scamander coastal storms (surge and waves) combining with high tides can overtop the barway and adjacent beach, with waves running up over low lying areas such as Dune Street, the foreshore reserve on the south side of the river and the Pelican Sands foreshore.
- **River flooding.** River flooding is caused by the runoff of heavy rainfall in the upper catchment and resulting increases in river discharge, sufficient to exceed the river channel capacity and inundate floodplain areas. River flooding can also have dramatic impact on channel scour and the movement

[5] Moffatt & Nichol 2025, pp. 32-33

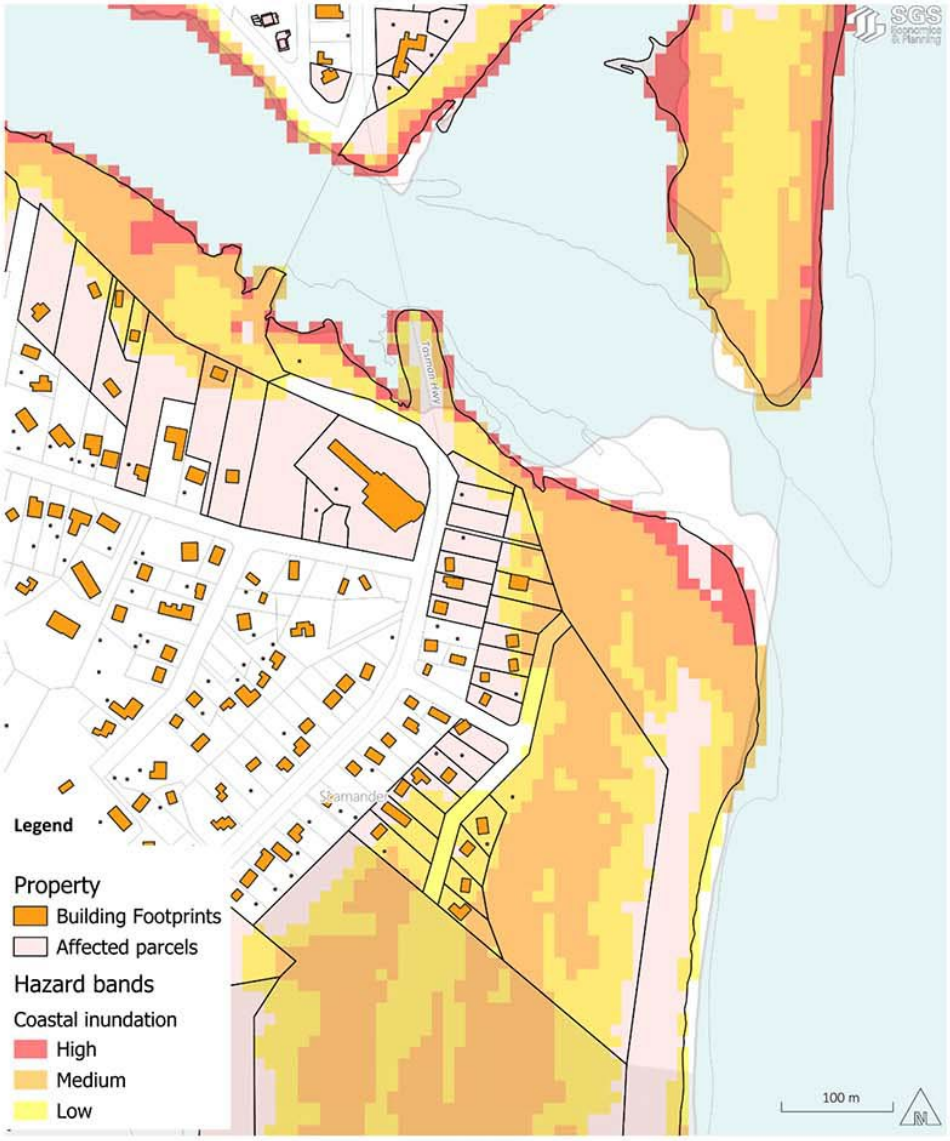
of the entrance position on the beach. At Scamander, peak water levels achieved by river flooding have the potential to be significantly influenced by the barway condition (open/closed) and / or ocean condition. River flooding has impacted roads and property, with elevated river water levels overtopping the Scamander River Road and low lying areas, for example Bridge Esplanade.

Estuary and river foreshore erosion is also an issue, but less so around the Scamander River mouth. To the extent that river erosion is a significant hazard at Pelican Sands, this primarily reflects the impact of wave runup during storm events.

A review of available data, in particular hazard bands pertaining to the level of the above hazards in the Scamander River mouth, concluded that the existing bands are a broadly accurate portrayal of risk levels, with two important qualifications. **Coastal inundation** risk is considered to be underestimated for wave-exposed foreshores as it does not consider wave set up and wave run up, nor any interaction with river flooding, including barway condition (figure 3). **Coastal erosion** is considered to be underestimated around Dune Street in particular. This is due to the shoreline positioning north of Dune Street during assessment, and failure to consider channel movements as contributing to erosion, such as in 2022 when the channel came very close to Dune Street. In light of this advice, for the purposes of cost-benefit analysis at Dune Street SGS has repositioned existing inner coastal erosion bands to align with the current shoreline (Figure 4).

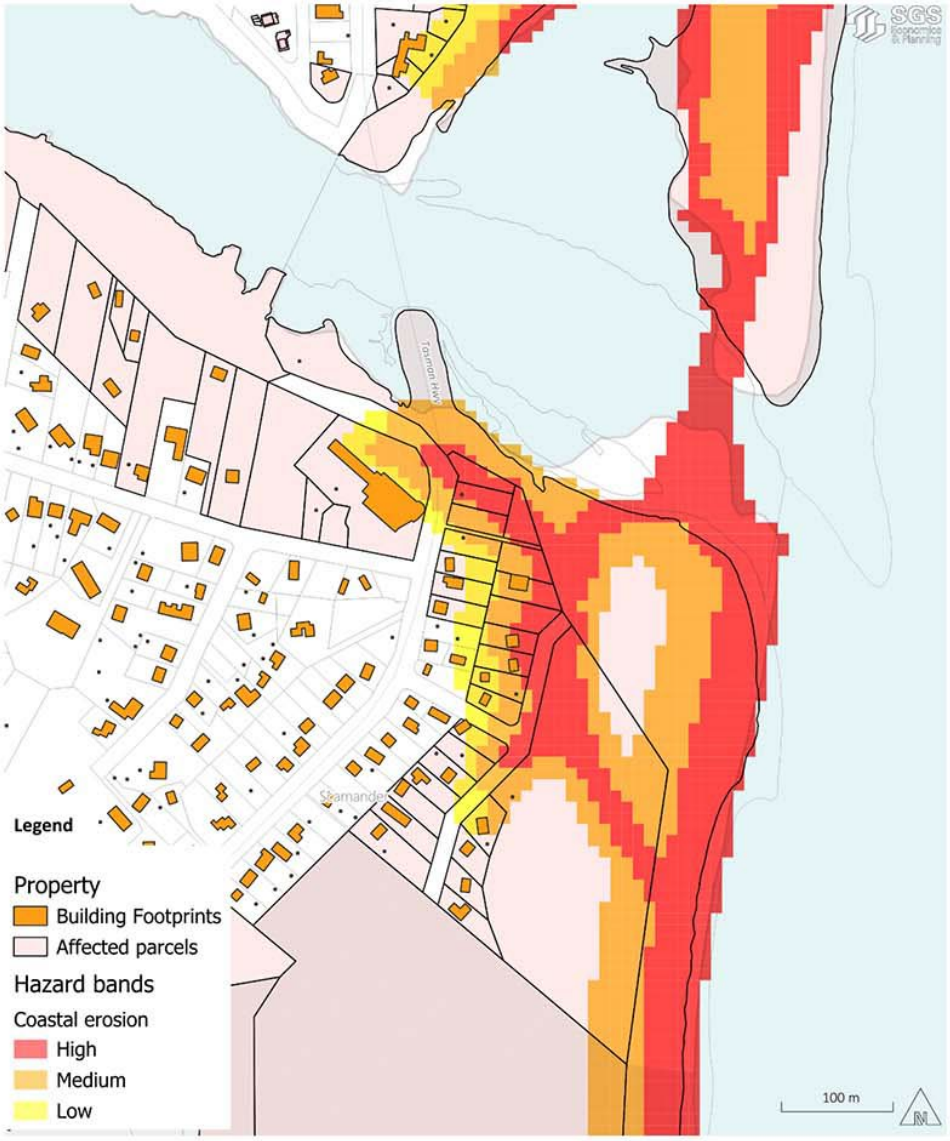
Some locations are exposed to each of the above hazards. During extreme events, these hazards can occur simultaneously and interact with each other. The consequences of compounding or multi-hazard events are generally not well understood including at the Scamander River mouth, but the combined consequences are likely to be more severe than the consequences of individual hazards. This project mapped the compounded hazards (Figure 5).

Figure 3: coastal inundation hazard bands



Source: SGS Economics and Planning 2025

Figure 4: repositioned erosion hazard bands at Dune Street



Source: SGS Economics and Planning 2025

The impact of climate change

Climate change is expected to have implications for the coastal and river processes at Scamander. Of particular note are the predicted increased intensity of rainfall, sea level rise and increased intensity of coastal storms. Increased intensity of rainfall exacerbates riverine inundation, with greater volumes of water moving down the catchment seeking exit to the sea via the Scamander River mouth. Sea level rise and increased intensity of coastal storm both intensify coastal erosion and coastal inundation, increasing the risk of damage to public and private property. Sea level rise, specifically, contributes to shoreline retreat, which is in evidence at hotspots around the Scamander River mouth. Broader impacts include altered ecological conditions, and therefore character of the area for flora and fauna, changes in land use patterns as preferences and requirements for different use types change, and increased pressure on stormwater and drainage systems.

Climate change is an uncertain process. This is why adaptation planning makes use of dynamic adaptation pathways, which can flexibly respond to climate risks as they change. The impacts of climate change on coastal hazards could be less or greater than current expectations.

This study integrates climate change to the extent that it is reflected in underlying hazard studies. Specifically:[6]

- Application of increased rainfall creating higher peak water level at bridge.
- 10m horizontal erosion and retreat per 0.2m of sea level rise.

[6] Moffatt & Nichol 2025, pp. 34-35

4. Values at risk

Scamander, and the Scamander River Mouth in particular, contains numerous values that are placed at risk from coastal processes and coastal hazards. Table 1 outlines the values in the study area that are considered in subsequent analysis and adaptation pathways planning. These are explored in detail in the subsequent chapter, which analyses assets, exposure to hazards and adaptation pathways for a subset of key locations around the river mouth. Table 2 outlines the monetisation methodologies and datasets that we have used to calculate the dollar value of each asset type.

At a high level, however, values can be impacted by coastal hazards in a variety of ways. These include:

- **Property:** damage to physical land and property, cost of clean up after hazard events and overall reduced property values. Note that the state managed bridge over the Scamander River, as a robust bridge design and relatively new asset, was not included. However consideration of future hazards and risks to it has been considered in the study finding.
- **Community:** the community can experience damage to facilities such as recreational areas, gathering spaces and Council assets, as well as poor mental health, especially anxiety and depression, due to concern and uncertainty about the future impacts of hazards.
- **Ecological:** bird habitats can be affected, especially threatened species such as terns that nest in fragile beaches, dunes and sandbars. Wetlands and the habitats they support can also be affected by interruptions to the balance of salt and fresh water.
- **Tourism and recreation:** Scamander River mouth is a high-use sight that attracts significant visitation due to its recreational opportunities and natural character. These uses, and thereby visitation, can be interrupted by changes to the character of the foreshore, reduced beach access and increased perception of risk to users

Table 1: values at risk in Scamander River mouth

Category	Value	Count	$ value (2025) ($,000)	Key examples
Property	Private dwellings	39	$21,677	– Dune Street dwellings – Lagoon Esplanade dwellings
	Commercial	2	$1,312	– River Mouth Café
	Accommodation	15	$19,280	– Pelican Sands
	Council assets	7	$3,080	– Scamander Recreation Reserve
	Community	1	$470	– Scamander SLSC
Roads	Roads	5km	$2,574	– Dune St – Hodgman St

Category	Value	Count	$ value (2025) ($,000)	Key examples
Natural environment	Existing beach	n/a	$1,169	– Steels Beach adjacent to river mouth
	Estuaries	n/a	$1,134	– Hind dune marsh
	Wetlands	n/a	$21,233	– Hind dune marsh – Upper Scamander River
	Saltmarsh	n/a	$195	– Scamander River
	Dunes	n/a	$1,719	– Access pathways to Steels Beach
	Bird habitat	n/a	$12	– Threatened bird nesting on Steels Beach and barway
	Playspace/recreational area	1	$17	– Scamander Recreation Reserve
Water infrastructure	Water mains	2km	$2,640	– Reticulation mains beneath Dune St, Scamander Ave
	Upper Scamander Reservoir	1	$1,300	n/a
	Upper Scamander BPT (break pressure tank)	1	$1,060	n/a
	Sewer mains	2km	$600	– Sewage mains beneath Scamander Recreation Reserve
	SPS (sewerage pumping station)	3	$608	– Pelican Sands SPS – Dune St SPS
Visitor economy	Estimated visitor spend	50,000	$12,951	– Tourist visitation to Steels Beach and local caravan parks
Total			$93,023	

Source: SGS Economics and Planning 2025

Table 2: monetisation methodologies for values at risk

Value	Methodology	Source
Private dwellings	Adjusted capital value	Break O' Day Council rates database

Value	Methodology	Source
Commercial	Adjusted capital value	Break O' Day Council rates database
Accommodation	Adjusted capital value	Break O' Day Council rates database
Council assets	Adjusted capital value	Break O' Day Council rates database
Community	Adjusted capital value	Break O' Day Council rates database
Roads	Replacement cost	*Rawlinsons Australian Construction Handbook 2025*
Existing beach	Willingness to pay (WTP) for visit to an existing beach * Scamander households * average annual beach visits	Anning, D. (2012), *Estimation of the economic importance of beaches in Sydney, Australia, and implications for management*, PhD Thesis UNSW
Estuaries	WTP for coastal protection of estuaries per ha per household * estuary area * Scamander households	Pascoe, S. et al. (2017) *What's my beach worth? Economic values of NSW coastal assets*
Wetlands Saltmarsh	Ecosystem services value of wetlands per ha per annum * area of wetland	Creighton, C. (2013) *Revitalising Australia's Estuaries, Fisheries*, Research and Development Corporation
Dunes	WTP for coastal protection of dunes per ha per household * dune area * Scamander households	Pascoe, S. et al. (2017) *What's my beach worth? Economic values of NSW coastal assets*
Bird habitat	WTP for Australian threatened bird conservation * Scamander households	Zander, K. K., Ainsworth, G. B., Meyerhoff, J. and Garnett, S. T. (2014) *Threatened Bird Valuation in Australia*
Playspace/recreational area	WTP for standard playspace per household * Scamander households	Community and Patient Preference Research (2022) *Willingness to pay for green infrastructure and public spaces in NSW*, Final Report prepared for the Department of Planning and Environment

Value	Methodology	Source
Water mains	Replacement cost	TasWater consultation
Upper Scamander Reservoir	Replacement cost	TasWater consultation
Upper Scamander BPT (break pressure tank)	Replacement cost	TasWater consultation
Sewer mains	Replacement cost	TasWater consultation
SPS (sewerage pumping station)	Replacement cost	TasWater consultation
Estimated visitor spend	Scamander accommodation capacity * estimated annual visitation * average spend per night in Tasmania	Tourism Tasmania (2025) *Visitor data snapshot: Year ending March 2025*

Source: various

5. Hazard management and hotspots

The balance of coastal hazards and values at risk differs between points on the Scamander River mouth. This chapter considers three key locations in the study area with different hazards, values and risks, outlining potential adaptation pathways for each. The locations are detailed in Figure 5 below. Note the use of compounded risk ratings in the figures in this section. These are computed by SGS from spatial hazard data to show areas where coastal erosion, coastal inundation and riverine flooding (hydrology) coincide. The full methodology for computing this rating is given at Appendix A.

Figure 5: hazard management hotspots in Scamander River mouth

Source: SGS Economics and Planning 2025

Cost-benefit analysis of adaptation options at Dune Street between 2025 and 2100 was completed, recognizing that Dune Street is especially exposed to coastal hazards. Cost-benefit analysis is an approach to evaluating the merits of different interventions that seeks to quantify their respective impact on the community, whether these be economic, social or environmental. It does this by identifying the impact of different options in terms of their deviation from the 'base case' of no action, where costs and benefits otherwise proceed along their existing paths. The costs and benefits included in this analysis are outlined in Table 3.

Adaptation pathways consist of a range of interventions and actions that will be implemented simultaneously and consequently over time as risk levels evolve.

In terms of costs and benefits, adaptation typically involves costs in terms of building protection works, vegetation management and changes to planning and building requirements. The benefits encompass a range of avoided damages, amenity, use and ecological changes and these vary by the type of intervention.

Table 3: costs and benefits of adaptation to coastal hazards in Scamander River mouth

Costs	Benefits
C1: Pathway costs – Capital cost – Maintenance cost – Asset relocation cost – Contingency cost	B1: Avoided damage – The avoided damage to land and property resulting from the intervention B2: Beach access – The impact of the options on the capacity for community members and visitors to access and enjoy Steels Beach B3: Visitation spending – The impact of the options on visitation and expenditure by tourists to Scamander B4: Ecosystem impacts – The impact of the interventions on ecosystems and habitats present in the area

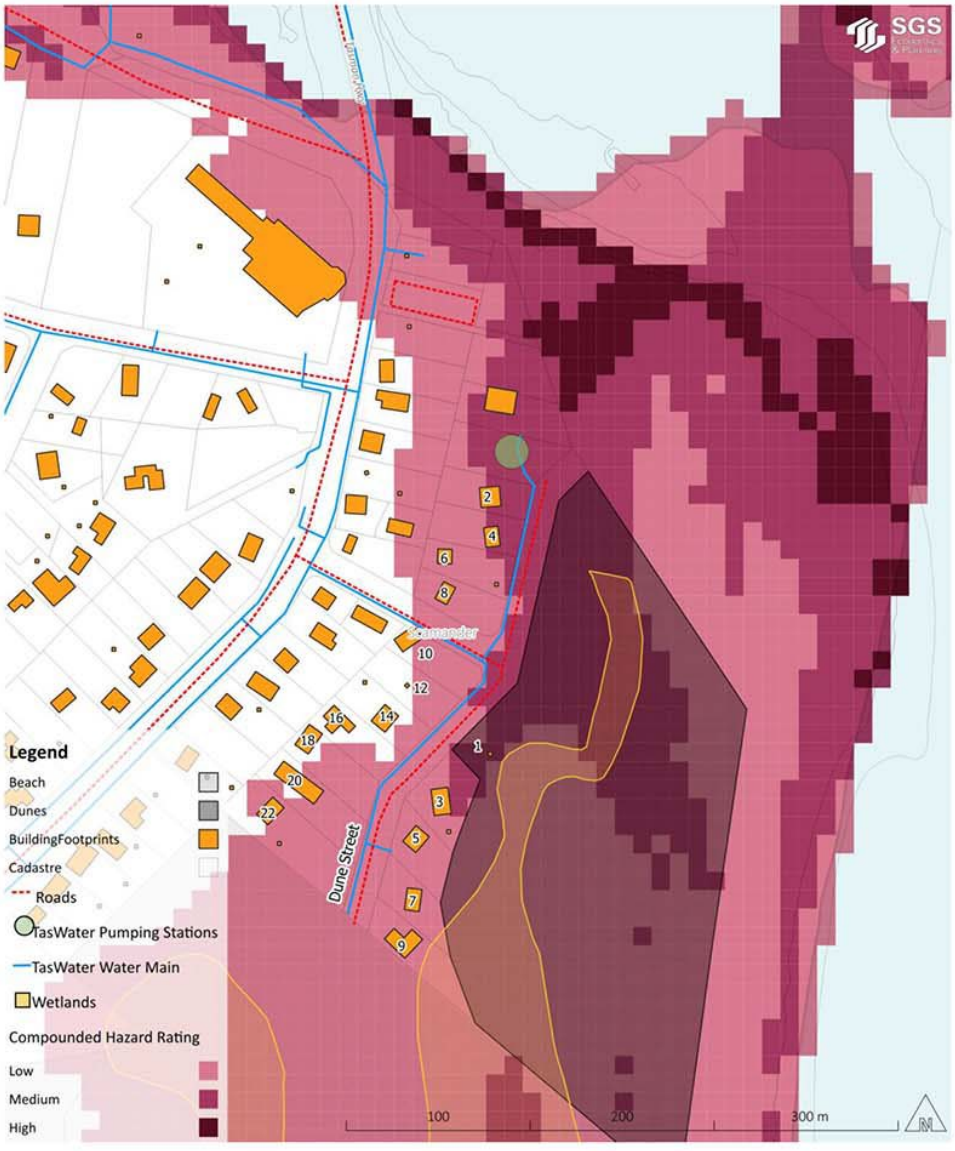
Source: SGS Economics and Planning 2025

Cost-benefit analysis was not performed for the other hotspots around Scamander river mouth. However, the relevance of the cost-benefit analysis findings for these other sites is considered for each location given the balance of coastal hazards and key cost and benefit drivers.

5.1 Dune Street

Hazards

Figure 6: assets and hazards in Dune Street



Source: SGS Economics and Planning 2025

Dune Street is the most highly exposed part of the Scamander River mouth. Hazards are complex and overlapping, though primarily reflect erosion compounded by coastal inundation and flooding. Parts of the foreshore, road and low-lying properties – especially Scamander SLSC – can be inundated during storm events, such as in March 2021, where coincidence of river flooding and a coastal storm caused extensive erosion landward and inundation of properties.

Erosion is generally reflected in a foreshore that moves consistently landward over time. The southern edge of the river mouth has migrated southward and landward in recent years, with the formation of a hind dune marsh south of the river mouth cutting access to Steels Beach and further eroding land abutting the road. A very large event, consistent with 1% AEP, is not currently known to have occurred, but would present severe risks to property and people on Dune St.

Assets

Assets at risk at Dune Street include:

- 16 private properties on Dune St. $8 million total value.
- Community infrastructure including Scamander SLSC, beach and foreshore park.
- Infrastructure including Dune St roadway and pathways, TasWater mains and pumping station. Pumping station particularly at risk from inundation.
- Extensive dunes and beach, with some wetlands. All are threatened by erosion and/or inundation and could become inaccessible.
- Tourist and recreational visitation to Steels Beach, which is accessed via Dune Street

How will the area change if nothing is done?

If nothing is done, erosion and inundation will increase at Dune Street, with properties experiencing poor access during and after events. Without foreshore hardening, the shoreline will continue to move landward undermining the road, walkways and some properties. Over time, preparation for and clean-up after events may become an almost constant activity. The Scamander skate park and recreation area may also suffer from erosion and inundation in the medium to long term, limiting access to these valuable community assets. A particularly large event could undercut the foundations of these assets, necessitating extensive repairs.

Council may repair assets such as the recreation area, skate park, foreshore verge and road repeatedly until it becomes too costly. The road may be permanently destroyed following a particularly large event, leaving properties inaccessible. Some assets may be relocated, such as the SLSC or play equipment. Property owners may no longer fix and maintain their properties as the hazards increase, and some properties may be vacated before the end of their economic life. As a result Dune Street will feel 'emptier'.

> Doing nothing in Dune Street is not an option

The base case where nothing is done to address coastal hazards at Dune Street was quantified as part of the cost-benefit analysis. This sees coastal hazards proceed on the trajectories implied by the low, medium and high erosion and coastal inundation hazard bands applying to the area (Table 4).

Table 4: hazard bands for Dune Street

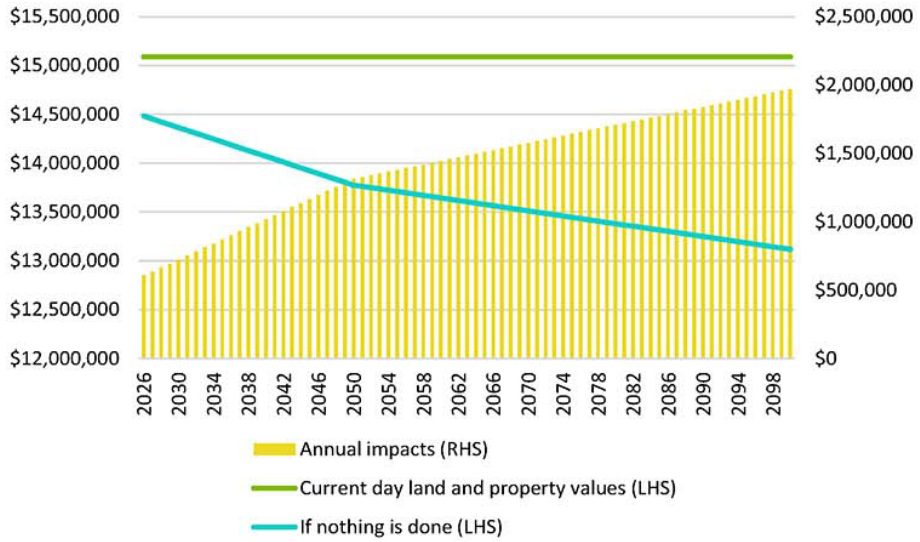
Hazard	Low	Medium	High
Erosion	Potential shoreline to 2100	Potential shoreline to 2050	Current-day storm bite hazard reducing foundation stability
Coastal inundation	Vulnerable to a 1% AEP storm event in 2100	Vulnerable to a 1% AEP storm event in 2050	Vulnerable to sea level rise by 2050 from mean high tide

Moffatt & Nichol 2025

Land and property exposed to erosion was assumed to reduce in value by 25 per cent, consistent with the approach to past work on coastal adaptation in Tasmania.[7] Land and property was assumed to be unaffected by 'low' inundation, and there were no properties exposed to 'high' inundation. For properties impacted by 'medium' inundation, it was assumed they would currently experience damage to contents every 5 years (consistent with 20% AEP event), and by 2050 experience damage to structures and land equivalent to 1% AEP. By 2100, these properties are expected to have experienced inundation impacts for 50 years, cumulatively increasing the level of damage sustained.

[7] See for example SGS reports in Renewables, Climate and Future Industries Tasmania (n.d.) *Tasmanian Coastal Adaptation Pathways Project*, https://www.recfit.tas.gov.au/what_is_recfit/climate_change/adapting/coastal_adaptation_pathways_project

Figure 7: damage impacts from coastal hazards at Dune Street – base case



Source: SGS Economics and Planning 2025

The application of these impacts to current land and property values at Dune Street gives the profile of cumulative damage if nothing is done to address coastal hazards. Also included in the analysis, though not reflected in Figure 7, is damage to road and water infrastructure in the area, which is assumed to follow the same profile as damage to land and property.

Potential adaptation pathways in response to hazards

Moffatt and Nichol developed three adaptation pathways for Dune Street in response to coastal hazards in the area. These are outlined in Table 5 below. Note that the included costs differ between options depending on which assets are protected. For options 1 and 2 the sewage pumping station at Dune Street is relocated in 2035. This is not necessary in option 3; however this option includes the costs of maintaining affected properties, which would otherwise be progressively abandoned as hazards re-occur under options 1 and 2. Note also the highly indicate nature of the overall costings, which do not reflect detailed designs or engineering standards and have not been per reviewed by a quantity surveyor.

Table 5: adaptation pathways at Dune Street

Option	Details	Erosion impact	Inundation impact	Cost
Option 1: Living shoreline foreshore erosion protection	A living shoreline or soft protection could be implemented to address the immediate erosion processes along a 60m length of foreshore fronting Dune Street The buffer between the road and foreshore could be planted out. The measure would likely need to include a hybrid rock/vegetation protection, but could also include geo-bags or rock bags. In addition, it is proposed that dune stabilization be undertaken to the north, fronting the SLSC. This option could include improved pathways for the community and visitors could access Steels Beach. These works would not address the inundation risk. Under this pathway, no further residential and sensitive urban development would be allowed. In the long term (as sea levels rise), inundation problems would become more severe and the foreshore erosion protection would reach the end of its effective life. Assets in the area, including the sewage pumping station, will need to be relocated. This pathway provides property owners with time to reach the economic life of their assets and protect their individual properties for the foreseeable future.	Mitigated until 2035, then trajectory reasserted.	No impact on inundation hazard.	– Treatment cost: $180,000 – Contingency: $36,000 – Maintenance cost: $2,700 p.a. until 2035 – SPS relocation: $300,000

Option	Details	Erosion impact	Inundation impact	Cost
Option 2: Hybrid seawall and wave runup bund	The option proposed includes a rock revetment hybrid seawall to address coastal erosion. At a minimum this would run in front of Dune St where erosion is currently occurring and wrap around the foreshore to link with existing rock revetment of Foreshore Reserve. This is the option most similar to the previous training wall, constructed in 1989, but would not extend as far into Steels Beach. This option could include improved pathways for the community and visitors could access Steels Beach. A small wave runup bund could be constructed in the lee of the rock wall (in the road reserve), or on the west of the road fronting properties. Such a bund could be earth filled to approximately 500mm high and grassed, or alternatively a robust timber fence. This pathway would offer erosion protection for the medium term and protect against some inundation, but likely not extreme events. Compared to pathway 1, this option buys more time, but eventually (as sea levels rise), properties would be increasingly exposed to inundation and erosion. As with option 1, further development in the area would be discouraged.	Mitigated until 2050, then trajectory reasserted.	Mitigated until 2050, then trajectory reasserted.	– Treatment cost: $1,250,000 – Contingency: $250,000 – Maintenance cost: $18,750 p.a. until 2050 – SPS relocation: $300,000
Option 3: Rock revetment and levee	Rock revetment hybrid seawall, similar in nature to Option 2, although higher and likely less vegetation. A levee is proposed to provide the river flood and coastal inundation protection needed, expected to be raised above the current road level at Dune Street by approximately 1.5m. To allow for river flooding and coastal inundation, the levee would need to link in with the higher ground at the bridge abutment (north) and higher ground south west of Dune Street (Hobden Street). Stormwater drainage and pumping would be required to mitigate damming effect of the levee.	Mitigated until 2075, then trajectory reasserted.	Inundation is wholly mitigated to 2100.	– Treatment cost: $8,250,000 – Contingency: $1,650,000 – Maintenance cost: $123,750 p.a. – Maintenance cost of protected land and property: $232,132 p.a.

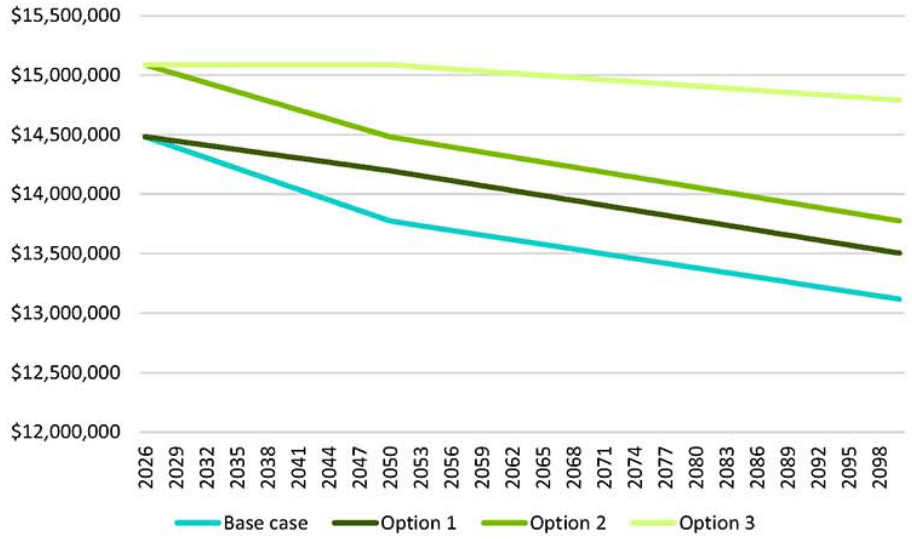
Option	Details	Erosion impact	Inundation impact	Cost
	This option comes with substantial capital works and costs, and would offer longer term protection. It provides protection against erosion up to around 2075.			

Source: Moffatt & Nichol 2025

Cost-benefit analysis results

The impact of the respective options on damage to land and property is given in Table 5 and Figure 8. Table 6 gives the impact of the options on other benefit categories relevant to the area: beach access, visitation spending and natural habitats. The approach to quantifying each of these benefits was given during the assessment of values at risk, in Table 1 and Table 2.

Figure 8: land and property values at Dune Street under different treatment options



Source: SGS Economics and Planning 2025

Table 6: impact of adaptation options on different benefit drivers

	2026	2050	2100	Reasoning
Impact on beach access				
Base case	100%	75%	50%	Beach access is gradually eroded over time
Option 1	100%	75%	50%	Beach access is gradually eroded over time
Option 2	100%	75%	50%	Beach access is gradually eroded over time
Option 3	100%	25%	25%	Beach can't be accessed with hard foreshore
Impact on visitation spending				
Base case	100%	90%	80%	Visitation falls gradually as Scamander becomes more difficult and dangerous to visit
Option 1	100%	95%	85%	Visitation falls more slowly as shoreline is protected and retains natural character
Option 2	100%	100%	90%	Visitation falls more slowly as shoreline is protected for longer and retains most natural character
Option 3	100%	75%	75%	Visitation falls significantly with no beach access and hard foreshore
Impact on natural habitat				
Base case	100%	110%	125%	Habitat grows as beach moves landward
Option 1	100%	105%	115%	Habitat grows as beach moves landward, but more slowly
Option 2	100%	85%	75%	Habitat falls slowly as beach recedes
Option 3	100%	60%	40%	Habitat falls quickly as beach recedes against hard shoreline

Source: SGS Economics and Planning 2025; Moffatt & Nichol 2025

For each benefit category, the change under each option is expressed as a percentage deviation from the current day in line with advice on the likely implications for key benefit drivers; particularly the state of the beach and foreshore area. This is a necessarily high-level approach, which due to data and resourcing limitations aims to indicate the likely trajectory of change under different options, rather than achieve a precise quantification

Table 7 contains the results of the analysis, including summary measures net present value (NPV) and benefit-cost ratio (BCR). Options with a positive NPV can be interpreted as increasing net welfare, while BCR shows the dollar of benefit resulting from each dollar of cost. As a result, BCRs above one generate at least one dollar of benefit per dollar of cost, improving welfare overall.

Consistent with the principles of cost-benefit analysis, results are displayed in terms of their difference from the base case. Where benefit categories have a positive sign they are greater under the project options than the base case; where they have a negative sign, such as for natural habitat, they are lower than the base case.

Table 7: cost-benefit analysis results (7% discount rate) ($2025) ($,000) – 2025-2100

	Option 1	Option 2	Option 3
Costs			
Total cost	$396	$1,807	$13,669
Benefits			
Avoided damages	$2,191	$7,546	$13,459
Beach access	$0	$0	-$1,420
Visitation spending	$4,668	$9,337	-$13,052
Natural habitat	-$4	-$24	-$47
Total benefits	$6,854,	$16,858	-$1,061
NPV	$6,458	$15,050	-$14,730
BCR	17	9	0.48

Source: SGS Economics and Planning 2025

According to the results of the cost-benefit analysis, options 1 and 2 strongly increase net welfare, creating 17 and 9 dollars of benefit per dollar of cost respectively. This reflects their efficiency – the investment of relatively small amounts for appreciable levels of benefit – compared to option 3, which strongly protects a relatively small set of properties at a relatively high cost. The impact on tourism spending in particularly important. Option 3, in drastically transforming the foreshore from a relatively natural, untouched environment to a hard, concrete barrier with no beach access, in addition to the likely accelerate erosion of the beach seaward of the wall, would significant impact Scamander's attractiveness to tourists. This would reduce visitation and spending, as visitors would likely elect to visit other locations nearby offering beach recreation and high natural values.

Given the sensitivity of the results to the tourism benefits and overall costs, sensitivity tests were carried out that varied these elements. While affecting the total size of the NPV and BCR, these sensitivity tests preserve the ordering and overall results of the analysis; that options 1 and 2 increase net welfare, while option 3 does not.

Table 8: sensitivity test results – halved tourism benefits (7% discount rate) ($2025) ($,000) – 2025-2100

	Option 1	Option 2	Option 3
Costs			
Total cost	$396	$1,807	$13,669
Benefits			
Avoided damages	$2,191	$7,546	$13,459
Beach access	$0	$0	-$1,420
Visitation spending	$2,334	$4,668	-$6,526
Natural habitat	-$4	-$24	-$47
Total benefits	$4,520	$12,190	$5,464
NPV	$4,123	$10,382	-$8,204
BCR	11	7	0.62

Source: SGS Economics and Planning 2025

Table 9: sensitivity test results – doubled costs (7% discount rate) ($2025) ($,000) – 2025-2100

	Option 1	Option 2	Option 3
Costs			
Total cost	$793	$3,615	$27,339
Benefits			
Avoided damages	$2,191	$7,546	$13,459
Beach access	$0	$0	-$1,420
Visitation spending	$4,668	$9,337	-$13,052
Natural habitat	-$4	-$24	-$47
Total benefits	$6,854	$16,858	-$1,061
NPV	$6,061	$13,243	-$28,400
BCR	9	5	0.32

Source: SGS Economics and Planning 2025

Table 10: sensitivity test results – halved tourism benefits and doubled costs (7% discount rate) ($2025) ($,000) – 2025-2100

	Option 1	Option 2	Option 3
Costs			
Total cost	$793	$3,615	$27,339
Benefits			
Avoided damages	$2,191	$7,546	$13,459
Beach access	$0	$0	-$1,420
Visitation spending	$2,334	$4,668	-$6,526
Natural habitat	-$4	-$24	-$47
Total benefits	$4,520	$12,190	$5,464
NPV	$3,726	$8,574	-$21,874
BCR	6	3	0.38

Source: SGS Economics and Planning 2025

Discussion and implications for adaptation planning

The results of the cost-benefit analysis have important implications for adaptation planning at Dune Street, and across Scamander as a whole. Most prominently, the results do not support aggressive, extensive, hard protection of the foreshore, even though this would protect some properties. The costs to the community of this course of action are simply too high, and it would negatively impact other important aspects that sustain Scamander; particularly its pristine natural character and beachside recreation opportunities, which sustain the visitor economy. Moreover, extensive hard protection is at odds with several key principles in adaptation planning, especially flexibility, given that it would lock the town into a single, increasingly costly form of action, and that there be no subsidy to occupy hazardous locations.

The high BCR of options 1 and 2 endorse a softer, more gradual approach that would provide a range of benefits to the community:

- Low capital and maintenance costs, meaning the opportunity cost of these options is low.
- Slowing down coastal hazards in the area, buying time for the community, Council and other stakeholders to undertake best practice adaptation planning, including early retreat for the owners of assets that are nearing the end of their effective lives.

- Enabling property owners to use their assets to the end of their economic life, while planning avoids new development in the area.
- Avoiding maladaptation by locking in costly maintenance expenditure and potentially inefficient or inappropriate land uses.
- Improving biodiversity and natural values in the area through native plantings and other forms of soft protection, which will increase utility for visitors and members of the community.
- Preserving important, though undervalued aspects of the foreshore such as recreation, visual amenity and natural values, which are otherwise lost.
- Retaining or improving access to Steels Beach by locals and visitors.
- Preserving the contribution of the Dune Street foreshore to Scamander's visitor economy, which is of significant economic importance.

Whether options 1 or 2 are adopted depends on both the community and Council's appetite for harder protection and higher cost, both of which apply to option 2 relative to option 1.

These considerations broadly align with feedback received from the community as part of this project. While noting the significant distress that coastal hazards can pose for occupants of exposed properties on Dune St, community members raised a number of issues relating to the prospect of hard protection in the area. These included the potential impact on recreation and tourism that depends on the foreshore and impact on fragile natural habitats, especially for migratory birds nesting on the beach and barway.

Community members also broadly endorsed the need for transition away from residential uses, and ultimately retreat, at Dune St, noting that existing dwellings were already poorly positioned and exposed to increasing levels of risk due to climate change. This is consistent with options 1 and 2, which slow the progression of coastal hazards over the medium-term, allowing time for better planning and implementation of retreat. This is especially relevant given the dearth of domestic or overseas examples of retreat due to climate and coastal hazards and a generally lack of policy support, such as through the planning scheme. Community members consistently requested the provision of additional support and advice of what 'best practice' looks like in Scamander; the identification and provision of this advice should be a priority for Council and the Tasmanian Government.

Community members raised several other potential adaptation options at Dune Street (Table 11). While these were not addressed directly in the CBA, some conclusions can be drawn regarding their suitability and relevance to the CBA findings.

Table 11: other adaptation options at Dune Street

Option	Potential issues	Relevance of CBA
Rebuild training wall extending from southern riverbank	Unclear that this would be an effective response to coastal erosion or inundation given complexity and balance of coastal processes. Previous wall was poorly engineered and ultimately failed.	The training wall would be classified as a 'hard' intervention most similar to option 3. A lower-impact version, similar to the previous wall, could be partially consistent with option 2. Under both options, however, the training wall presents the same balance of cost and benefit to the community as a harder, higher wall, though with less assurance of genuine property protection benefits. There may also be disbenefits to other parts of the river mouth, such as Pelican Sands.
Rivulet between Scamander estuary and Henderson Lagoon	There is no defined watercourse between these two locations and it is unclear how it would be effective at addressing coastal hazards in the area. Moreover, such a major engineered intervention would require detailed investigation as a first step.	Given the lack of any existing watercourse, one would need to be constructed, likely at significantly higher expense than current option 3. While such a waterway may assist in mitigating the risk of riverine inundation when the barway is closed, the most material risk at Dune St is coastal erosion, which would be unaddressed.
Supported early retreat	This is consistent with options 1 and 2, which do not preclude any earlier retreat from those willing or able to leave the area. Consultation revealed some users who are already to retreat due to availability of alternate premises and assets reaching the end of effective lives. However, there is limited precedent for financial support for retreat from locations exposed to coastal hazards, though this may change as more communities make the decision to retreat. Some incentive to retreat should already exist in the form of lower	Early retreat is consistent with options 1 and 2, though there has been no consideration of the financial impact of potential support payments to those who make the decision to retreat. All else being equal, this would reduce the overall welfare gains from these options.

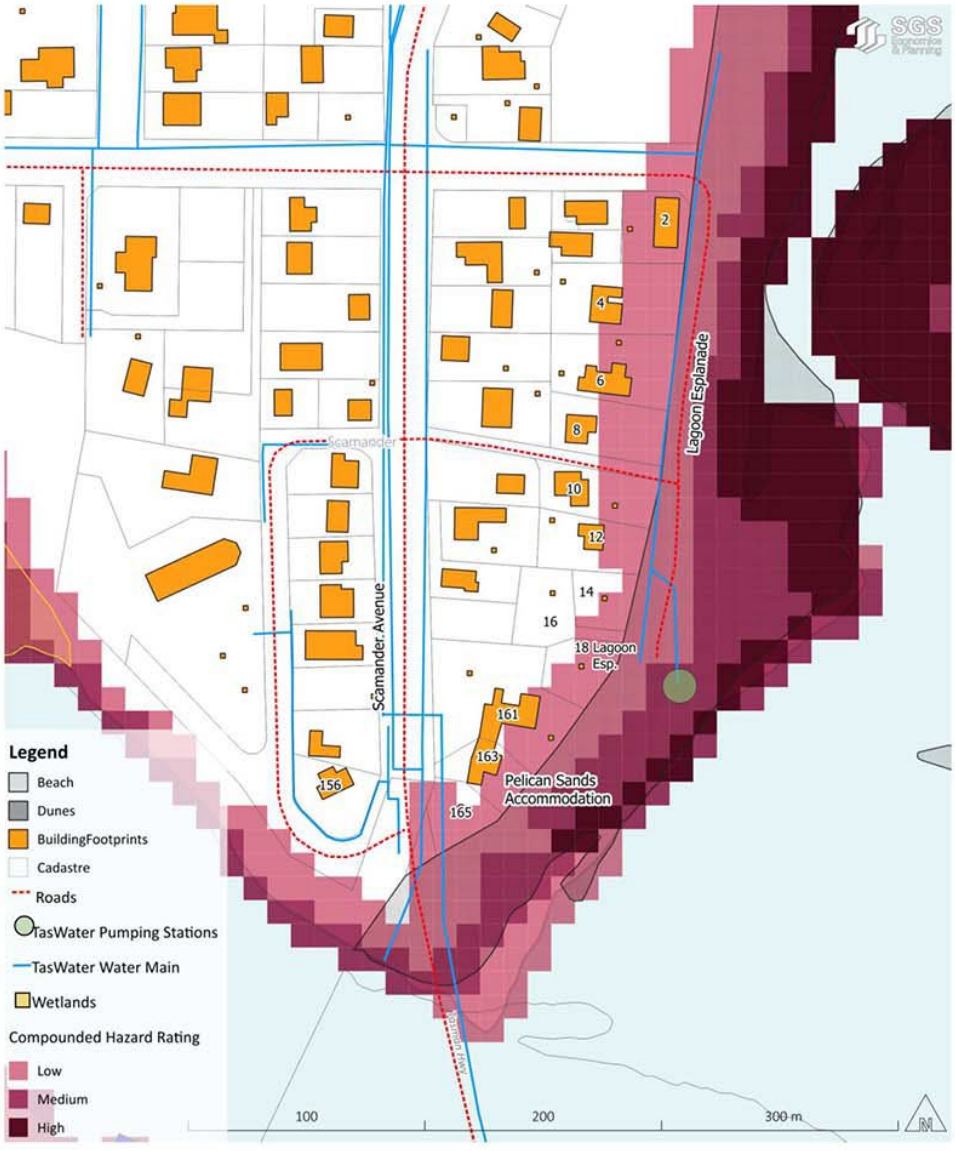
Option	Potential issues	Relevance of CBA
	market prices for land and property exposed to hazards. Some community members have raised the possibility of a 'buy back' of affected residential parcels, such as at Dune Street. It is doubtful whether the costs of this action would outweigh the benefits to the community. Even if the area were turned over to habitat, it is unlikely to be of a sufficient extent and quality to produce the necessary benefit.	
More frequent or permanent mechanical opening of barway	An improved barway opening policy, incorporating electronic monitoring of barway conditions, is included as a 'no regrets' adaptation option in this report, and is in the process of being implemented. To mechanically open the barway more often than coastal processes and hydraulics allow, however, would present a significant cost to Council with uncertain, potentially negative impacts; for instance on the condition of the river mouth ecosystem and the amenity and ecological value of the area. Some risks, such as wave runup and coastal erosion, are not addressed by barway opening.	The 'no regrets' changes to barway monitoring and management occur in both the base and project case, meaning no impact is quantified in the CBA. The cost of additional or permanent opening would uniformly increase the cost of the three options. Given major benefits of all options reflected avoided erosion, and barway opening does not address erosion, there would be limited additional benefit to the community.

Source: SGS Economics and Planning 2025

5.2 Pelican Sands

Hazards

Figure 9: assets and hazards at Pelican Sands



Source: SGS Economics and Planning 2025

Pelican Sands has a similar balance of hazards to Dune Street, with all three major hazards present. Inundation and erosion are significant issues. Risk of riverine inundation can increase when the barway is closed and floodwaters cannot drain out to see, while coastal inundation and erosion can increase when the barway is open and seawater enters the rivermouth. Wave run up and storm bite are additional concerns during storms and will get worse in the future. There is limited existing protection on the Pelican Sands foreshore, with thin vegetation and mown grass down to the water's edge offering little resistance to coastal hazards.

Assets

Assets at risk at Pelican Sands include:

- 9 private dwellings with a value of approximately $6 million.
- Major tourist assets core to the visitor economy, such as Pelican Sands accommodation. Valued approximately $1.5 million of land and property and significantly more in tourism expenditure.
- Recreational facilities including open space and picnic tables.
- TasWater pumping station at risk of inundation.
- Almost 1km of road, Lagoon Esplanade, with a replacement cost of $600,000
- Environment assets including foreshore vegetation (though of low current quality) and estuarine habitat.

How will the area change if nothing is done?

If nothing is done to address coastal hazards at Pelican Sands, their impacts will become more intense over time; especially erosion and inundation. This will particularly impact the tourist accommodation on-site, potentially making it more expensive due to adaptation, relocation and clean-up costs or less attractive due to more frequent and intense coastal hazards. As a result, visitation and tourist spending may become more volatile; eventually it may become unviable due to increase costs and decreased visitation. The foreshore park at Pelican Sands will be more regularly inundated, and areas of land and may wash away, particularly during major storms, floods and king tides. This will make is more difficult for the community to use the area for recreation, resulting in lower visitation outside of tourist season.

Council and landowners in the area may maintain or upgrade roads, buildings and open space in the area for a while, particularly to strengthen its resilience to coastal hazards. Eventually, however, the costs from hazards may exceed the benefits of continual investment in the face of escalating events. In this case, public investment will slow and private investment will either need to increase or cease. Accommodation buildings may need to be protected, decommissioned or relocated, materially changing the character of the area. If more intensive land uses such as tourist accommodation and housing subside in the area, and revegetation occurs as part of adaptation planning, the area may become a more popular and attractive recreation area for locals at times when conditions allow. This could provide benefit to the community.

Potential adaptation pathways in response to hazards

In the **short term** a number of no regrets options can help manage erosion and inundation risk. Coastal hardening can proceed from where the foreshore joins the road abutment, as this is a strong, existing structure owned by the Tasmanian Government that will be maintained. This will protect against erosion. Revegetation of existing lawns with more resilient, native vegetation – much of which already grows in the area – is also advised, as this will protect foreshore and increase ecological values by improving habitat. Small bunds could also be considered to protect against inundation as extensive foreshore will help manage drainage issues. These interventions will protect current uses in the short term, particularly recreation and tourism. Further development and subdivision in the hazard area are discouraged, to limit the number of people exposed to hazards and the costs thereof.

In the **long term** however, retreat of intensive land uses is advised. This is not as urgent as Dune Street; however, inundation and erosion risk cannot be managed forever without extensive, expensive, aesthetically displeasing infrastructural interventions. Eventually, a large event or succession of smaller, compounding events may produce intolerable clean-up, reconstruction and remediation costs.

Current tourist accommodation is most impacted by hazards and may become unviable more quickly. Private dwellings will be able to remain for longer. All structures will eventually be threatened by inundation and erosion as the shoreline retreats landward and the severity and frequency of events increases. Short-term uses will be disallowed as a means to support gradual retreat.

Relevance of cost-benefit analysis results

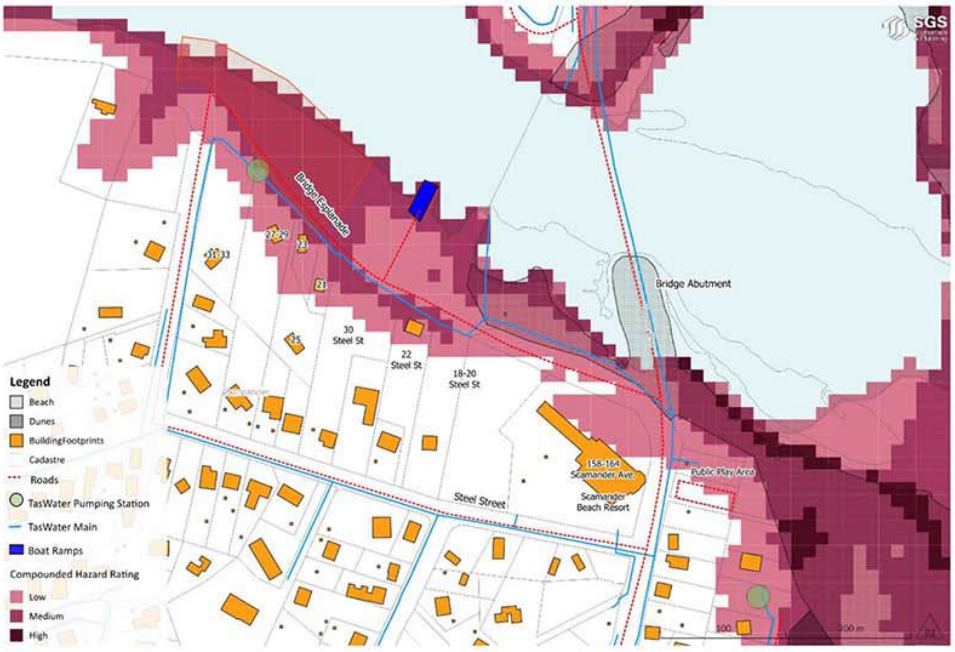
Pelican Sands displays generally lower benefit drivers compared to Dune Street, with less residential development, Council and TasWater property, beach access and habitat impacted by coastal hazards. However, the intensity of hazards is also reduced as Pelican Sands is less exposed to open ocean, and foreshore development and use is not so intensive. The influence of the visitor economy on the CBA results is highly relevant to Pelican Sands, as it is a major accommodation asset. To the extent that hard protection of the Dune Street foreshore reduces the attractiveness of the area to visitors, these costs will be borne to a significant extent by those operating at Pelican Sands.

The costs of hard protection may be higher or lower at Pelican Sands depending on the length of foreshore that requires protection and the overall size and strength required to adequately protect against hazards. Overall, it is likely that the same conclusion can be drawn as for Dune Street; cheaper or 'no regrets' interventions are preferred now to buy time for more extensive adaptation planning, with eventual retreat as hazards overwhelm the adaptive capacities of current users.

5.3 Bridge Esplanade

Hazards

Figure 10: assets and hazards at Bridge Esplanade



Source: SGS Economics and Planning 2025

Coastal and riverine flooding are the major issues at Bridge Esplanade, particularly north of the road, currently occupied by a low-lying reserve and planted verge. Destructive forces are lower in this location compared to those exposed to coastal erosion, storm bite and wave runup, with additional protection afforded by the large bridge abutment. Inundation primarily affects non-residential land; there may be inundation of properties south of the road, but only a few are especially low-lying. Some property owners have undertaken to improve flood-proofing of their dwellings, such as by raising floors.

Assets

Assets at risk at Bridge Esplanade include:

- 8 private dwellings with a valued approximately $4 million.
- Recreation area between road and river, including some picnic tables, is at most risk on inundation.
- Council assets including roadway, drainage and boat ramp that is well utilised for boating and fishing.

- TasWater pumping station at risk of inundation.
- Bridge abutment is exposed to erosion and inundation, but is strong and well-protected as part fo state road network.

How will the area change if nothing is done?

Inundation will become more regular over time, especially north of the road. Assets on the shoreline, such as the foreshore park, picnic equipment and boat ramp, will become harder to access during and after inundation events. Over time, low-lying drainage infrastructure underneath the road could become overwhelmed or ineffective, compounding inundation and necessitating more frequent repairs, and potentially raising, which would also require raising of the road. These would be extensive, expensive undertakings, impacting the amenity of the area and necessitating extensive outlays from Council and potential contributions from property owners.

Properties south of the road will be exposed to inundation more frequently, and for longer periods. This will necessitate private works to ensure properties are resilient to prolonged inundation – such as refurbishing lower levels with water-resistant materials – and individual adaptation planning and actions. Property values may decrease as the area becomes less attractive and more expensive in light of escalating hazards.

Potential adaptation pathways in response to hazards

In the **short term**, to reduce the impacts of inundation, 'no regrets' option would be implemented. This involves revegetation with native, more resilient vegetation, and some foreshore hardening. Further development and subdivision in the hazard area are discouraged, to limit the number of people exposed to hazards and the costs thereof. Where appropriately balanced against the needs of Council and the broader community, the planning scheme should support self-funded adaptation works within property boundaries.

Over time, inundation will increase and properties can adapt through raising and flood-proofing to manage at-times prolonged exposure to floodwaters. This cost will be borne by property owners. TasWater assets can also adapt to accommodate inundation or relocated in line with long-term strategic planning. Inundation will be most intense on the park north of road, limiting accessibility during floods and necessitating clean-up afterwards.

The bridge abutment is part of essential infrastructure, which needs further maintenance and protection to withstand erosion. However, there is expected to be significant appetite to repair and maintain the abutment by the State Government, to ensure the ongoing functioning of the asset. Additional investigation of the potential impacts of the bridge on coastal hazards, such as the position of the river mouth, is advised.

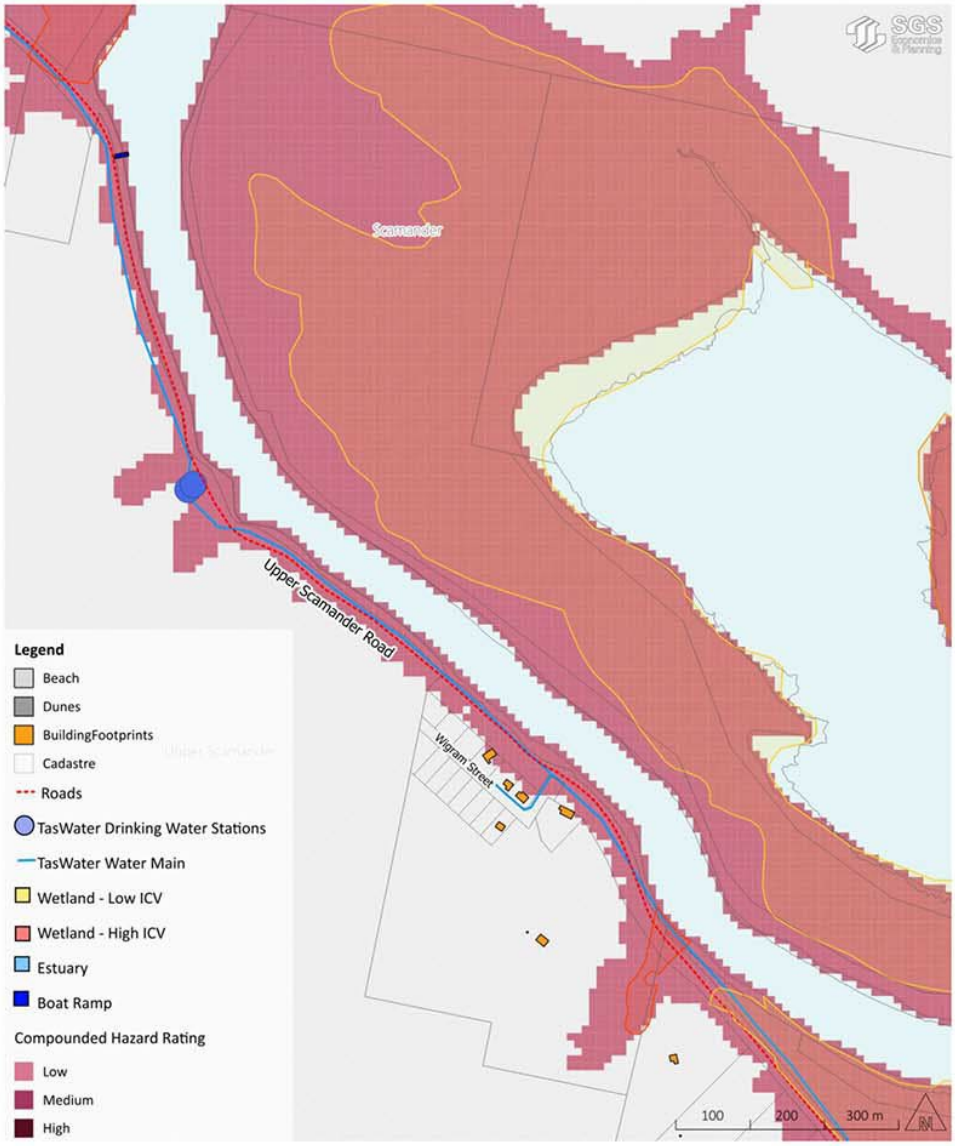
Aggressive protection measures on the riverbank area not advised due to the cost and adverse visual and functional effects. An effective seawall, engineered to withstand hazards to 2100, would approach two metres in height and integrate with bridge abutment, causing drainage issues on the road, recreation reserve and potentially properties during high rainfall. This would require additional change to the road and existing drainage infrastructure, and potentially pumping infrastructure, which would further increase costs.

Relevance of cost-benefit analysis results

Bridge Esplanade displays lower benefit drivers than Dune Street. Hazards are less intense due to sheltering from open ocean forces, while there is less affected land and property in the area, meaning avoided damage is lower. Natural, recreation and tourist visitation values are also lower compared to both Dune Street and Pelican Sands. The foreshore at Bridge Esplanade is shorter than these other sites, meaning the relative cost of options 1 and 2 would also be lower. Overall, the core finding remains relevant; extensive, hard protection is discouraged, while softer protection options retain flexibility, manage some inundation risk and may improve the amenity of the area. Retreat is less likely to be required in this location, meaning the financial and emotional impact of relocation, which could be substantial in other sites, is limited.

5.4 Other sites – Upper Scamander Road and hind dune marsh

Figure 11: assets and hazards at Upper Scamander Road



Source: SGS Economics and Planning 2025

Hazards at this location mainly relate to inundation of Upper Scamander Road where it runs very close to Scamander River. The river experiences rapid flows, especially during periods of high rainfall. Erosion is also an issue where this could compromise the riverbank on which the road sits.

Values at risk include:

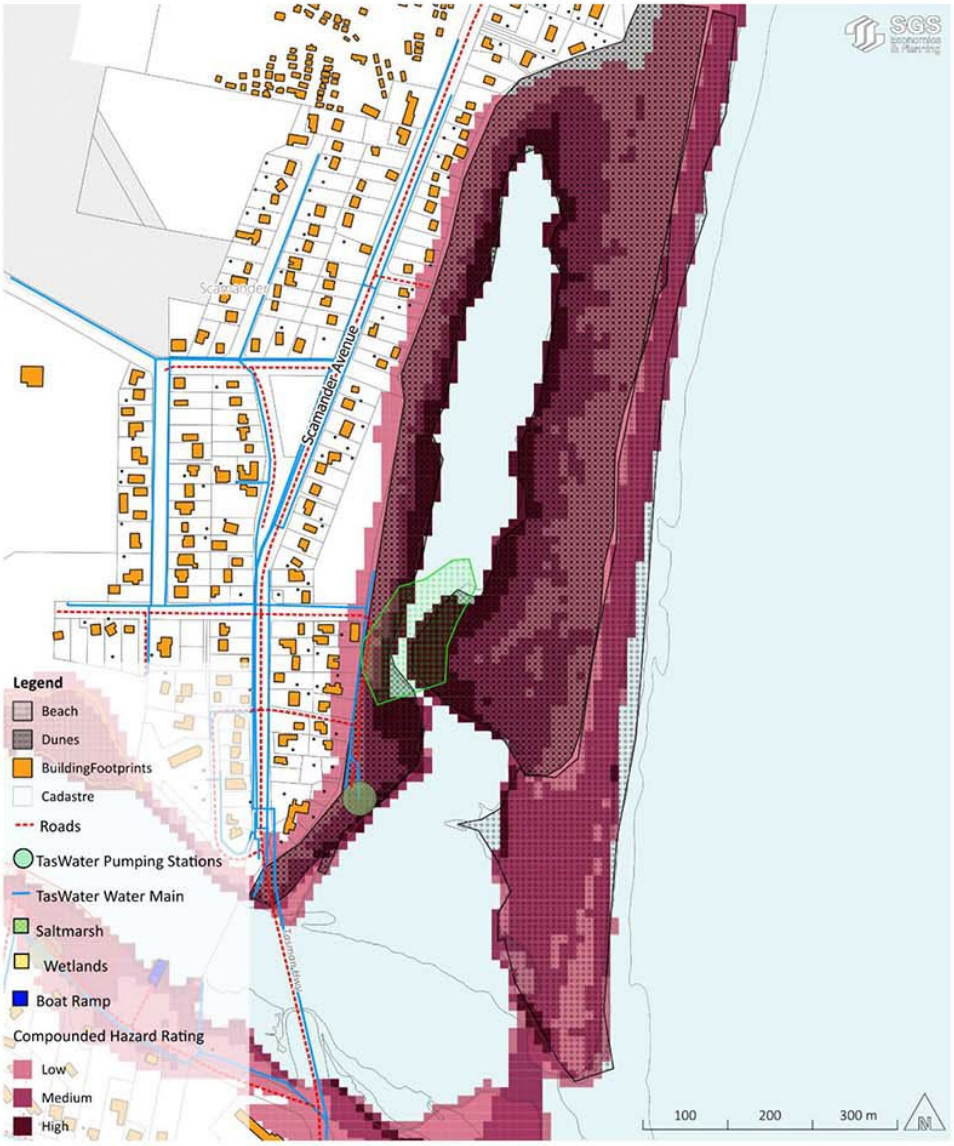
- Large stretch of Upper Scamander Road, which is exposed to both erosion and inundation. Value $1.5 million.
- TasWater reservoir and break pressure tank exposed to erosion and inundation, which affects functioning. Replacement cost $2.3 million.
- Both high and low conservation value wetlands in area.

If nothing is done, more severe and frequent rainfall in the catchment will increase inundation and erosion hazards. The road will be inundated increasingly frequently, causing travel delays as this is the major route to the west of town. Locals and companies dependent on the road may need to accept lower reliability and take adaptive measures; for instance stockpiling supplies when inundation is expected and taking precautions for emergencies that occur while the road is impassable. Over the long term erosion will threaten the structure of the road, and may necessitate reconstruction or defensive measures to be taken to ensure it remains in service.

Erosion should be managed and inundation planned for. In the **short term** erosion should be actively managed, including by sealing the road surface, hardening the riverbank and strengthening the road foundations to ensure its structural integrity. TasWater assets in the area are at risk and should be moved elsewhere, especially if sensitive to inundation.

Over time inundation will become more frequent and severe, and will need to be planned for in order to ensure the disruptive impacts are minimised. Inundation is likely to be too expensive to actively manage, either by constructing a large seawall, raising or wholly rerouting the road. Instead, actions should focus on adaptations that will allow the road and its users to coexist with more frequent inundation. Sealing will make the road more resilient to use during wet weather and flooding, limiting damage and minimising clean-up and repair costs following the initial outlay. Enhanced early warning of inundation will allow those impacted by inaccessibility to prepare and minimise negative consequences; for instance by making alternate travel arrangements or stockpiling essential goods such as food and medicine.

Figure 12: assets and values near hind dune marsh



Source: SGS Economics and Planning 2025

There is a lower hazard level here than elsewhere in town. Some erosion and inundation but properties largely protected by thick vegetation and beach. Mapped hazard bands are misleading due to modelling methodology not accounting for thick vegetation.

No dwellings are at immediate risk. Some potential impact is possible on Lagoon Esplanade. Major assets in the area are environmental, relating to dunes, salt marsh and the beach itself.

Current hazards are minimal compared to elsewhere in town. Inundation will increase in severity and frequency, which may impact properties over the very long term. Existing habitats – dune, estuary and foreshore vegetation and associated species, such as sea birds – will move landwards over time, potentially increasing the quality and extent of ecological values. Improved ecological quality may generate new opportunities, such as eco-tourism or scientific research; however these should be managed alongside the risks presented by intensified development and use of the area. More regular inundation may negatively impact some species that are sensitive to salt water, or have broader ecological impacts if water quality is persistently reduced. In the very long term habitats may come into contact with dwellings, but it is unclear if this will have significant impacts. Lagoon Esplanade will be exposed to coastal hazards, with clean-up after large events becoming more frequent and expensive.

In the **short term** clean-up and repair costs on Lagoon Esplanade should be managed, but will benefit from adaptation actions taken further south at Pelican Sands, which will further limit destructive forces in the area. Minimal adaptation action is generally recommended or required for this site given the balance of coastal hazards.

Over time habitats should be encouraged to move landwards, with ecological impacts – for instance on species sensitive to salt water – identified and monitored as they evolve. Actions and opportunities related to increases in the extent and quality of habitat in the area should be identified and actively pursued where this will not present other risks, such as to tourists accessing the site or fragile natural habitats.

If risks emerge or intensify – for instance ecological values are significantly reduced or properties begin to experience more regular, severe impacts from weather events – this pathway should be revised and adapted to account for these risks.

6. Next steps for adaptation planning in Scamander

6.1 Recommendations

'No regrets' actions

Based on their review of current practices, current and future hazards and community perspectives, Moffatt & Nichol have recommended several 'no regrets' actions to be taken in response to coastal hazards at the Scamander River mouth. These are measures that could be implemented immediately and that, if implemented, are unlikely to create abortive work, have significant negative impacts on other processes, or cause issues for a future adaptive pathway(s). No regret measures are also considered to be of a relatively lower cost and could be implemented in a staged manner in line with Council's priorities and available funding.

- **Barway opening policy.** The condition of the barway (open/closed) at Scamander has a significant influence on hazards. The barway is mechanically opened prior to (sometimes during) elevated river levels and can form a significant hazard mitigation function. The operation would benefit from a documented barway opening policy, including emergency management procedures and pre-defined (and agreed upon) triggers for barway opening. It is also recommended that Council install water level gauging to assist inform the policy and plan. Such water level gauging could be installed on a fixed structure, such as boat ramp pontoon pile or on the bridge.
- **Restoration of reserve foreshore protection.** The reserve foreshore is currently protected with rock revetment, constructed between 1992 and 1994. The rock is collapsing and the foreshore is also eroding in the lee. Further, the rock appears to have been placed without adequate filter layer or geotextile fabric. The Reserve is a valuable asset to Scamander. It is proposed that a no regret measure could include restoration of the rock protection, likely including an appropriate backfill/filter layer and geotextile, as well as habitat creation through saltmarsh (or other species) planting. Planting should not limit public access to the foreshore completely.
- **Pelican Sands foreshore.** The Pelican Sands foreshore was protected in past years. Previously this foreshore was experiencing erosion. The protection has collapsed and all but disappeared. This foreshore is not within a highly active area, but is expected to recede. Protecting this foreshore, albeit halting shoreline recession, would not have significant negative impact on usage or future adaptation actions. It is proposed that a no regret option could include protection of this foreshore. The measure should incorporate as much as possible a living shoreline, to provide positive ecological outcomes and limit the use of hard infrastructure. This measure would address erosion only and not significantly reduce wave runup. However, top of bank planting of vegetation may attenuate runup, as well as providing habitat improvements or creation of new habitats Woody features could be incorporated into the structure to reduce the need for rock.
- **Dune Street hind dune foreshore protection.** The foreshore fronting Dune Street is actively eroding. The current foreshore is only meters away from the road. A living shoreline or soft protection could be implemented. The buffer between the road and foreshore could be planted out. The measure

would likely need to include a hybrid rock/vegetation protection. This option would seek to address erosion only, however thick vegetation planting may attenuate some wave runup. Whilst this foreshore is within the window of historical and future dynamic channel alignment, the previous foreshore comprised dunes and sandy foreshore. Restoring this habitat whilst protecting the foreshore is not considered to significantly impact other processes.

  - These measures align with option 1 analysed in the cost-benefit analysis of adaptation options at Dune Street.

Further detail on no regrets options, including photographs of example treatments, was provided by Moffatt & Nichol in a written report to Council and further explored during the site visit in October 2025.

Adaptation pathways – findings from cost-benefit analysis

The results of the cost-benefit analysis at Dune Street and their implications for adaptation planning at that and other sites are discussed in detail in the preceding section. While high level, the findings do not support aggressive, hard protection against coastal hazards, as this would violate key principles of effective adaptation planning and is highly unlikely to return a positive net welfare impact on the community. Soft protection in line with no regrets options is the most appropriate immediate treatment, supported via additional adaptation planning leveraging planning changes and a range of additional site and non-site specific actions outlined below.

Planning considerations and implications for strategic planning

The project team engaged with Council's planning team on potential actions to support more effective adaptation planning. This included a review and input into the Scamander-Beaumaris Structure Plan (SBSP), which was drafted concurrently with this project. Several recommendations can be made for planning to support effective mitigation and adaptation to coastal hazards around the Scamander River mouth, including:

- Do not allow intensification of residential development in areas exposed to coastal hazards, especially Dune Street, Pelican Sands and low-lying lots along Bridge Esplanade. While draft SBSP appropriately identifies opportunities for diversity of housing types across Scamander, higher-density types such as strata titling should not be supported in these areas. Results form community consultation endorse this recommendation.
- Apply the proposed updated positioning and extent of the Coastal Erosion Hazard Code hazard bands at Dune Street, reflective of changed position of river mouth and landward progression of shoreline. Current bands in LIST are outdated and do not inhibit development in high-risk locations. Suggested potential positioning provided in Figure 4.
- Seek support and guidance from Tasmanian Planning Commission on best practice planning for coastal adaptation and managed retreat, especially in locations of multiple and potentially compounding hazards:
  - Explore Scamander River Mouth as a potential pilot for these mechanisms, recognising relatively contained scale and intensity of coastal hazards in the area. This aligns with Regional Strategic Direction 1 of the Northern Tasmania Regional Land Use Strategy review, currently underway, which identifies the need to support *site-specific responses to legacy development*

that may include adaptation measures or retreat, where risks from natural hazards and climate impacts cannot be otherwise managed.[8]. Consultation elicited a strong desire within the community for improved guidance, advice and support for managed retreat in Scamander, noting that there are few current national or international examples. Where these can be identified they should be researched and findings disseminated to the community,

Other recommendations

- Further engagement with Dune Street residents on cost-benefit analysis findings and proposed adaptation actions in the area. Noting that this is the area of most intense risk from natural hazards, and that engagement with these specific residents was limited throughout the project.
- Engagement with Tasmania Parks and Wildlife Service (TPWS), which owns and has responsibility for most of the public foreshore land and the beaches at the river mouth, including the foreshore strip immediately east of Dune St itself. TPWS will need to be involved in and approve any mitigation options located on their land, and may be positioned to offer development, implementation and maintenance assistance.
- Advocate to Tasmanian Government and Tasmanian Planning Commission for guidance and support to implement coastal adaptation actions, particularly managed retreat, through the planning scheme.
- Source and disseminate guidance on how private property owners can adapt structures to better resist coastal hazards.
- Advocate for updated mapping of coastal hazards, especially erosion and impact of coincident or compounding hazards, and codification of updated hazard bands in planning scheme.
- Engage with Department of State Growth to explore potential impact of current bridge design on hazards in Scamander River mouth, recognising high levels of community concern and scientific basis for plausible impact.
- Continue to protect biodiversity in the river mouth, including through adaptation actions such as living shorelines, recognising importance of biodiversity to the community and tourist visitation to Scamander. Community consultation noted that proposed adaptation pathways offer significant scope for ecological improvement through the restoration of coastal ecosystems with native vegetation.
- Explore opportunities for additional funding, such as the Future Drought Fund, to complete recommended areas of future work; for example improved hazard mapping and bridge investigations.

[8] Northern Tasmania Development Corporation and the Northern Tasmania Regional Planning Group (2025) *Northern Tasmania Regional Land Use Strategy: Draft Regional Strategic Directions*, p. 11

6.2 Summary of dynamic adaptive pathways across Scamander River mouth

Table 12: example dynamic adaptive pathway for Scamander River mouth

	Dune Street	Pelican Sands	Bridge Esplanade	Location-agnostic
Immediate	No regrets actions – modest hardening with revegetation			No regrets actions – barway opening policy
	Explore application of revised erosion hazard bands at Dune St through planning scheme			Indicate strategic direction in response to coastal hazards – ultimately managed retreat in some locations –instance in Scamander-Beaumaris Structure Plan
Short term	Monitor no regrets options			Explore improved mapping of coastal hazards
	Investigate detailed adaptation pathways for assets reaching end of effective life – e.g. Scamander SLSC, TasWater pumping stations			Explore policy and options for managed retreat, including disincentivising intensified use of exposed areas
Triggers	Failure of no regrets options – reassertion of coastal hazards			
	Large event causing extensive damage			
Medium term	Consider extending 'no regrets' mitigation revegetation, some hardening and low inundation and wave protection			Monitor increase of coastal and flood hazard risks and develop managed retreat policy

	Dune Street	Pelican Sands	Bridge Esplanade	Location-agnostic
	Reduced maintenance of Council assets in area such as roadway and foreshore walkway			Strengthen planning provisions against development in at-risk areas
	Explore relocation of affected assets such as recreation equipment			
			Implement individual property-level adaptation measures	
Triggers	Successive large events causing extensive damage			
	Individual property owners reaching maximum tolerance for risk and damage			
	Turnover of land and property with retreat imperative capitalised into prices			
Long term	Note: any pathway actions following the above triggers are highly speculative, consistent with the significant uncertainties of planning for long-term adaptation as risk tolerances, community capabilities, policy frameworks and coastal hazards continue to unfold. Based on the analysis and recommendations in this study, the most prudent long-term strategy is likely to include: – Managed retreat of residential uses and services from site – Potential relocation assistance for remaining residents – Ceased maintenance of Council assets in area – Managed retreat becomes policy However, other futures remain relevant, including a stable residential population with appropriate tolerance for risk and damage or changes to protection measures. It is in the nature of dynamic adaptive pathways that they can change in response to new information, practice or altered preferences. Nothing, including harder engineered interventions, should be considered 'off the table'.			

Source: SGS Economics and Planning 2026

Appendix A: Compounded risk rating methodology

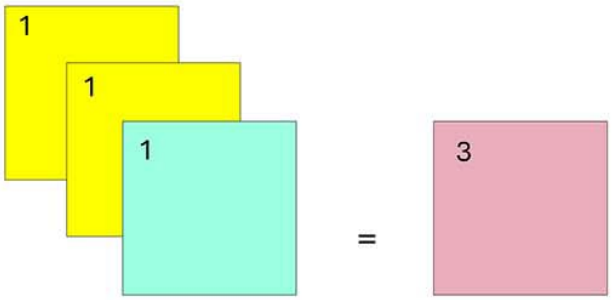
The analysis utilises data from Coastal Erosion Hazard Bands, Coastal Inundation Hazard Bands, and the 1% Average Exceedance Probability (AEP) Hydraulic Hazard. To assess the combined effect of these three hazards on a specific location, hazard bands have been assigned weights of 1, 2, or 3, indicating their severity. For erosion and inundation hazards, a weight of 1 corresponds to low hazard, 2 to medium hazard, and 3 to high hazard. In the case of the hydraulic hazard, categories H2 to H4 were combined and assigned a weight of 1, H5 received a weight of 2, and H6 was given a weight of 3.

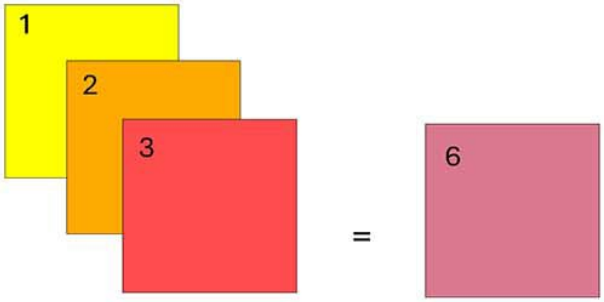
Spatial data was then organised into a 10x10 meter grid that covers the study area. The combined weights were calculated for each grid cell.

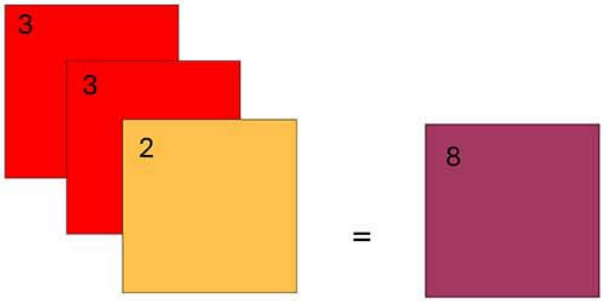
Coastal Erosion Hazard Bands	Weight
Low	1
Medium	2
High	3

Coastal Inundation Hazard Bands	
Low	1
Medium	2
High	3

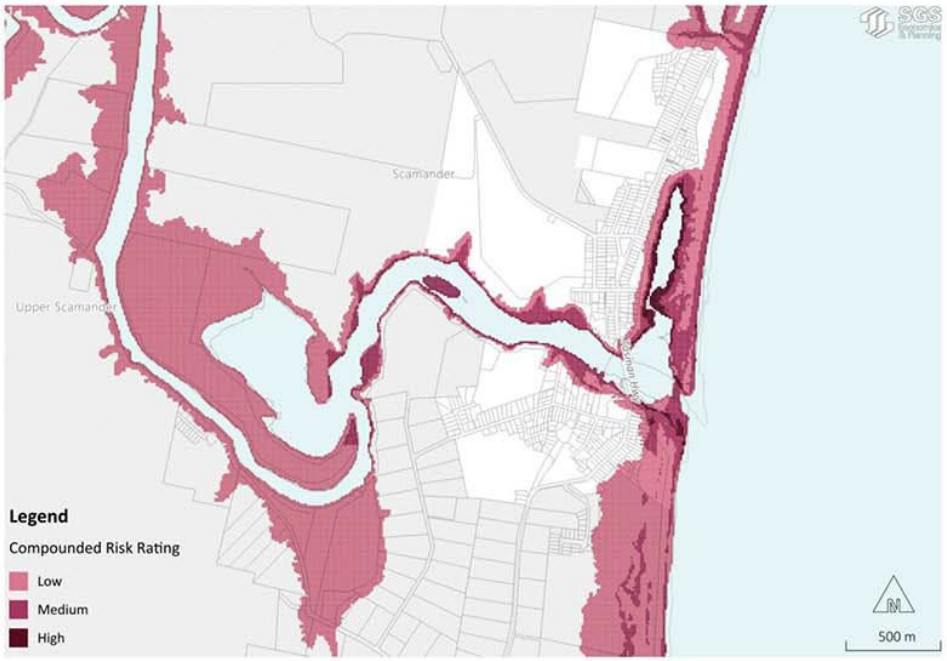
Hydrology Hazard 1pc AEP	
H1 - Unsafe for small vehicles.	1
H2 - Unsafe for vehicles and people.	1
H3 - Unsafe for vehicles and people. All building types considered vulnerable to failure	1
H4 - Unsafe for vehicles and people.	2
H5 - Unsafe for vehicles, children and the elderly.	3


1
1
1
=
3


1
2
3
=
6


3
3
2
=
8

Erosion	Inundation	No Hazard	H1	H2	H3	H4	H5
No Hazard	No Hazard	0	1	1	1	2	3
No Hazard	Low	1	2	2	2	5	6
No Hazard	Medium	2	3	3	3	4	5
No Hazard	High	3	4	4	4	5	6
Low	No Hazard	1	2	2	2	3	4
Low	Low	2	3	3	3	4	5
Low	Medium	3	4	4	4	5	6
Low	High	4	5	5	5	6	7
Medium	Low	3	4	4	4	5	6
Medium	Medium	4	5	5	5	6	7
Medium	High	5	6	6	6	7	8
High	Low	4	5	5	5	6	7
High	Medium	5	6	6	6	7	8
High	High	6	7	7	7	8	9



CANBERRA / NGAMBRI /
NGUNNAWAL / NGARIGO

Level 2, 28-36 Ainslie Place
Canberra ACT 2601
+61 2 6257 4525
sgsact@sgsep.com.au

HOBART / NIPALUNA

PO Box 123
Franklin TAS 7113
+61 421 372 940
sgstas@sgsep.com.au

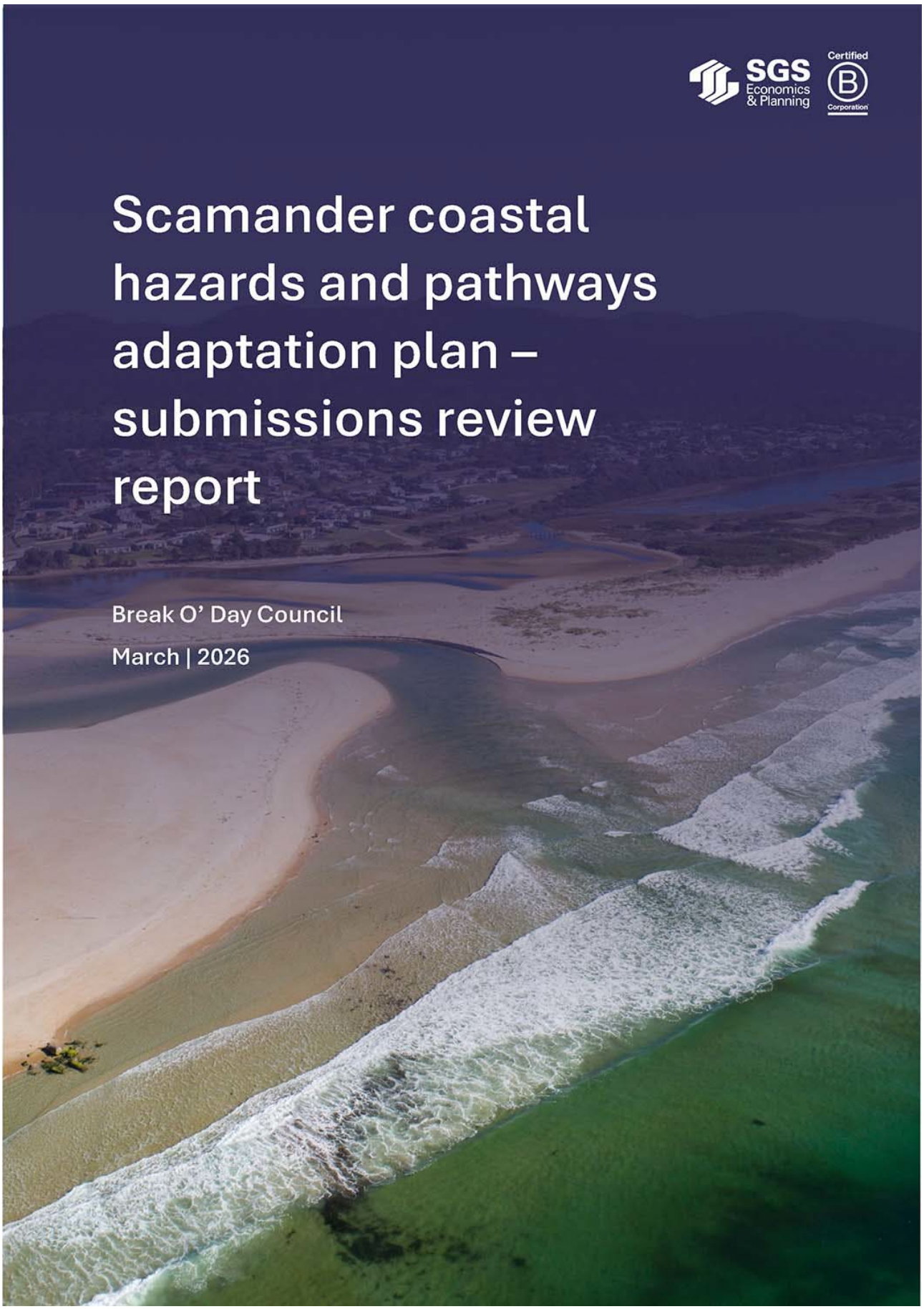
MELBOURNE / NAARM

Level 14, 222 Exhibition Street
Melbourne VIC 3000
+61 3 8616 0331
sgsvic@sgsep.com.au

SYDNEY / WARRANG

Suite 201/50 Holt Street
Surry Hills NSW 2010
+61 2 8307 0121
sgsnsw@sgsep.com.au

SGS Economics & Planning | Certified B Corporation


SGS Economics & Planning
Certified B Corporation
Scamander coastal hazards and pathways adaptation plan – submissions review report
Break O' Day Council
March | 2026

© SGS Economics and Planning Pty Ltd 2026

This report has been prepared for Break O' Day Council. SGS Economics and Planning has taken all due care in the preparation of this report. However, SGS and its associated consultants are not liable to any person or entity for any damage or loss that has occurred, or may occur, in relation to that person or entity taking or not taking action in respect of any representation, statement, opinion or advice referred to herein.

SGS Economics and Planning Pty Ltd
ACN 007 437 729
www.sgsep.com.au

OFFICES IN CANBERRA, HOBART, MELBOURNE, AND SYDNEY ON THE COUNTRY OF THE NGAMBRI/NGUNNAWAL/NGARIGO, MUWININA/PALAWA, WURUNDJERI, AND GADIGAL PEOPLES.

20250185_submissions review report_v2

1. Submissions review report

This report reviews submissions received during public exhibition of the draft Scamander coastal hazards and pathways adaptation plan. The draft plan was exhibited for a period of one month between February and March 2026. Overall, 9 submissions were received from 8 members of the Scamander community, with one resident responding twice.

The table below summarises responses to the draft report from the community, collected via online survey and email.

Table 1: summary of responses per question

Question	Summary of responses
Qu1 What do you think of the three options, what they aim to do, how and their costs?	Agreement with conclusions of the report. Options 1 and 2 preferred for low impact and affordability. Option 3 considered costly and damaging to the character of the foreshore.
Qu2 Are there other treatments you'd suggest could be used for them or different mitigation actions that can reduce shoreline erosion and or inundation risks over time?	Range of intervention options proposed, including: – Rebuilding old training wall – More frequent mechanical opening of barway – Reconstruction of dunes north of Scamander SLSC building – Strengthening of dunes with rock bags, sand bags and vegetation – Buy back of Dune St and restoration as nature reserve Most are already addressed in the report. Additional text added regarding mechanical opening of barway, rebuilding training wall.
Qu3 What do you think about the approach taken for this study: focussing on Dune Street shoreline, the cost-benefit evaluation of options to manage the risks and values affected and application to the other shorelines?	Generally agree with focus on Dune Street as this is the most highly exposed area with highest concentration of private property. One respondent is disappointed with recommendations, believing them to offer 'no real vision' for area; this responds to recommendations for managed retreat in particular. Clear desire for more explanation of what this looks like for residents – but this cannot be provided in this report.
Qu4 For the Dune Street shoreline (Section 5.1 in the report), what do you think of the assessment of risks, assets, 'do nothing' base case and the three potential adaptation strategies defined for it?	General agreement with approach – some minor misunderstandings, clarifications and corrections required and made in the report. One respondent

	unhappy with options; clear preference for reconstruction of old rock wall.
Qu5 What do you think of the cost/benefit analysis of these options, the outcome, and implications for adaptation planning for Dune Street shoreline? Where have you doubts?	Agreement with CBA findings, though some preference for the 'harder' of the two supported interventions – Option 2.
Qu6 What do you think of the other adaptation options raised during the project and reviewed by the report - rebuilding a training wall, rivulet connection to Falmouth and planned retreat?	Strong views both for and against the reconstruction of the training wall. Agreement with planning responses to not intensify development in at-risk areas.
Qu7 The findings for Dune Street are related to the other hotspot shorelines: 'Pelican Sands' (northern mouth shore) and Bridge Esplanade, and two minor ones (Sections 5.2, 5.3 & 5.4). Have you any comments or suggestions for these other shorelines and applying the findings for Dune Street to them?	Agreement with directions identified for other hotpots. General preference for lower impact, soft interventions around the river mouth. Also preference for no intensification of development or encouragement to occupy hazardous locations
Qu8 Do you support the recommendations in the draft Plan?	Generally yes, one respondent disagrees with all recommendations except 'no regrets'
QU9 What is it about the recommendations you do or don't agree with? Have you different views on what the findings mean for managing coastal and flood risks at the River Mouth now and in future?	General support for recommendations, except for one resident who displays a clear preference for a much harder approach at Dune St.
Qu10 What ideas do you have for using the Pathways Adaptation Plan to reduce risks to properties, infrastructure and the environment from the complex coastal and flood risks over the long term at the Scamander River Mouth?	Most opposition is in favour of old rock wall. Also desire for more 'proactive' response from Council, particularly around more frequent opening of barway.
Qu11 Do you have any other thoughts or comments you'd like to add?	Gratitude for project, support for community consultations. One resident is very unhappy and would prefer a much harder approach. Some concern that risks from extreme weather events (especially storms) are under-represented.

Source: SGS Economics and Planning 2026

The table below summarises the implications of each response for the report and highlights where any concerns are addressed in the final report (page references in second column).

Table 2: summary of individual responses and changes to report

	Summary of response	Changes to report
1	Broadly agrees with conclusions and analysis in report. Raises buy-back of Dune St - would be a large cost to Council, but natural benefits could be material. Also raises relocation of assets including SLSC - this is factored into CBA.	Acknowledge buy-back option, this would be a large cost but could present benefits (unsure how much – it is not a big area that would provide huge habitat) (p. 40)
2	Wants to rebuild to training wall to the south of the river. The modelling shows that this is unlikely to justify the cost. Also wants restoration and revegation of dunes, which is consistent with 'low' and 'medium' approach.	Additional discussion of how the second option mimics the old rock wall (p. 31, 39)
3	Agrees with approach to project and endorses analysis and recommendations, including recommendation of a softer, more dynamic approach to risk management. Wants additional information on best practice for adapting private structures.	Highlight planning response and include recommendation for Council to research and disseminate best practice on adapting structures (p. 53)
4	Wants to rebuild to training wall to the south of the river. The modelling shows that this is unlikely to justify the cost. The rivulet option is discussed in the report - such a major engineered intervention such as this would need significant and detailed investigation as a first step.	Additional discussion of how the second option mimics the old rock wall. (p. 31, 39). Add additional example to Table 1 row 1 to clear up confusion between that and value of Dune St properties in Chapter 5. (p. 20) Clarify that costing of options is indicative (proper consideration of geo-bags or rockbags would need to be separately costed. (p. 30)
5	Preference for more regular or permanent opening of barway. Wants more aggressive protection, thinks options 2 and 3 are the only viable option.	Address constantly opening barway in report. This could have an impact, but has significant practical and cost constraints and would not address wave run up and storm bite. Also would significantly affect ecological values, including beach use and amenity. As an ICOLL, Scamander River mouth should be closed sometimes. (p. 40)
6	Supports findings, makes some additional suggestions such as options including discrete access paths to beach.	Options should include discrete access paths to beach. (p. 30, 31). Agree managed retreat needs to be piloted - build on this recommendation. (p. 52-3)
7	Agrees with planning recommendations and assessment of costs and benefits.	No change

8	Supports findings, offers some clarifications (e.g. historical changes in river opening location), but has a preference for inclusion of the rock wall in option 1.	Added consideration of relative merits of soft protection (option 1) against hard protection and cost (option 2), which mimics the old rock wall. (p. 38)
9	Supportive of project and recommendations, displays strong preference for re-wilding and use of protection to improve biodiversity in the area.	Mention available species for revegetation in Pelican Sands. (p. 43) Additional emphasis on scope for quality ecological outcomes: The project offers a excellent opportunity to implement high quality ecological restoration outcomes. " (p. 53)

Source: SGS Economics and Planning 2026

Conclusions

The feedback received from the community broadly endorses the project and its findings. Responses have enabled additional nuance to some recommendations and analysis but do not materially change the conclusions of the report. While most endorse a softer approach, combining the 'no regrets' options with elements of a living shoreline, there is appetite from some community members for a harder approach, particularly the reconstruction of the old training wall. Council will need to address these concerns directly, and can use the findings of the report as support. There is also a clear desire for additional information and guidance on managed retreat and its implications for residents in Dune St. For example, some suggest a land buy-back as a component of managed retreat. There is firm support for the recommendations of using planning to disincentivise development in at-risk areas, advocating to State and Federal Government for additional support and using Scamander as a pilot project for managed retreat.

Council should be clear that this report is a first step in the ongoing process of management and adaptation to coastal hazards. Note also the value of the process that has been followed; even where responses disagreed with the conclusions of the report, they supported the extensive community engagement and information sharing that has occurred. The rang e of options and differences in support can be resolved over time as part of the dynamic adaptation pathways approach; at this stage nothing should be considered 'off the table'.

04/26.16.3 NRM Committee Record of Proceedings – 10 June and 28 October 2025, and 3 February 2026 Meetings

ACTION	DECISION
PROPONENT	NRM Special Committee
OFFICER	Polly Buchhorn, NRM Facilitator
FILE REFERENCE	010\028\003\
ASSOCIATED REPORTS AND DOCUMENTS	Record of Proceedings of NRM Special Committee Meetings - 10 June & 28 October 2025, and 3 February 2026.

OFFICER'S RECOMMENDATION:

That Council receive the Record of Proceedings of NRM Committee Meetings held on 10 June & 28 October 2025 and 3 February 2026 and consider any matters for further Council attention.

INTRODUCTION:

The Break O'Day Council NRM Committee has held three meetings since mid 2025 all without a quorum of six members present. At the last of these meetings the Committee felt Council should receive a record of these Committee proceedings.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 8 April 2026

Council Meeting 19 May 2025

05/25.16.2.605 Moved: Clr I Carter/ Seconded: Clr V Oldham

That Council receive the Minutes of the NRM Committee Meeting held on 4 February 2025 and consider any matters for further Council attention.

CARRIED UNANIMOUSLY

OFFICER'S REPORT:

NRM Committee Meetings on 10 June and 28 October 2025 and 3 February this year were held without a quorum of members attending. The Committee has therefore not yet confirmed Minutes of its previous Meeting. It is due to meet next on 5 May this year.

Council's Charter for the NRM Committee allows for a lack of a quorum, with a provision for minutes of such meetings to be confirmed at a subsequent meeting of the Committee. This helps the Committee function with volunteer and agency members who are not always able to attend meetings.

The Record of Proceedings from three Meetings are now being tabled with Council after being held over for some time now. At its February Workshop Council also considered vacancies on the Committee and appointment of representative. A public invitation for expressions of intertest to

join the Committee has since been completed and is the subject of a separate report on Council's agenda.

Highlights from the three meetings:

- Scamander-Beaumaris strategic land use planning project (briefing from consultants).
- Community Workshop for Scamander Coastal Hazards project.
- Joining meetings as guests with an interest in vacancies on the Committee were Graeme Wathen and Adam Peaty. Council has since initiated a public invitation for Expressions of Interest (EOI) from people interested in joining the NRM Committee and both Graeme and Adam have lodged EOIs.
- Feral deer management was a continuing concern.
- Weed management priorities: improving management systems for Council's weed control and developing Council process to engage volunteers wanting to assist.

Current outstanding NRM Committee actions:

	Item	Status
From: 2020		
6.2.1	Maintain representation and members vacancies on Council's NRM Committee	An on-going matter for the Committee.
5 March 2024		
6.4.2	Council writes to the Minister for Tasmania Parks and Wildlife Service to ask for PWS to be better resourced to manage pest plants and animals on Reserves.	Recommendation received / NRM Facilitator to action with related items as combined correspondence.
4 June 2024		
4.2.1	Council writes to the Parks and Wildlife Service asking they fund and prepare statutory Reserve Management Plans for Reserves in Break O'Day municipality.	Recommendation received – as per 6.4.2 (05/03/24) above.
4.4	Draft a 3-year NRM Action Plan, to update the Break O'Day Environment and NRM Action Plan (2018-2023).	NRM Facilitator to action; as resources permit. Noting yearly actions are included as part of Council's Annual Plan.
4 February 2025		
6.3.1	Council should keep and report fuller records of its weed control treatment programs that can show progress and planned follow-up for management of weed infestations.	On-going.
8.4.1	Include Council contact information (NRM Weed Officer) with the 'Weed of the Month' articles in Council's Newsletter; and include land clearing and	Noted and on going for development of communications.

	weeds information in Council's 'New Residents Kit'.	
8.5.1	Council formalises an agreement with North East Bioregional Network to work as a volunteer on Council land.	To progress and on going.
10 June 2025		
4.2.1	Council write to the Minister requesting a significant increase in resources for deer control, including in Break O'Day municipality.	To action, as per 6.4.2 (05/03/24) above.
23 October 2025		
10.0.1	Council consider appointing Graeme Wathen to its NRM Committee as a Community representative.	Competed. Considered by Council, EOI process initiated.
4 February 2026		
4.2.1	Council write to the LGAT highlighting the severe safety risks associated with Peri-urban deer encroachment and request LGAT lobby the State Government for a significant increase in resources for deer control across the State, including in the Break O'Day municipality.	To action, as per 6.4.2 (05/03/24) above.
5.1.1	That Council formalises an agreement with NE Bioregional Network to initiate Volunteer weed management works on designated Council land	Development of Council process for Agreements with NRM Facilitator

A separate item is included at this Council Meeting to consider appointment of representatives to its NRM Special Committee, including a forest industry representative (regarding 4.3.1 from 4 June above) and a new Public Land Manager representative from the Parks and Wildlife Service.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal

Environment - To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Strategy

1. Ensure the necessary regulations and information is in place to enable appropriate use and address inappropriate actions.
2. Increase the community's awareness of the natural environment; the pressures it faces; and actions we can take to sustain it and what it provides.
3. Undertake and support activities which restore, protect and access the natural environment which enables us to care for, celebrate and enjoy it.
4. Recognise and alleviate the issues and risks to the environment from our use, and the risk to us from a changing environment.

Goal

Community - To strengthen our sense of community and lifestyle through opportunities for people to connect and feel valued.

Strategy

1. Create an informed and involved community by developing channels of communication.

Key Focus Area:

Communication - Improve and develop communication processes that lead to the community feeling more informed and involved.

Break O Day Annual Plan 2025-2026

Actions:

3.3.1.7 Natural Resource Management Committee - Support the Committee to address objectives and priorities of the Environment and NRM Strategy and Action Plan.

LEGISLATION & POLICIES:

Local Government Act 1993 – Section 24 Special Committees
Local Government (Meeting Procedures) Regulations 2015

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

Record of Proceedings

NRM SPECIAL COMMITTEE MEETING

Tuesday 10 June 2025

(Postponed from 6 & 29 May)

Meeting

BREAK O'DAY COUNCIL CHAMBERS (COURT ROOM)

32-34 Georges Bay Esp. St Helens

1:00pm – 3:45pm

The planned field trip was not held prior to the Meeting (coastal lagoons).

1 Attendance

Note members present and apologies.

Present:

Councillor Liz Johnstone (Break O'Day Council – acting Chair); Todd Dudley (NE Bioregional Network); Liese Fearman (Community Representative).

- Meeting was chaired by Councillor Janet Drummond Clr. Liz Johnstone
- Meeting note taking: Polly Buchhorn, NRM Facilitator
- Deb Szekely, Council's Town Planner, joined the meeting for the presentation on the Scamander-Beaumaris strategic land use planning project.

That a Quorum was not present was recognised. In accordance with the NRM Committee Charter decisions made would need to be confirmed at the next Meeting.

Apologies:

Anne Bennet (Education sector); Craig Lockwood (Marine Aquaculture); Steve Towner (Parks and Wildlife Service); Fay Harding (Aboriginal Community Representative); Mr Robin Dickson (Forest Industry).

1.1 Acknowledgement of Country

As we stand on Kunnarra Kuna land we pay our respects to elders past and present as they hold the stories, language and culture for our young aboriginal and non-aboriginal children.

We acknowledge that the land we are on is, was and always will be traditional aboriginal land.

And we thank the elders for allowing us to meet on their land today.

2 Confirmation Minutes of Meeting

2.1 Minutes of Meeting

Minutes of the Meeting held on 4 February 2025 at the Council Chambers have been sent to the Committee.

2.1.1 Recommendation: That the Minutes of the Meeting held on Tuesday 4 February 2025 at the Break O'Day Council Chambers be confirmed.

Moved: Todd Dudley Seconded: Liese Fearman

For: Unanimous
Against: Nil

Carried/

3 Declaration of interest of a member or close associate

Nil

4 Business arising from the previous meeting

4.1 Committee Membership

As well as Tim Rhodes and Howard Jones resigning, the NRM Facilitator reported Clr. J. Drummond has also formerly resigned as a Committee member. The two proxy members for Tim Rhodes had also been contacted regarding agricultural representation for the south (Fingal Valley).

Ideas for filling the Committee vacancies were discussed. Regarding the community vacancy Liz Johnstone reported she had approached Graeme Watham from Falmouth and he was interested, beginning with attending a Committee Meeting as a guest. Liese Fearman suggested for the agricultural representatives it would be good to have the next generation of farmers represented, as many were interested in and applying sustainable 'regenerative ag' ideas.

4.2 Deer

The NRM Facilitator reported follow up with the Parks and Wildlife Service's Periurban Deer project to organise some education and information activities in Break O'Day had not occurred. Liese Fearman asked that this continue to be pursued.

The Periurban Deer project was also coming to an end and continued implementation programs for the states deer management plan were unclear.

4.2.1 Recommendation: Council write to the Minister requesting a significant increase in resources for deer control, including in Break O'Day municipality.

Moved: Todd Dudley Seconded: Liese Fearman

For: Unanimous

Against: Nil

Carried

4.3 Angasi oyster reefs – threatened community listing assessment

The report in the Agenda was received and noted.

4.5 Bay of Fires Masterplan

The report in the Agenda was received and noted.

Todd Dudley reported he had resigned from the project steering committee. His reasons being a domination of tourism interests on the committee, over 300 consultation survey responses were strongly for protection of the environment but the Master Plan was not responding in kind, and PWS was pursuing these non-statutory 'master plans' instead of the legislated Reserve Management Plans. He noted the related outstanding Committee item on the agenda needing action, regarding asking PWS to fund and prepare statutory Reserve Management Plans [4.2.1 on 4 June 2024].

Meeting broke to receive the briefing on the Scamander-Beaumaris strategic land use planning project (item 6.2)

4.6 Operation of the NRM Committee

The report was noted but with few members present, discussion would be deferred to the next Meeting.

5 Outstanding Committee items

The status of outstanding items is reported below to track their progress and close completed items.

	Item	Status
2020		

6.2.1	Maintain representation and members vacancies on Council's NRM Committee	An on-going matter for the Committee
5 March 2024		
6.4.2	Council write to the Minister for Tasmania Parks and Wildlife Service to ask for PWS to be better resourced to manage pest plants and animals on Reserves	Recommendation received
4 June 2024		
4.2.1	Council write to the Parks and Wildlife Service asking they fund and prepare statutory Reserve Management Plans for Reserves in Break O'Day municipality.	Recommendation received
4.4	Draft a 3-year NRM Action Plan, to update the Break O'Day Environment and NRM Action Plan.	NRM Facilitator to action
4 February 2025		
4.1.1	Council reappoint Tim Rhodes, Craig Lockwood and Todd Dudley to the NRM Committee, respectively as representatives of the agricultural industry (south), marine and aquaculture sector and community conservation.	Recommendation, to May Council meetings
4.2.1	Council fund an animal control officer for control of feral animals, focussing on deer.	Recommendation, to May Council meetings
4.2.2	Council begin addressing the growing threat from deer in Break O'Day with a community education program with the PWS deer program and seek funding for deer management.	Recommendation, to May Council meetings
6.3.1	Council should keep and report fuller records of its weed control treatment programs that can show progress and planned follow-up for management of weed infestations.	Advice, to May Council meetings
8.3.1	That Council support the draft Conservation Advice and listing assessment for *Ostrea angasi* oyster reefs of southern Australia and provide water quality data from its Georges Bay monitoring program.	Recommendation, to May Council meetings
8.4.1	Include Council contact information with the 'Weed of the Month' articles in Council's Newsletter; and include land clearing and weeds information in Council's 'New Residents Kit'.	Advice, to May Council meetings
8.5.1	Council formalise an agreement with North East Bioregional Network to work as a volunteer on Council land.	Advice, to May Council meetings

The outstanding items were discussed.

- Action was sought on the several involving Council writing to PWS and the state government on resourcing issues (eg 04/06/24 4.2.1 and 05/03/24 6.4.2) and that the Committee get feedback on the responses.
- Progress and feedback on weed program records and reporting was sought (04/02/25 6.3.1). (Todd Dudley reiterated a desire that Council's Weed of the Month include a council contact for further information.)
- Work on developing agreements for volunteer groups to weed on Council property is yet to progress.

6 Issues

6.1 Field trip – Coastal Lagoons and Integrated Coastal Management

The field trip was not held.

6.2 Briefing – Scamander-Beaumaris strategic land use planning project

Clare Hester and Connie Steers from ERA Planning, the project consultants provided an overview of the project followed by Q&A discussion. Deb Szekely is managing the project for Council and joined to support the discussion. ()

Following an overview of the project they outlined the engagement plans for the project. A State of Play is the basis for the first stage of consultation. It will included a survey, (informal) pop-up community discussion events and email and public communications and a project website. (http://www.scamander-beaumaris.com/)

Todd Dudley had three comments.

- He suggested it would be good to have public meetings for everyone to trade views and get feedback on them, rather than pop-up sessions. Liz Johnstone suggested they produce richer input. The consultants said they had found having a range of methods including pop-up information sessions was effective to gain engagement but would consider the idea.
- It was important survey questions were not leading and that there were opportunities for open and new ideas to be submitted
- The Council expectation is this projects work will be an input to the Northern Regional Land Use Strategy [a statutory plan underpinning the Tasmanian Planning Scheme) and promote rezoning of land. It was important to use up existing land use zone capacity.

On this last point the consultants noted the project will look at supply and demand issues. And environmental values and issues would have to be considered in processed to make any zone changes later as well. Deb Szekely commented it is also about rezoning to consolidate and

avoid expansion. And also that Scamander and Beaumaris have been experiencing change and that needs adjustment.

There was general discussion about the role of the project in process for recommending zone changes, how they progress and in particular public consultation on them. The project might propose some rezoning or investigating them further. And there are further points for public input through the Regional Land Use Strategy and Tasmanian Planning Provisions. Todd pointed out this Structure Plan is the start to that.

Clare Hester and Connie Steers asked members of the Committee what key issues they saw for the Plan? Points made included

- A lot of high value native habitats and remnant vegetation in the study area
- Stormwater and water quality discharging into wetlands, coastal lagoons and waterways (NE Bioregional Network had proposed a Special Area Plan on stormwater and water quality runoff for the local planning scheme)
- The NRM Committee inspected the Scamander River mouth last year and concluded the river should be allowed to be and run naturally
- Scenic protection (Special Area Plan) to broaden current provisions to go beyond a simplistic Highway corridor
- Water supply from the catchment, with drought risk putting pressure on both
- Risk of wastewater overflows with growth and increased sewage treatment demand

6.3 East Coast Tourism - Positive Impact Plan

The report in the Agenda was received and noted.

6.5 Weed Management

The report on weed control, management activity and projects since the previous meeting was noted.

Liese Fearman suggested the Committee (with more members present) discuss weed management in greater depth, for example '*what would be helpful for the community?*' Discussion led to issues of resourcing Committee Meetings and business.

6.6 Dog Management

The report in the Agenda was received and noted, and the NRM Facilitator followed up that a PWS response regarding Council's Declared areas is still anticipated, but has not been received.

7 NRM staff update

The report on key NRM activity was noted by the Committee.

The NRM Facilitator added that SGS Economics, with Moffatt & Nichol, had been appointed for the *Scamander Coastal Hazards and Flood Risks Pathways Planning* project and community consultation events were being planned. Committee members asked to be made aware of community consultation events for the project.

Cat management had also had further activity with plans to tackle cat colony problems at Weldborough (with the RSPCA) and a new colony at Scamander. A large number of cats has also been reported at Falmouth.

8 Committee Members update and other business

No further business or member updates were addressed.

9 Next meeting dates

The next scheduled Meeting was noted to be on 5 August.

Future Meeting dates for the Committee at present are

- 5 August 2025
- 4 November 2025
- 3 February 2026

Meetings from 12:30pm for BYO light lunch, with business starting formally 1pm (or sooner with agreement of those attending). And field trips prior where possible.

Record of Proceedings

NRM SPECIAL COMMITTEE MEETING

Tuesday 28 October 2025

Committee Meeting

SCAMANDER SPORTS COMPEX

Old Coach Road, Scamander

11:00am – 12:30pm (short meeting)

Join in Community Workshop for Scamander Coastal Hazards project

1-3pm, *Scamander Sports Complex*

Community Workshop – Coastal Adaptation Planning •

- Optional, members stay-on after short Committee Meeting and lunch (provided, RSVP please)
- Participate with community in this workshop, which is part of the Scamander Coastal Hazards & Flood Risk Management Pathways project and led by its consultants
- Workshop is devising adaption pathways options for key sites and their coastal/flood risk profiles, to then be evaluated for cost and benefits
- For background see the project webpage on Councils website at 'Current Projects and Activities'

1 Attendance

Note members present and apologies.

Present:

- Councillor Liz Johnstone (Break O'Day Council – Chair)
- Councillor Vaughan Oldham
- Anne Bennet (Education sector)
- Polly Buckhorn (NRM Facilitator)
- Graeme Wathen (Guest – prospective committee member)

- Meeting was chaired by Councillor Clr. Liz Johnstone
- Meeting note(s) taken by Linda Sznytka, (NRM administration support)

That a Quorum was not present was recognised. In accordance with the NRM Committee Charter, decisions made would need to be confirmed at the next Meeting, scheduled for 3 February 2026.

Apologies:

- Liese Farnan (Woodspen – PHD Candidate)
- Robin Dickson (Timberlands Pacific)
- Fay Harding (Lutruwita Woman)
- David Jolley (BODC – Manager Infrastructure & Development)

1.1 Acknowledgement of Country

Clr Liz Johnstone provided an Acknowledgement of Country for the Committee Meeting.

As we stand on Kununurra Kuna land we pay our respects to elders past and present as they hold the stories, language and culture for our young aboriginal and non-aboriginal children.

We acknowledge that the land we are on is, was and always will be traditional aboriginal land.

And we thank the elders for allowing us to meet on their land today.

2 Confirmation Minutes of Meeting

2.1 Minutes of Meeting

Hold over Minutes to the next meeting, short of a quorum.

The Meeting held on 10 June 2025 (postponed from the original 6 May) was short of a quorum. The decisions made need to be ratified at the next Meeting, as well as confirming the Minutes. The Meeting scheduled on 5 August 2025 did not have a quorum and was cancelled.

3 Declaration of interest of a member or close associate

Committee members should consider any matters on the Agenda for which they have an interest in decisions the Committee may make for actions or providing advice or recommendations to Council.

3.1.1 Recommendation: Members to declare any interest they or a close associate have in matters on the Agenda.

Nil

4 Business arising from the previous meeting

4.1 Committee Membership

Ideas for filling the Committee vacancies were discussed. Clr Liz Johnstone advised that as Chair, she would initiate further contact with Committee members in the farming / agricultural areas of the Fingal Valley and further north of the municipality with a view to have the next generation of farmers represented, and improve capacity for the Committee to have a Quorum.

Committee members welcomed Graeme Wathen (Falmouth) to the meeting as a guest. Graeme confirmed his willingness to be part of the committee moving forward.

4.1.1 Recommendation: the Committee thank Clr Janet Drummond for her exceptional professional and meaningful contribution to the Committee, as convenour, over the past six years.

Moved: L. Johnstone Seconded: V. Oldham

For: All

Against: Nil

Carried Unanimously

4.2 Deer

The NRM Facilitator reported follow up with the Parks and Wildlife Service's (PWS) Peri urban Deer project to organise some education and information activities in Break O'Day had not occurred to date. However, it is anticipated that early in the New Year (2026) an information session will be held in collaboration with PWS.

Further discussions took place amongst members about the increase in deer population through-out the Municipality, including urban areas and noting that State records did not reflect the recent population increase and sightings. Committee members (Clr Vaughan Oldham, Anne Bennet, Clr Liz Johnstone and the NRM Facilitator) had witnessed or were aware of deer sightings in the Georges Bay Flood Plain area, Mountain bike trails, outskirts of St Marys Township and near the Bicheno township/ shared boundary. Furthermore, a recent ABC article noted a boom in feral deer population numbers since a previous survey undertaken some five years prior. Clr Vaughan Oldham also highlighted the ready access to feed supply/crops which would be supporting population growth.

The NRM facilitator provided further detail in respect to the challenges associated with urban deer populations and management options, including investigations involving the use of a bolt gun in urban areas to allow humane euthanasia; albeit this was in the planning stage.

The committee agreed that the State needed to take a lead on this matter. Clr Liz Johnstone suggested the item could be raised via Council to Local Government Association of Tasmania (LGAT); as the deer issue was not limited by Council boundaries.

In addition, it was agreed that a future focus of the Committee should be based on education, which could facilitate more accurate reporting and details on deer

destruction/ impacts across the Municipality providing a more accurate and stronger dataset to champion change.

4.2.1 Recommendation: Council write to the LGAT requesting they lobby the State Government for a significant increase in resources for deer control across the State, including in Break O'Day municipality.

Moved: L. Johnstone Seconded: V. Oldham

For: All

Against: Nil

Carried Unanimously

4.3 Angasi oyster reefs – threatened community listing assessment.

The federal Department of Climate Change, Energy, the Environment and Water website reports no further extensions of listing assessment and decision timeframes beyond 30 October 2025 for the 'Native Flat Oyster and Sydney Rock Oyster reefs of southern and eastern Australia'.

The NRM Facilitator confirmed that there were no updates beyond that tabled above.

4.4 Operation of the NRM Committee

A NRM Committee operational matter arising for Meetings from time to time has been the timely production of Agenda and Minutes. Insufficient resources for Committee support and administration have been identified as a factor. A number of options have been explored including increasing resources and streamlining meeting organising and business.

The Committee welcomed Mrs Linda Sznytka to this Meeting, a new Council staff member working across Council's Development Services and Corporate Services teams. Linda has one day a fortnight allocated to support NRM programs, including the NRM Committee and its Meetings.

5 Outstanding Committee items

The status of outstanding items is reported below to track their progress and close completed items.

	Item	Status
From: 2020		
6.2.1	Maintain representation and members vacancies on Council's NRM Committee	An on-going matter for the Committee Clr Liz Johnstone to follow-up with Agricultural members; (Richard Gee, Tim McKenzie) Fingal Valley area Clr Vaughan Oldham to also follow-up with Northern based farmers e.g. Nicholason Family
5 March 2024		
6.4.2	Council writes to the Minister for Tasmania Parks and Wildlife Service to ask for PWS to be better resourced to manage pest plants and animals on Reserves	Recommendation received
4 June 2024		
4.2.1	Council writes to the Parks and Wildlife Service asking they fund and prepare statutory Reserve Management Plans for Reserves in Break O'Day municipality.	Recommendation received NRM Facilitator to action
4.4	Draft a 3-year NRM Action Plan, to update the Break O'Day Environment and NRM Action Plan.	NRM Facilitator to action
4 February 2025		
4.2.1	Council funds an animal control officer for control of feral animals, focussing on deer.	Recommendation, to May Council meetings
4.2.2	Council begins addressing the growing threat from deer in Break O'Day with a community education program with the PWS deer program and seek funding for deer management.	Recommendation, to May Council meetings

6.3.1	Council should keep and report fuller records of its weed control treatment programs that can show progress and planned follow-up for management of weed infestations.	Advice, to May Council meetings
8.3.1	That Council support the draft Conservation Advice and listing assessment for *Ostrea angasi* oyster reefs of southern Australia and provide water quality data from its Georges Bay monitoring program.	Recommendation, to May Council meetings
8.4.1	Include Council contact information with the 'Weed of the Month' articles in Council's Newsletter; and include land clearing and weeds information in Council's 'New Residents Kit'.	Advice, to May Council meetings
8.5.1	Council formalises an agreement with North East Bioregional Network to work as a volunteer on Council land.	Advice, to May Council meetings

6 Issues

6.1 Amendment of the State Coastal Policy – 'actively mobile landforms'

Earlier in the year the Tasmanian Government sought an amendment to the State Coastal Policy 1996 (SCP, Draft Amendment 01-25) and referred the draft amendment to the Tasmanian Planning Commission (TPC), including a *Background report on draft amendment 01-2025*.

Submissions to the TPC on the amendment closed on 25 August 2025, with no time for the NRM Committee to provide advice to Council on a submission it developed. The TPC lists over 200 submissions it received and no it has not progressed to hearings or a decision.

A copy of the submission Council made in August is attached. The following report has been included to provide background to the amendment and submission.

Background

The intent of the proposed amendment to the SCP is to allow consideration of appropriate development to occur on actively mobile landforms. In its current form, Outcome 1.4.2 of the SCP prohibits development and works on 'actively mobile landforms' except for engineering or remediation works to protect people, property and land.

The state government-initiated changes to the State Coastal Policy as it was concerned Outcomes 1.4.1 and 1.4.2 of the Policy together were ambiguous and unreasonable in application, regarding the term 'actively mobile landforms' and by prohibiting development and works (except for 'engineering or remediation' works to protect people, property and land).

The proposed amendments are to change both Outcomes 1.4.1 and 1.4.2 of the SCP to clarify

- both what is meant by 'actively mobile landforms' and development on them;
- introduce a 'performance based' approach to allowing development on such land to be considered; and
- add an associated definition for 'tolerable risk', as a performance criterion.

Section 12 of the *State Policies and Project Act 1993*, gives interim effect to the amendment to the SCP during the exhibition stage and whilst the TPC determines the application.

The amendment

The current SCP Outcomes with regard to Coastal Hazards are:

> **Outcome 1.4.1**
>
> *Areas subject to **significant risk** from natural coastal processes and hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sea level rise will be identified and managed to minimise the need for engineering or remediation works to protect land, property and human life.*
>
> **Outcome 1.4.2**
>
> *Development on **actively mobile landforms** such as frontal dunes will not be permitted except for works consistent with Outcome 1.4.1.*

Note:

The effect of Outcome 1.4.2 is to preclude development on actively mobile landforms except for engineering or remediation works. "This effectively prohibits any subdivision, structure, pathway, fence, jetty, sign or lopping of trees on an 'actively mobile landform' (SPO, 2025). The term 'actively mobile landforms' is not defined.

The draft amendment would replace these and add a definition:

> **Outcome 1.4.1**
>
> *Land subject to **significant risk** from natural coastal processes or hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility or sea level rise will be identified and managed to minimise the need for works to protect land, property, coastal values or human life.*

Outcome 1.4.2

*Use and development on land subject to **significant impacts** from natural coastal processes or hazards, such as those listed in Outcome 1.4.1, will only be allowed for works necessary to protect land, property, coastal values and human life, unless it can be demonstrated that the use and development:*

*a) can achieve and maintain a **tolerable risk** for the intended life of the use and development;*

*b) **benefits the public** or is dependent on the particular location; and*

c) considers the impacts on coastal values and natural processes and those impacts are managed in accordance with the objectives, principles and outcomes of this Policy.

The effect of amending Outcome 1.4.2 is to remove prohibition of development and introduce a performance-based policy response that includes a risk threshold (tolerable risk) similarly utilised in the hazard codes of the State Planning Provisions.

The SCP is proposed to also include a definition for a tolerable risk.

***Tolerable risk** [definition]*

"tolerable risk" means the lowest level of likely risk from the relevant hazard:

a) to secure the benefits of a use or development in a relevant hazard area; and

b) which can be managed through:

i. routine regulatory measures; or

ii. by specific hazard management measures for the intended life of each use or development.

This definition reflects the current definition of 'tolerable risk' within Table 3.1 Planning Terms and Definitions of the State Planning Provisions.

Discussion

The amendment would remove the term 'actively mobile landforms' from the SCP, which is not defined within any instrument and has caused varying opinion on what should constitute an 'actively mobile landform'. The Policy Outcome will instead refer to "*natural coastal processes or hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility or sea level rise"* as the sole reference to the natural hazard.

It also opens the SCP provisions up to contemplate use and development on affected land where performance criteria are demonstrably met, including 'tolerable risk'. State government concerns with the current Outcomes 1.4.1 and 1.4.2 of the SCP include that they prohibit works and development they shouldn't.

Clr Liz Johnstone noted that the consultation time did not permit the Committee to consider and respond to the proposed changes, which was disappointing, given that a difference of opinion(s) surrounding the implications of proposed amendments to that provided on behalf of Council may have been forthcoming.

6.2 Weed Management

At its February Meeting the Committee discussed reporting of weed management activity and seeking better and more detailed information, resolved: *Council should keep and report fuller records of its weed control treatment programs that can show progress and planned follow-up for management of weed infestations*.

Council control activities reported to the Committee previously are those reported to Council directly at its monthly Meetings - weeds treated by township – plus other weed management such as 'support' to private landholders and managers and community, weed management projects and strategy. (For example, since the last meeting, the addition of declared weeds as a reportable matter for '337 Certificates', under the Local Government Act.)

Discussion of weed program reporting led to the Committee identifying a need for Council to have a better information management system for its weed control program. Robin Dixon gave as an example the systems Timber Land Pacific uses in its forest management, which also manages the requirement for records of pesticide application to be kept.

Councils weed program management

It is proposed the Committee develop its ideas for a Council weed control information management system further. A concrete proposal, tailored to Council's operational environment and resources and achieving valuable outcomes, has a better chance of succeeding. The initial concern of the Committee was all it knew was list of weeds treated by township in the period, which was inadequate. This raised further discussion about what the information is for.

Graeme Wathen (guest) queried what additional information and resources were currently applied to weed management? The NRM facilitator provided a brief summary of instruments/tools currently available:

- Mapping of weeds – Natural Values Atlas for weed locations
- List Map also provides a weeds map layer
- Department of State growth – records weed spray information
- Council not responsible for mapping weeds on private property
- Historically an ad hoc approach to weed management has been adopted by Council driven principally by Customer Requests to Council and action and follow-up dependant on the limited availability of resources.
- A focus on 'weed of the month' is provided in Councils Newsletter. A general description about the weed, management options and further information on the NRE website is provided: www.nre.tas.gov.au/invasive species / weeds.
- 337 Certificates could be used to identify weed locations as part of the sale of properties. To date there have been no Notices applied to private land – which would facilitate a response in such Certificates; albeit this tool is still an option.

The Committee agreed that a Weed Action Strategy should be progressed, with initial consultation /feedback sought from the public about what the Strategy should focus on.

Agenda item rolled over to next meeting.

6.3 Dog Management

The report in the Agenda was received and noted, and the NRM Facilitator followed up that a PWS response regarding Council's Declared areas is still anticipated, but has not been received.

Agenda item rolled-over to next meeting.

7 NRM staff update

Some key additional activity for the period is listed below, the NRM Facilitator will report further at the meeting.

Facilitator added completion of the statewide (WAF funded) bridal creeper Break O'Day had participated in through Council and control work by the North East Bioregional Network.
The NRM Facilitators report was noted.
Some key activity for the period is listed below, the NRM Facilitator will report further at the meeting.

- *Scamander Coastal Hazards and Flood Risks Pathways Planning* project has progressed to a mid-way point. Consultants SGS Economics supported by Moffatt & Nichol were engaged in June to undertake project. Community Workshops are being held following the Committee's meeting.
- Council submission on the proposed amendment to the State Coastal Policy.
- Control of the cat colony at Weldborough (backing-up early work by the RSPCA) and a new colony at Scamander has disappeared
- August NRM Committee Meeting cancelled
- Support for Larapuna / Bay of Fires Community Weekend beach walks and weeding event
- Climate Change update to Council's municipal flood model
- High Pathogenicity Bird Flu preparedness planning.

Item rolled-over to next meeting.

8 Committee Members update and other business

No further business or member updates were addressed.

8.1 Scamander-Beaumaris strategic land use planning project

In June the Committee received a briefing from consultants working on the Scamander-Beaumaris Structure Plan project for Council. This investigates land use and development issues in the area and will inform strategic planning, eventually through to the Planning Scheme.

The project has since conducted a round of community consultation and events. A copy of their report on what they found is attached. A draft plan is currently being prepared. Further information is available on their project website: http://www.scamander-beaumaris.com/

8.2 Bay of Fires Master Plan

Agenda item rolled over to next Meeting.

9 Next meeting dates

Following discussion among Committee members, the below mentioned dates were agreed for meetings scheduled in 2026. Noting the first Tuesday of the month was favoured, except in November 2026.

Future Meeting dates for the Committee are proposed as follows:

- 3 February 2026
- 5 May 2026
- 4 August 2026
- 10 November 2026

2026 Dates are to be communicated to all members with copies of the Minutes.

10.0 New Committee Member

The Committee welcomed Graeme Wathen (guest) who indicated his willingness to join as a member (community representative).

It was noted a recommendation for Graeme's appointment would need to be endorsed by the Committee, as part of these Minutes when a Quorum was present. And appointment be considered by Council as per the Charter for BOD NRM Committee - September 2021.

10.0.1 Recommendation: Council consider appointing Graeme Wathen to its NRM Committee as a Community representative.

Moved: Clr Vaughan Oldham Seconded: Anne Bennet

For: All

Against: Nil

Carried Unanimously

Record of Proceedings

NRM SPECIAL COMMITTEE MEETING

Tuesday 3 February 2026

Field Trip

Scamander River-mouth Carpark area – 10am

*(**pre-release of Adaptation Plan** re: Scamander Coastal Hazards Project)*

Meeting

Break O Day Council Chambers – 1pm

32-34 Georges Esplanade, St Helens

The planned field trip was held and led by Councils NRM Facilitator with Committee Members and guests also in attendance.

1 Attendance

Note members present and apologies.

Present:

Councillor Liz Johnstone (Break O'Day Council – Chair); Clr Kylie Wright (Break O'Day Council); Todd Dudley (NE Bioregional Network); Liese Fearman (Community Representative), Polly Buchhorn (NRM Facilitator)

- Meeting note taking: Linda Sznytka (Administration Officer)
- Graeme Wathen & Adam Peaty joined the meeting as guests.
- That a Quorum was not present was recognised. In accordance with NRM Committee Charter decisions made would need to be confirmed at the next Meeting.

Apologies:

Fay Harding (Aboriginal Community member); Robin Dickson (Forestry Representative); Steve Towner (Parks & Wildlife Service), Craig Lockwood (Marine/ Aquaculture Representative); Clr Vaughan Oldham.

1.1 Acknowledgement of Country

Clr Liz Johnstone provided Acknowledgement of Country to the Committee Meeting.

As we stand on Kununurra Kuna land we pay our respects to elders past and present as they hold the stories, language and culture for our young aboriginal and non-aboriginal children.

We acknowledge that the land we are on is, was and always will be traditional aboriginal land.

And we thank the elders for allowing us to meet on their land today.

2 Confirmation Minutes of Meeting

2.1 Minutes of Meeting

The Meeting held on 10 June 2025 (postponed from the original 6 May) and the Meeting held on 28 October 2025, were short of a quorum. The decisions made need to be ratified as well as confirming the Minutes.

Being short of a quorum confirmation of the Minutes will be held over to the next meeting.

Following on from the above, Clr Johnstone noted that whilst minutes for the past three meetings had not been ratified, copies of the Draft Minutes should be provided to the Council Workshop to update Councillors on items tabled in the NRM Committee Agendas & Minutes in a timely manner.

3 Declaration of interest of a member or close associate

Committee members should consider any matters on the Agenda for which they have an interest in decisions the Committee may make for actions or providing advice or recommendations to Council.

3.1.1 Recommendation: Members to declare any interest they or a close associate have in matters on the Agenda.

No declaration(s) were forthcoming.

4 Business arising from the previous meeting

Mr Todd Dudley raised the following previous business items:

4.1 – Committee membership.
Todd sought clarification on Committee membership moving forward. Clr Johnstone provided a detailed explanation of the Expression of Interest process endorsed by Council at its recent Workshop held on 02/02/26 – Refer 4.1 of these Minutes.

4.4 – Operation of the NRM Committee.
Todd requested greater focus should now be applied to reporting actions and outcomes of the Committee, in view of additional administration support.

5.0 – Outstanding Committee Items
Todd noted that a number of items had not been progressed for some time. Please refer to status column in table.

6.1 – Amendments of the State Coastal Policy.
Todd expressed his concern and disappointment over Councils support for the proposed amendments to the State Coastal policy, resulting in an overall weaking of the policy's application regarding 'tolerable risks' and 'negotiated exposure'. Thus, moving from a more rigorous prescriptive approach to a lesser performance-based outcome, which is not aligned with community sentiment and expectations focussing on the management and/or preservation of coastal areas.

8.1 – Scamander Beaumaris strategic land use planning project
Todd expressed concern on behalf of the Bio-Regional Network on the structure of the plan, particularly the proposed re-zonings in conflict with the State Coastal Policy. Furthermore, interpretations were 'subjective', suggesting areas won't be protected and as structure plans are relied upon in hearings about developments this could set an unacceptable precedent. Clr Johnstone sought clarification from Todd that he was representing the Committee as the

Conservation representative and not the Co-ordinator NE Bio-regional Network which should make its own submission on the planning project.

4.1 Committee Membership

Mr Graeme Wathen and Mr Adam Peaty were welcomed to the meeting as guests. Graeme confirmed his willingness to be part of the committee moving forward at the meeting 28 October 2025. An Agenda item was drafted for the Council Meeting 16 February 2026 to appoint Graeme as a community representative of the committee in accordance with the Charter.

Clr Johnstone advised that following Councils Workshop on 2nd February 2026, agreement was reached that the NRM Committee would seek Expression of Interest (EOI) from people interested in joining the committee, rather than a recommended appointment to fill any vacancies. This change was initiated by the Mayor (at the workshop) with support from other elected representatives.

Committee members and guests noted that this was the first time vacancies would be sought via an EOI process.

Council's NRM Facilitator to progress the EOI process. It was agreed that an article in the Councils Newsletter would be a good starting point, followed by a formal EOI process. Noting currently, two Agricultural, one Education and one Community general representative positions were vacant.

4.2 Deer

The NRM facilitator reported that an education and information session for the Peri urban deer project to be held in collaboration with Parks & Wildlife is planned for early 2026.

Furthermore, the NRM facilitator advised that the peri-urban deer project had exhausted its funding shortly after Christmas.

Further discussions about the safety implications of increased deer populations in urban environments was highlighted by Adam and Liese. All agreed that to date the potential risks involving community safety, transport/travel risks had not fully been recognised or explored and it was time to shift a gear to highlight the severe safety risks these animals posed to all communities.

4.2.1 Recommendation: Council write to the LGAT highlighting the severe safety risks associated with Peri-urban deer encroachment and request LGAT lobby the State Government for a significant increase in resources for deer control across the State, including in the Break O'Day municipality.

Moved: Clr Wright Seconded: Liese Fearman

For: All

Against: NIL

Carried Unanimously

4.3 Angasi oyster reefs – threatened community listing assessment.

The federal Department of Climate Change, Energy, the Environment and Water website has reported an extension of listing assessment and decision timeframes to 12 March 2026 for the 'Native Flat Oyster and Sydney Rock Oyster reefs of southern and eastern Australia'.

It was noted that the Oysters Tasmania board provided a detailed submission, raising concerns with the draft conservation advice for Ostrea angasi reefs and recommending that angasi reefs do not meet the criteria and thus are not eligible for listing.

4.4 Field trip – Scamander Coastal Hazards and Flood Risks project – Draft Adaptation Plan.

Committee members may like to discuss observations and any conclusions they have following the field trip to the Scamander River mouth foreshores, prior to the meeting.

A Draft Adaptation Plan is currently being finalised by project consultants. It Is being considered by Council at its Workshop the day before this Committee Meeting, ahead of release for community comment.

The project is also undertaking some 'no-regrets' mitigation works, to address immediate risks as a first step for the Adaptation Plan. These include using 'Nature Based Solutions' such as coastal vegetation.

The following observations were noted during the field trip by members and guests, and further discussed at the meeting:

Scamander Foreshore area (starting near Scamander Surf Life Saving Club – moving towards the River Mouth)

- Weed infestation requires better management/actions to mitigate spread/control of weeds. Blackberry and couch grass were noted as significant infestations.
- Mowing and brush cutting of the area requires better co-ordination as some established coastal plants and reeds had been slashed as part 'maintenance' operations.
- Establishment of a rock ledge/barrier had been unsuccessful. The area is now inundated with sand forming a beach area, which is used by locals/visitors.
- Undermining of the foreshore area by flooding and/or wave action was noted.
- Consider establishing a vegetation buffer some meters from the foreshore area to encourage plant and root development to limit future erosion as opposed to a hard wall construction option.
- No further development or subdivision should be permitted in the area.
- Significant implications for infrastructure (Bridge, road network and abutment) are posed in the longer term with shoreline/coastal area retreat - a major State asset/infrastructure risk.

Foreshore area in front of Pelican Sands (with access via Lagoon Esplanade)

- Tas Water has a sewage pump station located near the low-lying foreshore area.
- Entry to the area is flagged by coastal wattles, which are in good condition, with the access area showing minimal impacts of erosion / wave action.
- Significant undermining of the foreshore area was observed towards the bridge, where grass and she-oaks where the only vegetation present along the foreshore.
- Other sections along the foreshore which had logs, debris, rocks, an understorey of shrubs and she-oaks showed limited erosion impacts. It was agreed that this multi-layered approach exhibited a practical and relatively inexpensive means to mitigate impacts from flooding and/or wave action.
- Also noted, that establishing a vegetation barrier several metres from the current shoreline (along the coastal boundary of the Villas) provides a low-cost option and would have benefits in minimising land retreat.

Foreshore park area / jetty and carpark (access via Bridge Esplanade)

- Limited erosion noted. NRM Facilitator highlighted that impacts relate to flooding as opposed to coastal erosion.
- Again, grass moving and slashing of the area could be better managed with a buffer of lawn/grass etc left near the foreshore edge.
- Flooding/inundation was noted for several low-lying properties located along Lagoon Esplanade, together with impacts on access.

General observations/suggestions:

- Establishing a photo point at each location to capture 'visual' changes overtime. Photos could be sent to Council (or a central location) to provide a historical perspective and involve the community.

- The need for adequate and on-going funding, to support monitoring and/or rehabilitation works in the respective area(s)

5 Outstanding Committee items

The status of outstanding items is reported below to track their progress and close completed items.

	Item	Status
From: 2020		
6.2.1	Maintain representation and members vacancies on Council's NRM Committee	An on-going matter for the Committee. EOI process to be progressed by NRM Facilitator / Administration Officer
5 March 2024		
6.4.2	Council writes to the Minister for Tasmania Parks and Wildlife Service to ask for PWS to be better resourced to manage pest plants and animals on Reserves.	Recommendation received / NRM Facilitator to action with item 4.2.1 (04/06/24) – as combined correspondence.
4 June 2024		
4.2.1	Council writes to the Parks and Wildlife Service asking they fund and prepare statutory Reserve Management Plans for Reserves in Break O'Day municipality.	Recommendation received NRM Facilitator to action with item 6.4.2 (05/03/24) – as combined correspondence.
4.4	Draft a 3-year NRM Action Plan, to update the Break O'Day Environment and NRM Action Plan (2018-2023).	NRM Facilitator to action; as resources permit. Noting yearly actions are included as part of Council's Annual Plan.
4 February 2025		
6.3.1	Council should keep and report fuller records of its weed control treatment programs that can show progress and planned follow-up for management of weed infestations.	On-going.
8.4.1	Include Council contact information (NRM Weed Officer) with the 'Weed of the Month' articles in Council's Newsletter; and include land clearing and	Noted and to be considered for

	weeds information in Council's 'New Residents Kit'.	development of communications.
8.5.1	Council formalises an agreement with North East Bioregional Network to work as a volunteer on Council land.	To progress – refer details below

Clr Johnstone advised that 2026 is declared as the International Volunteer Year (United Nations – IVY 2026) and that consideration should be provided in supporting volunteer work (ie. Item 8.5.1). Adam noted a Volunteer weeds group that was active in the Bicheno Municipality/area.

Todd advised that NE Bioregional Network had its own Public Liability Insurance, which allowed the Group to undertake works on Government (PWS, Crown Land) and private land. Todd also mentioned several Council areas where the Group has been actively working to manage weeds over many years. Todd agreed to share details of this information with the NRM facilitator.

All present agreed that volunteers were a critical factor in managing weeds, on private and public land and there was momentum to progress a volunteer arrangement with Council.

5.1.1 Recommendation: That Council formalises an agreement with NE Bioregional Network to initiate Volunteer weed management works on designated Council land

Moved: Clr Wright Seconded: Todd Dudley

For: All

Against: Nil

Carried Unanimously

5.2 Weed Management

At its February Meeting the Committee discussed reporting of weed management activity and seeking better and more detailed information, resolved: *Council should keep and report fuller records of its weed control treatment programs that can show progress and planned follow-up for management of weed infestations*.

Council control activities reported to the Committee previously are those reported to Council directly at its monthly Meetings - weeds treated by township – plus other weed management such as 'support' to private landholders and managers and community, weed management projects and strategy. (For example, since the last meeting, the addition of declared weeds as a reportable matter for '337 Certificates', under the Local Government Act.)

Discussion of weed management reporting led to the Committee identifying a need for Council to have a better information management system for its weed control program.

Councils weed program management

It is proposed the Committee develop its ideas for a Council weed control information management system further. A concrete proposal, tailored to Council's operational environment and resources and achieving valuable outcomes, has a better chance of succeeding. The initial concern of the Committee was all it knew was a list of weeds treated by township in a period, which was inadequate. This raised further discussion about what the information is for.

The Committee agreed that a Weed Action Strategy should be progressed, with initial consultation /feedback sought from the public about what the Strategy should focus on.

Graeme Waltham highlighted a key component of the action plan would be to map priority areas for key weeds to focus efforts and resources towards.

Adam Peaty further elaborated on the action plan needing to encapsulate data entry via a spreadsheet with mapped weed locations – suggesting an existing program/system could be utilised for this purpose and the potential for volunteers and the public to add weed data.

It was noted that Kingborough Council had a detailed Weed Management Strategy in place with several Operational plans available on their website, some plans were in collaboration with various community groups/projects. It was agreed there was merit in exploring how Kingborough Councils developed their weed strategy by consulting the Council directly.

Todd agreed to make initial contact with Kingborough Council and report back at the next Committee meeting.

5.3 Dog Management

The report in the Agenda was received and noted, and the NRM Facilitator followed up that PWS has confirmed agreement with Council's Declared areas. Furthermore, works are progressing on signage for these zones. On going issues with dog management on beaches during the exclusion dates (bird breeding season) continues. Resources for Animal Control are limited across the Municipality and as such a more readily focused on general dog control matters in the urban areas of the Municipality.

Also noted that Council had recently appointed a new Animal Control Officer – in a part-time capacity (Norton Verran). Whilst Norton was still getting up to speed with the work load, it was agreed that a focus on beach patrols would be a future focus, especially during breeding season.

6 NRM staff update

Some key additional activity for the period is listed below, the NRM Facilitator will report further at the meeting.

Facilitator added completion of the statewide (WAF funded) bridal creeper Break O'Day had participated in through Council and control work by the North East Bioregional Network.
The NRM Facilitators report was noted.
Some key activity for the period is listed below, the NRM Facilitator will report further at the meeting.

- *Scamander Coastal Hazards and Flood Risks Pathways Planning* project - Updated progress report. Preview and discussion of Draft Adaptation plan to be facilitation by the NRM Facilitator as part of field trip to the Scamander River mouth area; prior or commencement of the committee meeting.
- Control of Cat colony at Weldborough (Backing-up early work by RSPCA) – worked well with reduced population.
- Climate Change update/status to Council's municipal flood model – Ongoing; Strategic Flood Awareness (also at State level)
- High Pathogenicity Bird Flu preparedness planning - NRE working with DOH to address planning/impacts.

Following on from the above – Adam advised that a group of residents had developed a Draft Proposal for Cat Management Program for Break O'Day Council. The proposal outlines the need for Council to adopt a range of management options to address cat impacts and explores funding to facilitate further management controls/options. Adam highlighted the proposal could be implemented as cost neutral, with any licensing fees utilised towards management plan objectives. Adam confirmed his willingness to share the document. Clr Johnstone requested that Adam forward a copy to be disseminated to NRM Committee members. The item is to be tabled as an Agenda item for the next Committee meeting in May 2026. Following this, Adam could be invited to present his Draft Proposal to a Council Workshop.

7 Committee Members update and other business

7.1 Bay of Fires Master Plan – NRM Facilitator to update

After an extended period of engagement with the Aboriginal community a Draft Bay of Fires Master plan for thus project is now anticipated.

The PWS has also announced an intention to have a camp site booking system to address demands associated with limited availability and 'ghost camping'.

A 'Draft Report' was presented at the recent Council Workshop (02/02/26) – currently out for consultation.

7.2 Future Potential Protection Forest Land in Break O'Day

Council is revisiting questions around the future of Future Potential Protection Forest Land (FPPF) in Break O'Day following a Motion passed at Council's 2024/25 AGM in December. The NRM Committee looked at FPPF issues in 2019 and referred its concerns to Council, who followed up by writing to the forest resources Minister several times.

Todd noted that Council recommended 'sustainable' management of reserves as opposed to 'protected' areas.

Due to time constraints this Item will be tabled on the next Agenda for further discussion.

8 Next Meeting Dates

Meetings have been held on the first Tuesday of each month, normally from 12:30pm for business starting formally 1pm (or sooner with agreement of those attending) and field trips prior where possible.

2026 Meeting dates for the NRM Special Committee are as follows:

- 3 February 2026
- 5 May 2026
- 4 August 2026
- 10 November 2026

04/26.16.4 Appointment of Representatives to Break O'Day Council Natural Resource Management Committee

ACTION	DECISION
PROPONENT	NRM Special Committee
OFFICER	Polly Buchhorn, NRM Facilitator
FILE REFERENCE	010\028\003\
ASSOCIATED REPORTS AND DOCUMENTS	Charter for the Break O'Day Council Natural Resource Management Committee - September 2021

OFFICER'S RECOMMENDATION:

1. Council appoint Mrs Liese Fearman to the Natural Resource Management Committee as Agricultural sector representative.
2. Council appoint Mr Graeme Wathen to the Natural Resource Management Committee as Community (individual or local interest group) representative.
3. Council appoint Mr Andrew Peaty to the Natural Resource Management Committee as Community (individual or local interest group) representative.

INTRODUCTION:

Council considered at its recent Workshop public Expressions of Interest it received for sector representation roles on its NRM Committee generally and current vacancies for Community, Agriculture and Education representatives. Two existing Committee members due for reappointment were consulted, with one confirming their interest by responding to the Expression of Interest, and one declining.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 8 April 2026

Council Workshop February 2026

07/25.16.2.649 Moved: Clr K Wright/ Seconded: Clr G Barnes

That Council appoint Councillor Vaughan Oldham as its third representative on Council's Natural Resource Management Special Committee.

CARRIED UNANIMOUSLY

OFFICER'S REPORT:

The Charter for the Break O'Day Council Natural Resource Management (NRM) Committee provides for appointment of thirteen members representing Council and sectors of the NRM community and interests. Council representatives are appointed after Council elections while others are due for reappointment every two years.

Role	Members	Reappointment
Council	Clrs. L. Johnstone (Chair), K. Wright & V. Oldham	At Council election
Community individual/interest group (2)	Mrs L. Fearman, 1 vacant	Due
Community conservation interest (1)	Mr T. Dudley	19/5/27
Aboriginal community (1)	Mrs F. Harding	Due
Agricultural sector (2)	2x vacant	
Public land management (2)	Mr S. Towner (PWS) & Mr R. Dickson (forest industry)	Both 21/10/2026
Marine and aquaculture (1)	Mr C. Lockwood	19/5/27
Education sector (1)	Vacant	

Current vacancies include one Community (individual/interest group) member, both Agriculture sector places and the Education sector representative.

In February Council initiated a public call for interest in the Committee with a formal Expression of Interest (EOI) invitation until 15 March, providing and promoting an EOI online form. Three responses were received, two from local community members and one from Victoria.

In addition, existing members Mrs L. Fearman and Mrs F. Harding are due for reappointment. Liese Fearman has indicated she is interested in being reappointed and representing the Agriculture sector, addressing the same EOI form questions. Fay Harding does not wish to be reappointed to the Committee due to work and family commitments, making the Aboriginal community position vacant.

From the responses Council received, appointments are recommended to fill the two vacant Community representative places, and one for the Agricultural sector.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Council Strategic Plan 2017 – 2027 (Revised March 2022)

Goal

Environment - To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Strategy

1. Ensure the necessary regulations and information is in place to enable appropriate use and address inappropriate actions.
2. Increase the community's awareness of the natural environment; the pressures it faces; and actions we can take to sustain it and what it provides.
3. Undertake and support activities which restore, protect and access the natural environment which enables us to care for, celebrate and enjoy it.
4. Recognise and alleviate the issues and risks to the environment from our use, and the risk to us from a changing environment.

LEGISLATION & POLICIES:

Local Government Act 1993 – Section 24 Special Committees
Local Government (Meeting Procedures) Regulations 2015

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

CHARTER

FOR THE

BREAK O'DAY COUNCIL
NATURAL RESOURCE MANAGEMENT COMMITTEE

This Charter[1] sets out the terms for the establishment and operation of Break O'Day Council's Natural Resource Management (NRM) Committee as *Special Committee of Council* under the Local Government Act 1993, Section 24.

NRM Committee

The composition and representation of the NRM Committee is as follows:

Council	three Councillor representatives	3
Community	two individual or local interest group representatives	2
Community conservation	one local conservation interest representative	1
Aboriginal community	one representative	1
Agricultural sector	two representatives	2
Public land management	one representative from the Parks and Wildlife Service and one representative from the forest industry	2
Marine and aquaculture	one local industry representative	1
Education sector	one representative from schools or early or higher education	1
		13

Skill base required

- Primary production
- Community group on-ground expertise
- Conservation management
- Public Reserve management and Forestry expertise
- Marine management
- Environmental projects design and implementation

[1] This Charter is based on the *Charter for Meander Valley Council Natural Resource Management Committee*, which Break O'Day Council gratefully acknowledges.

Council representatives appointed for four year terms following normal four yearly Council elections. All other representatives appointed for two year terms. Nominating bodies to review their representation accordingly, every four and two years respectively.

Nominations of proxies for members, that are consistent with their representation on the Committee, may be recommended by the Committee for appointment by Council.

All appointments are at the discretion of Council.

The Chairperson of the Committee shall be a member appointed by Council.

Terms of Reference

1. To promote the protection, effective management and sustainable use of Break O'Day Municipality's natural resources, including flora and fauna, coastal and marine assets, soils, water and atmosphere, through implementation of the Break O'Day Environment and NRM Action Plan and Strategy.
2. To evaluate progress towards the objectives of the Break O'Day Environment and NRM Action Plan and Strategy.
3. To provide support and advice to Council on issues referred to the Special Committee by Council.
4. To bring before Council significant matters relating to management of natural resources which require attention and/or are not incorporated in the Break O'Day Environment and NRM Action Plan and Strategy.
5. To represent the views of the Break O'Day community or sections of the community as they relate to social, economic and environmental implications of natural resource management activities.

Natural Resource Management Committee Responsibilities

1. To undertake its Terms of Reference
2. To provide timely information to the General Manager, or Council as requested through the General Manager
3. To comply with statutory requirements, State Government policies and Council policies
4. Work together as a positive and proactive team, treating all people fairly and with respect, to hear representative's differing points of view, focus on the issues and accept the consensus of the Committee
5. Hold at least three NRM Committee meetings every year unless otherwise determined by the NRM Committee. Additional meetings may be convened if and when required by members;
6. The business for meetings shall include confirmation of minutes, review of any outstanding business, reports from NRM and relevant officers and to consider NRM projects or issues and recommended actions
7. Members to attend at least three (3) meetings of the Committee each year
8. A quorum for decision-making is six members with one at least being a Councillor member. However in the absence of a quorum being present at a meeting, urgent matters relating to the agenda of that meeting can be determined

    - by at least six (6) members communicating their agreement at that meeting and/or by written or electronic communication subsequently
    - and where these decisions are ratified at the next meeting.

Council responsibilities

1. Provide a meeting venue for the Committee as required to fulfil its functions;
2. Provide support to the Committee;
3. To give appropriate and timely consideration to Committee recommendations;
4. Allow the formation of Subcommittees under Committee guidance where special circumstances warrant it; and
5. Consult prior to and provide reasonable notice of any changes it intends to make with respect to the NRM Committee and Charter.

04/26.16.5 Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - Establish a comprehensive and effective Scenic Protection Code which preserves the Scenic beauty of the Break O'Day municipality

ACTION	DECISION
COUNCIL MEETING DATE	16 March 2026
PROPONENT	North East Bioregional Network
OFFICER	Jake Ihnen, Development Services Coordinator
FILE REFERENCE	AGM 25.7.4
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That Council advise the North East Bioregional Network that the Development Services Department is continuing with the identified project work.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 8 April 2026

Council Meeting 16 March 2026

03/26.16.5.723 Moved: Clr / Seconded: Clr

That Council advise the North East Bioregional Network that the Development Services Department is continuing with the identified project work.

Procedural Motion

Moved: Clr K Chapple / Seconded: Clr I Carter

That Council defer this item to the April Council Workshop

CARRIED UNANIMOUSLY

Council Workshop 2 March 2026

Council Workshop 2 February 2026

Council Meeting 16 February 2026

02/26.16.5.699 Moved: Clr B LeFevre/ Seconded: Clr K Chapple

Council adopt the recommendation put forward for each sub-motion.

Procedural Motion

Moved: Clr L Johnstone/ Seconded Clr L Whittaker

That Council defer consideration to a future Council Meeting

CARRIED UNANIMOUSLY

Annual General Meeting 9 December 2025

AGM 25.7.4 Moved Mr T Dudley / Seconded Ms R Gallace

That Break O'Day Council support the following recommendations to protect the scenic and natural values of the Break O'Day coastline:

(a) A ban on strata titles and multiple dwellings for tourism accommodation outside of serviced settlements;
(b) Reintroduce the prohibition on subdivision within 1km of the coast outside of settlements to prevent ribbon development and unrelated cluster development;
(c) Higher standards for stormwater management than those in the current Break O'Day Stormwater SAP to protect coastal waterways and wetlands water quality and ecosystems; and
(d) Establish a comprehensive and effective Scenic Protection Code which preserves the scenic beauty of the Break O'Day municipality.

CARRIED
AGAINST – Clr. B. LeFevere, Clr. V. Oldham

OFFICER'S REPORT:

At Council's recent AGM, North East Bioregional Network put forward the following motion:

That Break O'Day Council support the following recommendations to protect the scenic and natural values of the Break O'Day coastline - Establish a comprehensive and effective Scenic Protection Code which preserves the Scenic beauty of the Break O'Day municipality.

Development Services has already identified the need for further strategic work in terms of Scenic Areas within the municipality. A project brief is currently being developed for Council's consideration. The North East Bioregional Network has previously been made aware of Development Services project work in this area

RECOMMENDATION:

Development Service continue with the identified project work.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal
Environment - To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Key Focus Area:
Appropriate Development - Encourage sensible and sustainable development through sound land use planning, building and design.

LEGISLATION & POLICIES:

Tasmanian Planning Scheme – Break O'Day
Land Use Planning and Approvals Act 1993
Local Government (Building and Miscellaneous Provisions) Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

04/26.16.6 Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - Higher standards for stormwater management than those in the current Break O'Day Stormwater SAP to protect coastal waterways and wetlands water quality and ecosystems

ACTION	DECISION
COUNCIL MEETING DATE	16 March 2026
PROPONENT	North East Bioregional Network
OFFICER	Jake Ihnen, Development Services Coordinator
FILE REFERENCE	AGM 25.7.4
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That Council advise the North East Bioregional Network that Council will further the development of a Stormwater Policy for Development.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 8 April 2026

Council Meeting 16 March 2026

03/26.16.4.722 Moved: Clr / Seconded: Clr

That Council advise the North East Bioregional Network that Council will further the development of a Stormwater Policy for Development..

Procedural Motion

Moved: Clr K Chapple / Seconded: Clr L Whittaker

That Council defer this item to the April Council Workshop

CARRIED UNANIMOUSLY

Council Workshop 2 March 2026

Council Workshop 2 February 2026

Council Meeting 16 February 2026

02/26.16.5.699 Moved: Clr B LeFevre/ Seconded: Clr K Chapple

Council adopt the recommendation put forward for each sub-motion.

Procedural Motion

Moved: Clr L Johnstone/ Seconded Clr L Whittaker

That Council defer consideration to a future Council Meeting

CARRIED UNANIMOUSLY

Annual General Meeting 9 December 2025

AGM 25.7.4 Moved Mr T Dudley / Seconded Ms R Gallace

That Break O'Day Council support the following recommendations to protect the scenic and natural values of the Break O'Day coastline:

(e) A ban on strata titles and multiple dwellings for tourism accommodation outside of serviced settlements;
(f) Reintroduce the prohibition on subdivision within 1km of the coast outside of settlements to prevent ribbon development and unrelated cluster development;
(g) Higher standards for stormwater management than those in the current Break O'Day Stormwater SAP to protect coastal waterways and wetlands water quality and ecosystems; and
(h) Establish a comprehensive and effective Scenic Protection Code which preserves the scenic beauty of the Break O'Day municipality.

CARRIED
AGAINST – Clr. B. LeFevere, Clr. V. Oldham

OFFICER'S REPORT:

At Council's recent AGM, North East Bioregional Network put forward the following motion:

That Break O'Day Council support the following recommendations to protect the scenic and natural values of the Break O'Day coastline: Higher standards for stormwater management than those in the current Break O'Day Stormwater SAP to protect coastal waterways and wetlands water quality and ecosystems.

The BRE-S2.0 Stormwater Management Specific Area Plan was adopted as part of the Local Provisions Schedule – Break O'Day after stormwater provisions were removed largely from the State Planning Provisions. Local government is largely responsible for:

1. Ensuring that the risk of flooding from stormwater is sufficiently identified and plan for through quantity and conveyance infrastructure management;
2. Ensuring that the risk of flooding from stormwater is sufficiently identified and planned for through appropriate development design; and
3. Managing the quality of stormwater to avoid any adverse effects of stormwater on receiving environments.

The SAP works to ensure firstly development is able to connect to council infrastructure or to the satisfaction of the General Manager. The performance criteria are activated when a more nuanced approach to stormwater management is required and lists matters any system must have regard to. How Council's manage stormwater varies across jurisdictions, however generally it can be managed across:

1. Stormwater Asset Management Plan;
2. Stormwater System Management Plan
3. Stormwater Policy for Development.

An avenue for further work to be completed is the drafting of a Stormwater Policy for Development that addresses:

a. Quantity and Conveyance;
b. Quality. Stormwater quality requirements are addressed at the development stage to identify what level of stormwater quality management is required; and
c. Development design.

RECOMMENDATION:

Council further the development of a Stormwater Policy for Development.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal
Environment - To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Key Focus Area:
Appropriate Development - Encourage sensible and sustainable development through sound land use planning, building and design.

LEGISLATION & POLICIES:

Tasmanian Planning Scheme – Break O'Day
Land Use Planning and Approvals Act 1993
Local Government (Building and Miscellaneous Provisions) Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

04/26.17.0 GOVERNANCE

04/26.17.1 General Manager's Report

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	002\012\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the General Manager's report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update of various matters which are being dealt with by the General Manager and with other Council Officers where required.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

Meeting and Events attended:

18.03.2026	**MS Teams**	– Local Government Association of Tasmania (LGAT) Learning and Development Sub-Committee, meeting to review progress with councillor training and development across Tasmania.
18.03.2026	**MS Teams**	– Regional Jobs Hub, meeting of Jobs Hub Chairpersons with Executive Director for Economy and Jobs Strategy at the Department of State Growth. Recent changes within State Growth were noted, however planning for future workforce needs remains a key priority. Further clarity expected in coming weeks on implications of these changes. In the meantime, the work program continues, including discussions about the future of the Jobs Hub model.
19.03.2026	**MS Teams**	– Break O'Day Employment Connect (BODEC) monthly Management Committee Meeting.
20.03.2026	**St Helens**	– Hon. Jane Howlett MP, Minister for Minister for Tourism, Hospitality and Events, Racing and Women and the Prevention of Family Violence, meeting involving the Mayor to visit coastal camping areas discussing the pressures being experienced.
26.03.2026	**MS Teams**	– LGAT, meeting involving Tasmanian Council General Mangers to discuss fuel availability, pricing and current experiences with this matter.
27.03.2026	**Scottsdale**	– Dorset People and Business Awards, celebration of individuals, businesses and organisations in the Dorset region.
31.03.2026	**St Helens**	– Break O'Day Aquatic Committee, meeting to present the draft community consultation report prepared by consultants Otium to the Committee, ahead

		of its presentation to Councillors at the April Council Meeting. The next step will be for Council to consider progressing the project to a detailed business case.
08.04.2026	**St Helens**	– Council Workshop.
09.04.2026	**MS Teams**	– East Tas Education and Employment (ETEE), meeting of Interim Board to progress matters relating to the Study Hub Centre.
10.04.2026	**Devonport**	– LGAT General Meeting.

Meetings & Events Not Yet Attended:

16.04.2026	**MS Teams**	– Break O'Day Employment Connect (BODEC) monthly Management Committee Meeting.
17.04.206	**Hobart**	– Regional Jobs Hub, meeting with the Hon Eric Abetz MP, Treasurer.
20.04.2026	**St Helens**	– Council Meeting.

General – The General Manager held regular meetings with Departmental Managers and individual staff when required addressing operational issues and project development.

Brief Updates:

Local Government Amendment (Targeted Reform) Bill 2026.

This Bill has now been tabled in Parliament and is progressing through the parliamentary process was tabled in Parliament. The Bill delivers targeted reforms to improve local representation, elevate standards of conduct, and enhance the strategic capability and transparency of the local government sector.

The key components include:

- Councillor Numbers and Allowances, including a model for review of numbers and allowances every four (4) years
- Elected Member Learning & Development, requiring completion of mandatory training within their first 12 months in office
- Local Government Role and Charter, new contemporary role statement
- Strategic Planning, including a requirement to explicitly link to community wellbeing outcomes
- Community engagement strategies and workforce development plans have been mandated
- Internal Audit functions mandated
- Rates notices information requirements, ability for the Minister to specify requirements
- Remote meeting attendance facilitated

Communications Report

TOPIC	ACTIVITY	PROGRESS
GENERAL COMMS	BODC Newsletter	Sent out 1 week ago. Included stories on: • Safe disposal of household batteries in Break O'Day. • Cog Coach-Health Trial. • Concerned about Rabbits? Get the latest information. • Rates Reminder - Fourth instalment due 30 April.
	BODC Website	• Bay of Fires Winter Arts Festival – Sand Sculpture Workshop and Competition, 5-7 June 2026. • Bay of Fires Youth Art Prize 2026. Entries close 5pm 8 May 2026. • Variety Kids Sports Day, 19 May 2026 at Bendigo Bank Community Stadium, St Helens. • Creative Kids Workshop, 28 April 2026 at St Marys Town Hall.
	Valley Voice: Five minutes with the Mayor	• Aquatic Facility Survey - Thank You Break O'Day, A Strong Community Response. • Pyengana Easter Carnival.
	North Eastern Advertiser	• The redistribution of federal electorates in Tasmania.
SOCIAL MEDIA	Break O'Day Council	• Bay of Fires Master Plan Community Engagement.
	Shared Social Media Posts	• TasWater - Water Watch - St Helens and St Marys. • Department of Natural Resources and Environment Tasmania - Cat Management Strategy Consultation. • Women's Health Tasmania - Menopause Workshop. • Tasmania Fire Service – Fire Safety at Home. • Tasmanian Government Public Information Unit – Fuel Supply Updates https://alert.tas.gov.au/fuel-supply-facts • NRM North - Good news story – Shorebirds. • Hobie Fishing Asia Pacific - Hobie Fishing Series relocated to Scamander River.

		• Tasmanian Symphony Orchestra - Live Sessions at St Helens, 17 April 2026.
SURVEY	NRM North	• If you spend time on beaches along Tasmania's north east coast, we would love to hear from you. Your feedback will help build a clearer picture of local conditions and community ideas to better manage shorebirds. Complete the confidential and anonymous survey here: https://www.surveymonkey.com/r/K3LYV5C...
EMPLOYMENT	Senior Town Planner	• Seeking an experienced Senior Town Planner. https://www.bodc.tas.gov.au/cou.../employment-opportunities/ Applications will be reviewed weekly until the position is filled.
EMAIL DATABASES	**Continuing to develop**	Continuing to collect email addresses for the newsletter and township databases. This has been going well with all the consultation underway, which is used as an opportunity to promote our EDMs.

Actions Approved under Delegation:

NAME/DETAILS	DESCRIPTION OF USE OF DELEGATION	DESCRIPTION	DELEGATION NO / ACT
DA 103-2024 Ocean Drive, Beaumaris	Affixing Common Seal	**Final Plan of Survey**	Number 21 – Miscellaneous Powers and Functions to the General Manager
Agreement 19 May 2020 EHT – NRMA - BODC	Affixing Common Seal	**Deed of Novation**	Number 21 – Miscellaneous Powers and Functions to the General Manager
St Helens Point Road, Stieglitz	Affixing Common Seal	**Deed of Partial Surrender**	Number 21 – Miscellaneous Powers and Functions to the General Manager

General Manager's Signature Used Under Delegation for Development Services:

DATE	DOCUMENT	ADDRESS	PID OR DA
02.03.2026	337 Certificate	65 Annabel Drive, St Helens	9253615
02.03.2026	337 Certificate	9 Highcrest Avenue, Binalong Bay	6796652
04.03.2026	337 Certificate	34 Highcrest Avenue, Binalong Bay	1781961
04.03.2026	337 Certificate	15 Newman Street, St Marys	6404970
04.03.2026	337 Certificate	39 Winifred Drive, Scamander	9837146

05.03.2026	337 Certificate	27235 Tasman Highway, Goulds Country	7255508
05.03.2026	337 Certificate	90 Main Street, St Marys	6404161
05.03.2026	337 Certificate	120 St Helens Point Road, Stieglitz	6789014
05.03.2026	337 Certificate	169 Tully Street, St Helens	7731420
05.03.2026	337 Certificate	66 Cecilia Street, St Helens	6793718
05.03.2026	337 Certificate	10 Malibu Street, Scamander	9550306
05.03.2026	337 Certificate	2A Mill court, Scamander	9693298
06.03.2026	337 Certificate	23239 Tasman Highway, Scamander	2289880
06.03.2026	337 Certificate	12 Bittern Street, Stieglitz	2257926
10.03.2026	337 Certificate	96 Tasman Highway, Beaumaris	6790998
10.03.2026	337 Certificate	18 Scamander Avenue (CT189918-1), Scamander	6783720
12.03.2026	337 Certificate	Unit 10, 72 Tully Street, St Helens	9415388
16.03.2026	337 Certificate	80 Blue Gum Drive, Anson Bay	6803269
16.03.2026	337 Certificate	6 Sunshine Court, St Helens	7559990
16.03.2026	337 Certificate	1 Susan Court, St Helens	2282558
16.03.2026	337 Certificate	13 Cameron Street, St Marys	6401577
16.03.2026	337 Certificate	62 Acacia Drive, Ansons Bay	7288270
16.03.2026	337 Certificate	North Ansons Road (CT11751-7), Gladstone	7384430
16.03.2026	337 Certificate	4 Sunrise Court, Scamander	3090988
16.03.2026	337 Certificate	313 Binalong Bay Road, St Helens	6804042
16.03.2026	337 Certificate	12 Groom Street, St Marys	2635077
17.03.2026	337 Certificate	569 St Columba Falls Road, Pyengana	2072980
17.03.2026	337 Certificate	28050 Tasman Highway, Pyengana	3310450
17.03.2026	337 Certificate	812 St Columba Falls Road, Pyengana	3528337
18.03.2026	337 Certificate	18 Palm Court, St Helens	2597103
18.03.2026	337 Certificate	52 Scamander Avenue, Scamander	6783560
19.03.2026	337 Certificate	Lawry Heights (CT189932-8), St Helens	2503453
23.03.2026	337 Certificate	21 Sunnybank Close, St Helens	9083760
23.03.2026	337 Certificate	23 Kiama Parade, Akaroa	7625177
24.03.2026	337 Certificate	183 Scamander Avenue, Scamander	6405981
24.03.2026	337 Certificate	198 St Helens Point Road,	6811779
26.03.2026	337 Certificate	10 Maori Place, Akaroa	2512595
26.03.2026	337 Certificate	6 Byatt Court, Scamander	6782592
26.03.2026	337 Certificate	2 Talbot Street, St Helens	6787107
26.03.2026	337 Certificate	151 Davis Gully Road, Four Mile Creek	1890754
31.03.2026	337 Certificate	221 Tasman Highway, Beaumaris	7148032
31.03.2026	337 Certificate	61 Quail Street, St Helens	9290806
31.03.2026	337 Certificate	1 Mount Paris Dam Road, Weldborough	6801239
31.03.2026	337 Certificate	6 St Helens Point Road, St Helens	6789508
31.03.2026	337 Certificate	23 Penelope Street, St Helens	1482486
31.03.2026	337 Certificate	46 Freshwater Street, Beaumaris	9994707

Tenders and Contracts Awarded:

Tender Closing Date	Description of Tender	Awarded To
16 February 2026	Purchase of JCB 3CX Pro	JF Machinery

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal

Services - To have access to quality services that are responsive to the changing needs of the community and lead to improved health, education and employment outcomes.

Strategy

1. Work collaboratively to ensure services and service providers are coordinated and meeting the actual and changing needs of the community.
2. Ensure Council services support the betterment of the community while balancing statutory requirements with community and customer needs.

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

04/26.17.2 Elected Member Recognition Policy and Procedure

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Molli Brown, Governance Officer
FILE REFERENCE	005\017\004\
ASSOCIATED REPORTS AND DOCUMENTS	Draft Elected Member Recognition Policy Draft Elected Member Recognition Procedure

OFFICER'S RECOMMENDATION:

That Council adopt the Councillor Recognition Policy and Councillor Recognition Procedure as presented.

INTRODUCTION:

Council has previously discussed recognising past Councillors for their valuable contributions in shaping the Break O'Day community. The proposed Elected Member Recognition Policy and supporting Procedure formalises this commitment and ensures recognition is applied consistently, respectfully and transparently.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 2 March 2026

OFFICER'S REPORT:

A draft Elected Member Recognition Policy and Procedure have been prepared for Council's consideration.

The Policy includes:

- A framed Certificate of Service noting total years served;
- Recognition on Council's Honour Board Roll; and
- Publication of the Honour Board on Council's website.

Eligibility applies to Councillors who have completed one or more full terms of office upon resignation, retirement or failure to be re-elected.

The Honour Board Roll will serve as a permanent record acknowledging the contribution of former Councillors since the establishment of the Break O'Day Council in 1993. The Honour Board will be structured using service range groupings to ensure clear and consistent recognition. Councillors will be clustered within defined service bands (for example, 20+ years, 15–19 years, 10–14 years, 5–9 years and less than 5 years), with each Councillor's total years of service recorded alongside their name.

This approach provides clear recognition while accommodating varying lengths of service and allowing for easy updates over time.
Publishing the Honour Board on Council's website ensures public accessibility, transparency and
A searchable and easily updated historical record.

The Procedure outlines administrative responsibilities, presentation protocol and record-keeping requirements to ensure consistency in implementation.

Adoption of this Policy aligns Council's recognition of Elected Members with existing employee service recognition practices and reflects Council's commitment to valuing civic leadership and community service.

STRATEGIC PLAN & ANNUAL PLAN:

N/A

LEGISLATION & POLICIES:

Local Government Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Costs associated with implementation include:

- Framed Certificates of Service, with the certificate designed and printed using Council facilities and the frame sourced locally at approximately $4.50 each.

Dependent on how the Honour Board will be presented the cost varies between a traditional Honour Board and Digital Honour Board.

VOTING REQUIREMENTS:

Simple Majority

POLICY NO LG58
ELECTED MEMBER RECOGINITON POLICY

DEPARTMENT:	Governance
RESPONSIBLE OFFICER:	General Manager
LINK TO STRATEGIC PLAN:	.... be visionary and accountable leaders who advocate and represent the views of our community in a transparent way.
STATUTORY AUTHORITY:	Code of Conduct Local Government Act 1993
OBJECTIVE:	To recognise the service of Elected Members of Council
POLICY INFORMATION:	Adopted -

POLICY

1. OBJECTIVE

The objective of this policy is to formally recognise and acknowledge the service and contribution of Councillors to the Council and the community.

2. SCOPE

This policy applies to all duly elected Councillors under the provisions of the Local Government Act 1993.

3. DEFINITIONS

Councillor – A person duly elected to Council in accordance with the Local Government Act 1993.

Full Term – A completed term of office as prescribed under the Act.

4. PROCEDURE

4.1 Councillor Service Recognition

1. Council will provide a framed Certificate of Service to Councillors who have completed one or more full terms upon:
   - resignation,
   - retirement, or
   - failure to be re-elected.
2. The Certificate of Service will include the Councillor's name and total years of service to Council.
3. Councillors who have completed one or more full terms will also be recognised on Council's Honour Board Roll, with their name and years of service recorded as a permanent acknowledgement of their contribution.
4. The recognition will ordinarily be presented by the Mayor at the annual end-of-year function in December, or at another appropriate Council event as determined by the Mayor and General Manager.

5. In exceptional circumstances, Council may determine an alternative form of recognition.

5. IMPLEMENTATION

This policy will be implemented upon the completion of a Councillor's service and at the direction of the General Manager.

6. DELEGATION

The General Manager

7. RESPONSIBILITY

The General Manager is responsible for administering this policy, including arranging the preparation of recognition items and ensuring the Honour Board Roll is updated accordingly.

8. REPORTING

Council will be notified of any impending recognition awards prior to presentation.

9. STATUTORY REQUIREMENTS

There are no specific statutory requirements applicable to this policy beyond the provisions of the *Local Government Act 1993*.

10. REFERENCES

Local Government Act 1993

11. MONITORING AND REVIEW

This Policy will be reviewed at least every four (4) years, following the conducting of Local Government elections or earlier in the event of major changes to legislation or related policies, procedures or if deemed necessary by the General Manager.

ELECTED MEMBER SERVICE RECOGNITION

DEPARTMENT:	Governance
RESPONSIBLE OFFICER:	Governance Officer
ASSOCIATED POLICY:	Councillor Recognition Policy
POLICY INFORMATION:	Approved -

Procedure

1. INTRODUCTION

The purpose of this procedure is to ensure Councillors are formally recognised upon completion of their service and that their contribution to Council and the community is acknowledged in a consistent, respectful and transparent manner.

This procedure supports the Councillor Recognition Policy and applies to all duly elected Councillors under the provisions of the Local Government Act 1993.

2. PROTOCOL

2.1. Eligibility

Councillors who have completed one (1) or more full terms of office will be eligible for formal recognition upon:

- Resignation
- Retirement
- Failure to be re-elected

Service will be calculated based on completed full terms of office.

2.2. Form of Recognition

Eligible Councillors will receive:

- A framed Certificate of Service noting total years of service; and
- Recognition on Council's Honour Board Roll, with their name and years of service recorded.

The Honour Board Roll will be maintained as a permanent acknowledgement of service.

2.3. Presentation

- The Mayor will ordinarily present the recognition items.
- The presentation will occur at the annual end-of-year function in December or at another appropriate Council event.
- Where practical, recognition should occur as close as possible to the conclusion of the Councillor's term of office.

2.4. Administration

The Governance Officer will:

- Confirm eligibility based on term records;
- Arrange the framed Certificate of Service;
- Ensure the Honour Board Roll is updated;
- Coordinate presentation arrangements; and
- Notify Council prior to presentation of any impending recognition.

2.5. Record Keeping

Details of Councillor recognition, including years of service and date of presentation, will be recorded in Council's official records.

04/26.17.3 Honour boards for Recognition of Service

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Molli Brown, Governance Officer
FILE REFERENCE	005\017\004\
ASSOCIATED REPORTS AND DOCUMENTS	Example of Multi-use capability for displaying Council information, news and community messaging

OFFICER'S RECOMMENDATION:

That Council:

1. Establish a digital format Honour Board to recognise elected member service;
2. Endorse the publication of the Honour Board on Council's website to ensure broader public accessibility.

INTRODUCTION:

Council has previously discussed recognising past Councillors for their valuable contributions in shaping the Break O'Day community. While staff are recognised for milestone years of service, there has been discussion about creating a way to formally acknowledge the service of Elected Members.

To ensure accessibility and transparency, it is also proposed that the Honour Board be permanently listed on Council's website.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 8 April 2026

Council Workshop 2 March 2026

Council Workshop 5 February 2024

Council Workshop 4 July 2022

OFFICER'S REPORT:

Following discussion at the March workshop, quotes have been obtained for both a traditional timber Honour Board and a digital Honour Board solution.

Traditional Timber Honour Board

A quotation has been received from Flying Colours for the supply of a Blackwood timber Honour Board, including gold leaf lettering for Councillor names.

- Base board (including initial names): $3,796.51
- Additional names (33 past Councillors): $2,520.00
  Total estimated cost: $6,948.16

The quote includes a polished Blackwood veneer board with timber surround, gold leaf hand-written lettering, and vinyl title panel.
Ongoing costs would apply for updates following each Council term, requiring additional gold leaf lettering and physical modification of the board.

An additional quote has been provided for updating the board:

- Adding one (1) Councillor name: $132.00
- Travel for on-site update: $432.00
  Total per update: $620.40

This indicates that each future update requiring on-site works may cost approximately $600 per instance, depending on requirements.
Key considerations remain:

- Limited wall space within Chambers
- Ongoing update and travel costs for each Council term
- Lack of flexibility for future expansion or redesign

Digital Honour Board

A quote has also been obtained for a digital Honour Board system.

- Digital Honour Board software and Mini PC package: **$1,900.00**
- No ongoing annual software fees
- Compatible with a standard television display (TV not included)

The system allows:

- Easy updates via spreadsheet import
- Scrolling display functionality
- Inclusion of photos, logos, and additional information
- Multi-use capability for displaying Council information, news and community messaging
- Honour Board can be copied and displayed across other Council assets.

Additional costs may include:

- Purchase of a commercial-grade screen (recommended for longevity in a public setting)
- Installation and mounting

Comparison and Considerations

The timber Honour Board provides a traditional and formal recognition method; however, it presents higher upfront and ongoing costs, as well as physical limitations.

The digital Honour Board offers a significantly lower initial cost, minimal ongoing expenses and greater flexibility. It also enables dual use as a communication tool within the Council offices and assets.

The Honour Board would also be published on Council's website, ensuring Councillor names are publicly accessible in a clear, searchable format. This enables the community to easily view past and present Elected Members without needing to visit Council offices, improving accessibility, promoting transparency, and creating a permanent and easily maintained historical record.

STRATEGIC PLAN & ANNUAL PLAN:

N/A

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

There are financial implications associated with both options:

- A traditional timber Honour Board is estimated at approximately $6,948, with ongoing update costs of approximately A traditional timber Honour Board is estimated at approximately $6,948, with ongoing update costs of approximately $132 per Councillor name plus $432 for travel per update
- A digital Honour Board system is estimated at approximately $1,900, with no ongoing software fees, however additional costs may apply for a display screen and installation.

The timber option represents a higher upfront cost and ongoing operational expense, particularly when factoring in travel for updates, whereas the digital option provides a more cost-effective and flexible solution over time.

VOTING REQUIREMENTS:

Simple Majority

Break O'Day
COUNCIL
Welcome to
Break O'Day Council
Our Vision:
"A naturally beautiful environment that speaks to our heart. A diverse and thriving community; a place of opportunity. A place where everyone feels safe, welcome and connected."
Our Values:
Working as a TEAM with OPEN & HONEST COMMUNICATION; we act with INTEGRITY whilst showing RESPECT and being POSITIVE and proactive in our actions

Contact Information

Phone number
(03) 6376 7900

Email
council@bodc.tas.gov.au

Website
www.bodc.tas.gov.au

Office Hours

Opening hours
Monday to Friday: 9:00am - 4:30pm

After-hours emergency contact
(03) 6376 7900 (follow prompts for after-hours emergencies)

Meet our Councillors

Mayor Mick Tucker

As Mayor of Break O'Day Council, I am committed to working alongside our community to deliver practical outcomes, support local services, and strengthen the future of our region.

0419 372 813

mick.tucker@bodc.tas.gov.au

Kristi Chapple

DEPUTY MAYOR

0447 018 889

kristi.chapple@bodc.tas.gov.au

Barry Lefevre

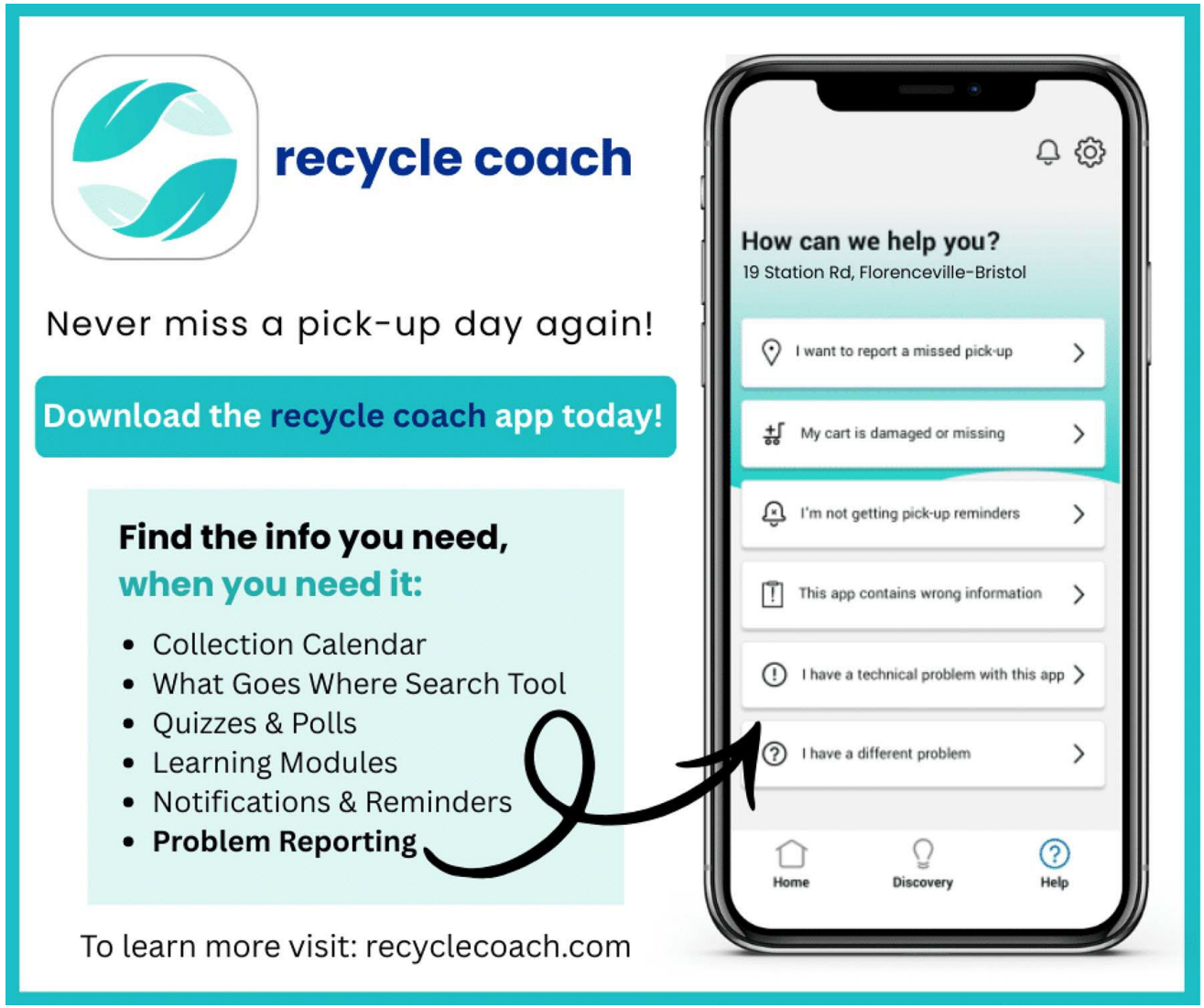
COUNCILLOR

0477 095 778

barry.lefevre@bodc.tas.gov.au

Waste & Recycling

Waste Transfer Stations
St Helens
Open daily: 10am – 4pm
Closed Good Friday &
Christmas Day
Ansons Bay
Wed: 12pm – 4pm
Sun: 10am – 4pm
Long weekend Mondays: 12pm – 4pm
Scamander
Tue & Thu: 10am – 4pm
Sun: 2pm – 5pm
Fingal
Tue & Thu: 10am – 4pm
Sun: 2pm – 5pm
St Marys
Tue & Thu: 10am – 4pm
Sun: 2pm – 5pm
Pyengana
Wed: 9am – 12pm
Sun: 2pm – 5pm



Scan the QR Code to download

Recycle REWARD$

Recycle REWARD$

What can you return?

Most aluminium, glass, plastic, steel, and liquid paperboard (carton) drink containers between 150ml and 3 litres are eligible.

Look for the 10¢ mark

RecycleRewards.com.au

04/26.17.4 Break O'Day Aquatic Feasibility Study – Consultation Round 2

ACTION	DECISION
PROPONENT	Break O'Day Council
OFFICER	Raoul Harper, Manager Business Services Jayne Richardson, Executive Officer
FILE REFERENCE	030\006\006\
ASSOCIATED REPORTS AND DOCUMENTS	Consultation Report

OFFICER'S RECOMMENDATION:

That Council endorse the Break O'Day Aquatic Feasibility Study Consultation Report for publication.

INTRODUCTION:

The purpose of this item is to provide Councillors with an overview of the results of the Round 2 community consultation associated with the Aquatic Facility Feasibility Study and to facilitate discussion regarding potential next steps.

The Consultation Report will allow Councillors to consider the consultation outcomes alongside the findings of the feasibility study prepared by Otium Planning Group and to discuss whether Council wishes to progress to the development of a detailed Business Case.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 8 April 2026

OFFICER'S REPORT:

Background

Council commissioned Otium Planning Group to undertake an Aquatic Facility Feasibility Study to assess the potential demand, site considerations, facility components and financial implications associated with the development of an aquatic facility within the Break O'Day municipality.

The feasibility study identified a number of key factors relevant to Council's consideration of the project, including demographic trends, anticipated facility demand, potential facility components and the likely capital and operational costs associated with the development of an aquatic facility.

Following the release of the feasibility study, Council undertook a second round of community engagement to provide residents with the opportunity to review the findings of the report and provide feedback.

The community survey was open between 2 December 2025 and 27 February 2026, with a total of 861 responses received.

The consultation report summarises the survey results, key themes emerging from community feedback and the level of support for progressing the project to the next stage of investigation.

Consultation Outcomes – Summary

The consultation results indicate a range of perspectives within the community regarding the potential development of an aquatic facility.

Key findings include:

- 861 responses were received across the survey period, indicating strong community engagement with the project.
- 75.8% of respondents indicated support for progressing to a detailed Business Case.
- Among ratepayer respondents, 73.5% indicated support for progressing to the next stage of investigation.
- Many respondents highlighted potential community benefits including recreation, community wellbeing and learn-to-swim opportunities.
- Financial considerations, including potential impacts on rates and long-term operational costs, were the most frequently raised issue within written responses.
- Location and accessibility were also commonly raised considerations.

Overall, the consultation results indicate a level of community interest in the proposal while also highlighting the importance of carefully considering financial implications and long-term sustainability.

Councillor Briefing Note - Context for Aquatic Facility Consultation Results

Purpose

This briefing note provides additional context for Councillors when considering the results of the Aquatic Facility community consultation.

The purpose of this note is to reconnect the feedback received through the consultation process with the findings of the Aquatic Facility Feasibility Analysis and to highlight where community sentiment aligns with the evidence base developed through the consultant study.

The feasibility study assessed demographic trends, community needs, facility demand, potential sites and financial implications to guide Council decision-making regarding the future of an aquatic facility in the municipality.

This briefing is intended to assist Councillors in understanding the relationship between the consultation findings and the feasibility work undertaken by Otium Planning Group.

Community Need and Demographic Context

What the Feasibility Report Said	What Community Said	Observations
The feasibility analysis identified Break O'Day as having an older demographic profile, with a higher proportion of residents aged over 55 compared with state and national averages. This demographic profile increases the importance of facilities that support rehabilitation, low-impact physical activity and social connection. In addition, approximately 15% of the population is aged 0–17, highlighting the importance of learn-to-swim programs and youth aquatic participation.	Consultation responses indicated strong interest in warm water therapy services, lap swimming and learn-to-swim programs.	The priorities identified by respondents closely align with the demographic needs identified in the feasibility analysis.

Facility Components

What the Feasibility Report Said	What Community Said	Observations
The feasibility study identified several core components commonly required for regional aquatic facilities, including learn-to-swim pools, warm water therapy pools, lap swimming facilities and year-round indoor aquatic services.	During consultation, respondents consistently highlighted the importance of therapy and rehabilitation pools, lap swimming, swimming lessons and accessible year-round aquatic services.	The key facility features identified by the community closely align with the facility components identified through the feasibility analysis and industry benchmarking. This indicates that community expectations are broadly consistent with the type of facility required to meet regional demand.

Location Considerations:

What the Feasibility Report Said	What Community Said	Observations
The feasibility study assessed several potential sites and concluded that St Helens provided the most favourable location due to the largest primary catchment population, strong visibility and accessibility and compatibility with existing sports infrastructure. Catchment modelling indicated that aquatic facilities typically attract the majority of users within a 5–10 minute travel radius.	Consultation responses frequently referenced accessibility and the importance of selecting a location that is convenient for the majority of residents.	These responses broadly align with the feasibility study's recommendation that locating the facility within the St Helens sports precinct would maximise access to the largest proportion of the municipality's population.

Existing Facility Limitations

What the Feasibility Report Said	What Community Said	Observations
The feasibility study identified that existing aquatic provision within the municipality is limited and that school and private facilities do not provide consistent community access or year-round programming.	Consultation responses highlighted the importance of accessible swimming lessons, therapy opportunities and community aquatic access.	Community responses reflect the service gaps identified in the feasibility analysis.

Financial Considerations

What the Feasibility Report Said	What Community Said	Observations
The feasibility study identified that aquatic facilities of this type typically require significant capital investment and ongoing operational subsidy from local government. Benchmarking showed regional aquatic centres commonly operate at an annual deficit.	Consultation responses indicated that while many respondents support the concept of an aquatic facility, affordability remains an important factor for the community.	These responses reinforce the importance of carefully considering capital funding opportunities, operational models, user fees and potential ratepayer contributions.

Community Sentiment – General Observations

While the consultation report presents the survey results objectively, several broader observations may assist Councillors in interpreting the findings.

Strong interest in the concept of an aquatic facility

Many respondents expressed enthusiasm for the potential health, social and recreational benefits of a year-round aquatic facility.

Clear focus on practical community uses

Respondents consistently prioritised uses such as swimming lessons, rehabilitation, lap swimming and general community wellbeing.

Recognition of financial realities

A significant number of respondents acknowledged that the project would require financial investment and emphasised the importance of responsible financial planning.

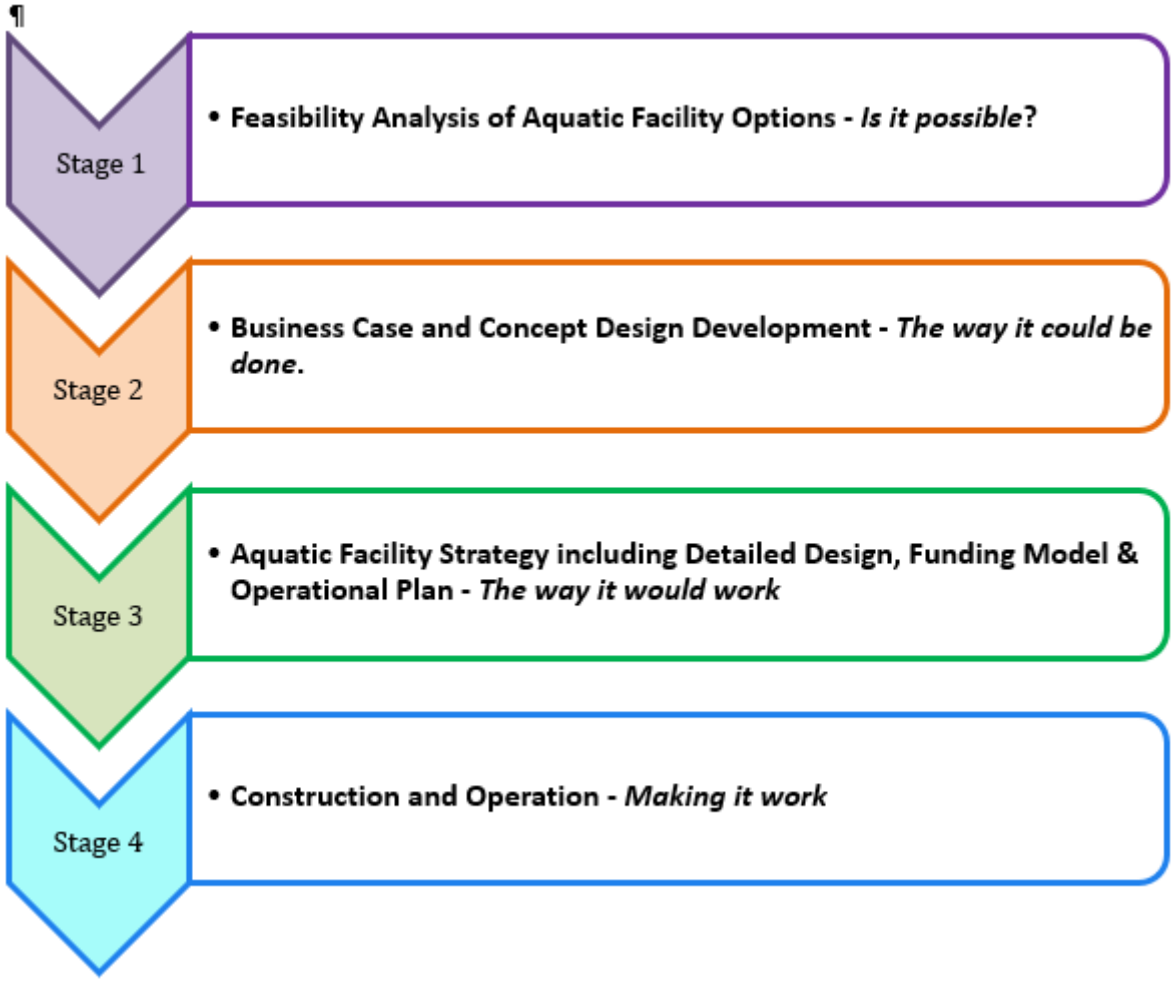
Support for further investigation

A clear majority of respondents supported progressing to a detailed Business Case to provide further information regarding cost, design and funding options.

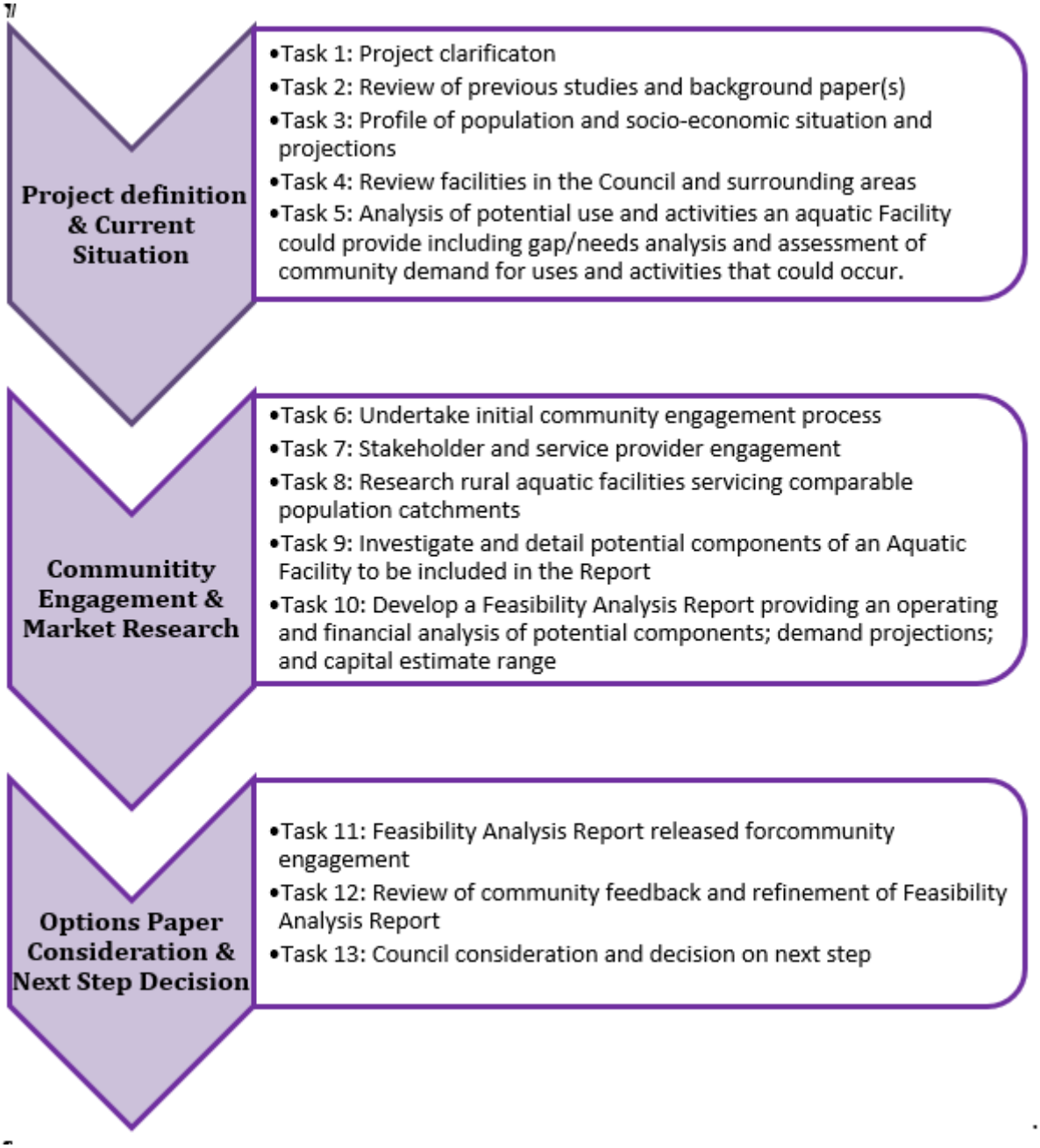
PROJECT METHODOLOGY - DECISION POINT

At the commencement of this process in 2023 Council considered and agreed to follow a Project methodology to investigate a potential Aquatic Facility in the Break O'Day area. The methodology involved a staged approach wherein at the end of the first two stages, the Council would need to

make a key decision about whether Council is satisfied that the project should proceed to the next stage or not based on the information provided.



The tasks involved in Stage 1 are outlined below and the information provided in this report relates to Tasks 11 and 12 which provide Council with the basis for a decision as referenced in Task 13.



Next Steps for Discussion

This workshop provides Councillors with an opportunity to discuss potential next steps following the consultation process.

Discussion

Councillors are invited to discuss the consultation outcomes and the potential next steps for the project.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal
Infrastructure - To provide quality infrastructure which enhances the livability and viability of our communities for residents and visitors.

Strategy

1. Develop and maintain infrastructure assets in line with affordable long-term strategies.

Key Focus Area:
Community Facilities - Provide community facilities that encourage participation and supports the lifestyle of residents and growing visitor numbers.

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

Aquatic Feasibility Consultation Report

Round 2 Community Consultation

Version: 1 – Date: March 2026

from the **mountains** to the **sea** | **www.bodc.tas.gov.au**

Introduction:

Break O'Day Council is currently investigating the potential development of an aquatic facility within the municipality.

As part of this process, Council commissioned an Aquatic Facility Feasibility Study, prepared by OTIUM Consultants, to explore the potential costs, benefits and operational considerations associated with the development of a new facility.

Following the release of the Feasibility Study, Council undertook a second round of community engagement to provide residents with the opportunity to review the information presented and provide feedback on the proposal.

The Round 2 Community Engagement Survey sought to better understand community views regarding the potential development of an aquatic facility, including community priorities, willingness to support further investigation, and expectations regarding potential costs and facility use.

A total of 861 responses were received, representing a strong level of community participation.

The results of this engagement will assist Council in understanding community perspectives and will inform Council's consideration of the next steps in assessing the feasibility of an aquatic facility for Break O'Day.

Aims of Consultation:

The Round 2 community engagement process was designed to build on the information presented in the Aquatic Facility Feasibility Study prepared by OTIUM Consultants and to provide Council with a clearer understanding of community views regarding the proposal.

The key aims of the consultation were to:

1. Provide the community with information regarding the estimated costs, operational considerations and potential funding models associated with an aquatic facility.
2. Ensure the community had an opportunity to review and respond to the findings of the Feasibility Study.
3. Understand the level of community support for Council progressing to a detailed Business Case to further investigate the project.
4. Explore community views regarding the potential financial implications of the project, including willingness to support a permanent rate increase.
5. Understand the community's capacity and willingness to pay for entry fees or facility use.
6. Identify how residents may use the facility, including expected attendance and preferred facility features.
7. Provide respondents with the opportunity to share additional comments, suggestions and concerns through open-ended Responses.

The consultation aimed to provide Council with a clear understanding of community sentiment while ensuring residents had access to information regarding the potential costs and considerations associated with the development of an aquatic facility.

Consultation Process:

Survey

The community survey formed the primary engagement tool for Round 2 consultation associated with the Aquatic Facility Feasibility Study.

The survey included a combination of multiple-choice questions and open-ended questions designed to gather community views regarding the potential development of an aquatic facility. Questions explored topics including community support for the proposal, location considerations, anticipated facility use, and potential financial implications such as entry fees and willingness to support a rate increase.

The survey was originally opened on 2 December 2025 and was subsequently extended to allow additional time for community participation. The survey closed at close of business on 27 February 2026.

A total of 861 responses were received.

Participation in the survey was voluntary and Responses were anonymous.

Survey Availability

To maximise accessibility, the survey was made available through a number of channels.

The survey was available online via the Break O'Day Council website, with direct links provided through Council communication channels.

A QR code linking directly to the survey was included in promotional materials and social media posts to enable easy access from mobile devices.

Supporting information was also provided online, including:

- 3-minute explainer video
- Two-page Frequently Asked Questions (FAQ) document
- Community Focussed Executive Summary
- Economic and Social Benefits Assessment
- "Can we afford it " Financial Assessment

Hardcopy information materials, including posters and FAQs, were made available at a number of community locations including:

- Fingal and St Helens Neighbourhood Houses
- St Helens Online Access Centre
- St Marys Library
- St Helens Library
- Break O'Day Council Office
- St Helens Child and Family Centre

Hardcopy surveys were also available on request. Three completed hardcopy surveys were returned to Council and were manually entered into the survey results.

Promotion

The survey was promoted through a range of Council communication channels and local media to ensure broad community awareness.

Promotion included:

- Publication of information and survey links on the Break O'Day Council website
- Six social media posts on Council's Facebook page between 19 December 2025 and 21 February 2026, generating more than 20,000 views
- Inclusion in the Council Community Newsletter (November/December 2025 and January/February 2026 editions)
- Distribution of a media release on 2 December 2025 to regional media outlets including *The Examiner*, *The Mercury*, *North-East Advertiser*, ABC Radio, WIN News and Star FM
- Publication of an article in The Examiner on 9 December 2025
- Local radio advertising on Star FM, broadcast three times daily between 10 December 2025 and 26 February 2026
- Promotion through the Mayor's regular columns in *The Valley Voice* and the *North-East Advertiser*
- Direct email distribution to Council's electronic newsletter mailing list (700+ recipients) on 2 December 2025
- Distribution of an additional email to community groups and networks, encouraging them to share the survey within their communities on 2 December 2025.

Council also worked with the East Coast Aquatic and Wellbeing Group and other community networks asking for their assistance in sharing information about the survey and reports.

Additional Engagement Opportunities

In addition to the formal survey process, information relating to the feasibility study and the survey was made publicly available through Council's communication channels to support community understanding of the proposal.

The explainer video, FAQ document and feasibility reports were made available online to assist community members in understanding the project, including potential costs and funding considerations.

Elected Members were also provided with the relevant information and materials to assist them in responding to community enquiries and discussions regarding the proposal.

Participation

The survey received 861 responses, representing a strong level of community participation.

In addition to the structured survey responses, respondents provided more than 750 written comments across the open-ended questions, offering detailed feedback regarding the proposal.

This level of engagement indicates significant community interest in the potential development of an aquatic facility and the considerations associated with the project.

Limitations of the Survey

While the survey generated a strong level of participation, it is important to recognise that community surveys represent the views of those who chose to participate and may not reflect the views of the entire population.

Participation in the survey was voluntary and responses were anonymous. As with most community consultation processes, respondents may have stronger views on the topic than those who did not participate.

The results of the survey are therefore intended to provide insight into community perspectives and priorities, rather than to represent a statistically representative sample of the entire Break O'Day population.

The findings of this consultation should be considered alongside other relevant information, including technical assessments, financial analysis and broader strategic planning considerations, when evaluating the potential development of an aquatic facility.

Individual responses may reference more than one topic or theme.

Key Findings

The Round 2 community engagement survey received 861 responses, representing a strong level of community participation. This high level of participation demonstrates a level of community interest in the proposal and the future of aquatic facilities within Break O'Day.

Survey results indicate a range of perspectives within the community, including both support for further investigation of an aquatic facility while others have concerns regarding potential financial impacts and long-term sustainability.

Key themes emerging from the survey responses include:

Community Interest in an Aquatic Facility

A proportion of respondents expressed support for the potential development of an aquatic facility, highlighting opportunities for recreation, physical activity, community wellbeing and learn-to-swim programs.

Financial Considerations

Financial implications were the most frequently raised issue across written responses. Respondents commonly referenced potential impacts on rates, affordability for households and the importance of ensuring any facility is financially sustainable.

Location and Accessibility

Location was a significant topic of discussion, with respondents emphasising the importance of selecting a site that provides equitable access for residents across the municipality.

Funding Opportunities

Some respondents highlighted the importance of securing State or Federal Government funding to assist with the development of an aquatic facility and reduce potential financial impacts on ratepayers.

Facility Design and Use

A smaller number of responses provided suggestions regarding facility features such as heated pools, lap swimming lanes, learn-to-swim areas and spaces for recreational and therapeutic use.

Overall, the responses reflect a community that is engaged in the discussion and interested in ensuring that any future decision regarding an aquatic facility carefully considers both the potential benefits and the financial implications for the municipality.

ANALYSIS OF FINDINGS

Question 1:

WHAT TOWNSHIP DO YOU LIVE IN?

853 Responses

Responses were received from residents across the Break O'Day municipality.

The majority of respondents identified as living within the St Helens / Stieglitz / Binalong Bay area, representing 56.4% of Responses (481 respondents).

The next largest group of respondents were from Scamander / Beaumaris (17.1%), followed by St Marys / Cornwall (8.7%).

Smaller numbers of Responses were received from other areas of the municipality including:

- Fingal / Mathinna / Mangana (5.0%)
- Falmouth / Four Mile Creek / Seymour (4.8%)
- Pyengana / Goulds / Weldborough (2.7%)

A further 5.3% of respondents selected "Other", indicating they lived outside the listed townships or in smaller localities.

Population vs Survey Representation Table

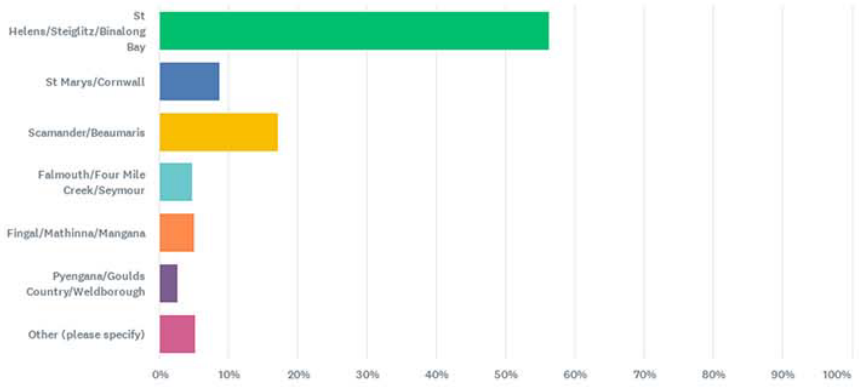
Township Group	Estimated Population (2021 ABS Census Data)	% of Total Population	% of Survey Responses
St Helens / Stieglitz / Binalong Bay	3,275	48.4%	56.4%
Scamander / Beaumaris	1,165	17.2%	17.1%
St Marys / Cornwall	820	12.1%	8.7%
Fingal / Mathinna / Mangana	600	8.9%	5.0%
Falmouth / Four Mile Creek / Seymour	350	5.2%	4.8%
Pyengana / Weldborough / Goulds	226	3.3%	2.7%
Other / Outside Area	—	—	5.3%
Total	6,770	100%	100%

*Population figures are based on Council estimates. Minor variances between the total municipal population and grouped township figures reflect smaller localities and rural areas not captured within the defined township groupings.

A comparison of survey responses with the distribution of the municipality's population indicates that participation broadly reflects the population profile of Break O'Day.

While the St Helens area is somewhat over-represented, this is consistent with it being the municipality's largest population centre. Representation from other township groups is generally proportionate, with only minor variation across smaller communities.

Q1 What Township do you live in?



Question 2:

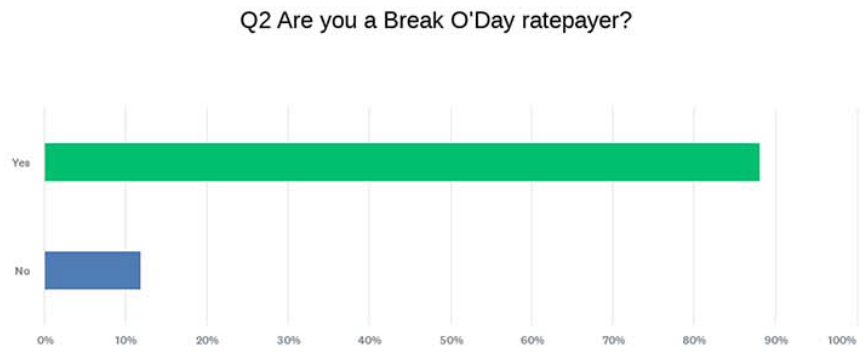
ARE YOU A BREAK O'DAY RATEPAYER?

840 Responses

The majority of respondents identified as Break O'Day ratepayers.

- 88.1% (740 respondents) indicated they are ratepayers.
- 11.9% (100 respondents) indicated they are not ratepayers.

This indicates that the survey Responses largely reflect the views of residents who contribute directly to Council rates. It should be noted that survey Responses are self-reported.



Question 3:

HAVE YOU READ THE DRAFT REPORT, SUMMARY REPORT, FAQ OR WATCHED THE EXPLAINER VIDEO?

837 Responses

Respondents indicated a strong level of engagement with the information provided.

The most commonly accessed materials were:

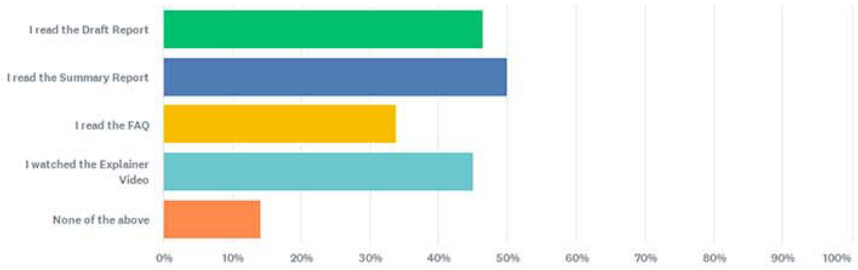
- Summary Report – 50.1%
- Draft Report – 46.5%
- Explainer Video – 45.0%

A further 33.8% of respondents reported reading the FAQ document.

14.1% of respondents indicated they had not reviewed any of the information materials.

Overall, the Responses suggest that a large proportion of respondents engaged with at least one of the materials provided before completing the survey.

Q3 Have you read the Draft Report, Summary Report, FAQ or watched the Explainer video? (Select all that apply).You can find these documents and more information on our website HERE:



Question 4:

WHAT AGE GROUP ARE YOU IN?

850 Responses

Survey Responses were received across all age groups.

The largest age groups represented were:

- 55–64 years – 24.1%
- 65–74 years – 20.3%
- 35–44 years – 17.9%
- 45–54 years – 17.4%

Younger respondents represented a smaller proportion of Responses, including:

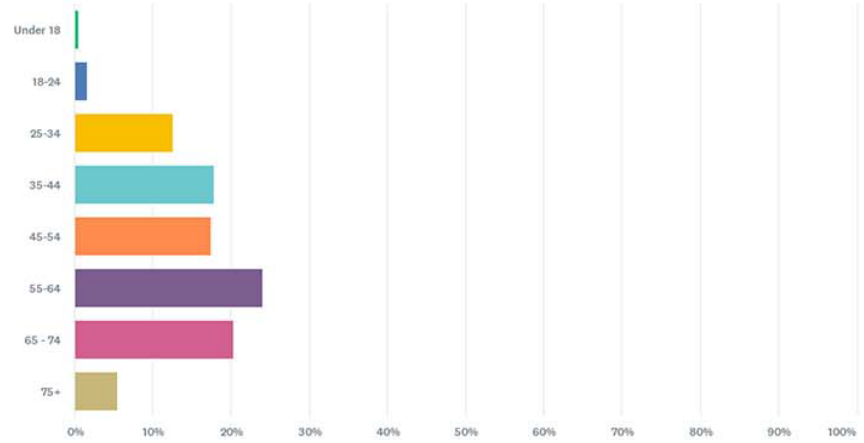
- 25–34 years – 12.6%
- 18–24 years – 1.6%

Respondents aged 75 years and over represented 5.5% of Responses, while under 18s represented less than 1%.

Overall, the responses reflect participation across a broad range of age groups.

While younger age groups are represented in smaller numbers within the survey, this broadly reflects the demographic profile of Break O'Day, which has a median age of 56 years, significantly higher than the Tasmanian and national averages.

Q4 What age group are you in?



Question 5:

WHAT IS YOUR GENDER?

851 Responses

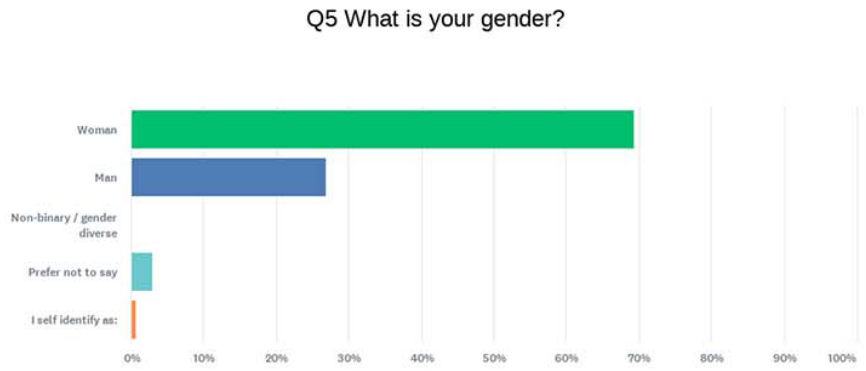
The majority of respondents identified as women.

- 69.3% identified as women
- 26.9% identified as men

A small number of respondents selected:

- Non-binary / gender diverse (0.1%)
- Prefer not to say (2.9%)
- Self-described gender (0.7%)

These Responses indicate a range of gender identities represented within the survey Responses.



Question 6:

How often would you attend an aquatic facility?

842 Responses

Responses suggest that many respondents anticipate regular use of a facility if developed.

The most common Responses were:

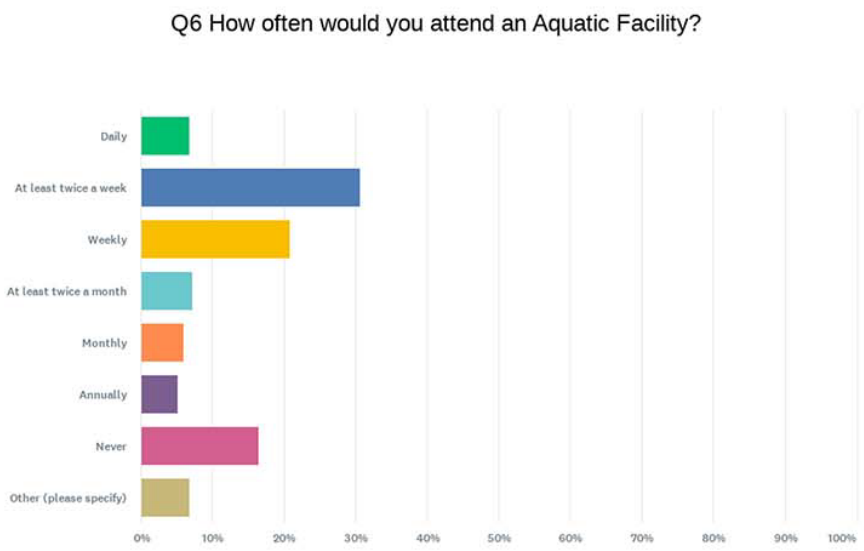
- At least twice per week – 30.6%
- Weekly – 20.9%

Smaller proportions indicated they would attend:

- Daily – 6.8%
- Twice per month – 7.2%
- Monthly – 5.9%

A number of respondents indicated they would attend annually (5.2%) or never (16.5%).

Overall, more than half of respondents indicated they would expect to attend the facility weekly or more frequently.



Question 7:

WHAT FEATURES AT THE AQUATIC FACILITY WOULD YOU USE?

842 Responses

Respondents identified several features they would expect to use.

The most commonly selected features were:

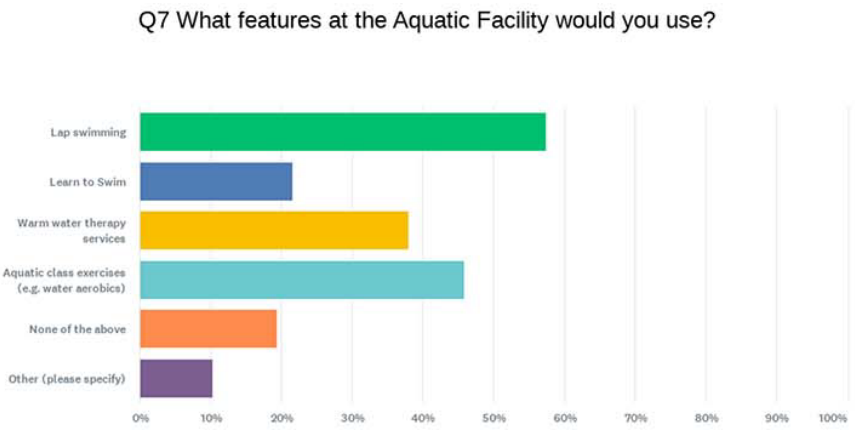
- Lap swimming – 57.5%
- Aquatic exercise classes – 45.8%
- Warm water therapy services – 38.0%
- Learn to swim programs – 21.6%

Approximately 19.4% of respondents indicated they would not use any of the listed features.

A further 10.3% selected "Other". Comments within the "Other" Responses generally referenced:

- family recreation and leisure swimming
- children's play areas
- rehabilitation or physiotherapy use
- broader recreational use of the facility

These Responses suggest a range of potential uses beyond the core activities listed in the survey.



Question 8:

WHAT WOULD YOU BE WILLING TO PAY AS AN ENTRY FEE?

The most commonly selected entry fee range was $5–$10, selected by 56.3% of respondents.

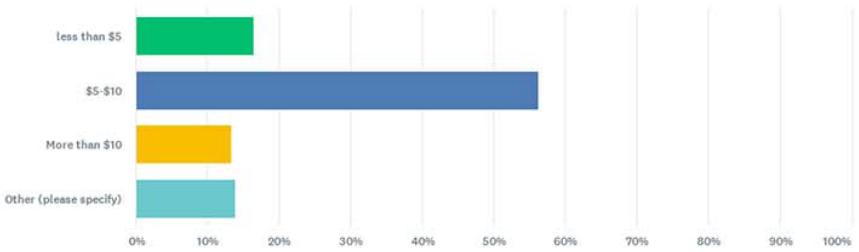
Other Responses included:

- Less than $5 – 16.5%
- More than $10 – 13.3%

A further 13.9% selected "Other", indicating alternative pricing expectations or suggesting different fee structures.

Overall, the Responses indicate that most respondents expect entry fees to fall within the $5–$10 range.

Q8 What would you be willing to pay as an entry fee to the facility?



Question 9:

WOULD YOU BE PREPARED TO SEE A PERMANENT RATE INCREASE TO SUPPORT THE FACILITY?

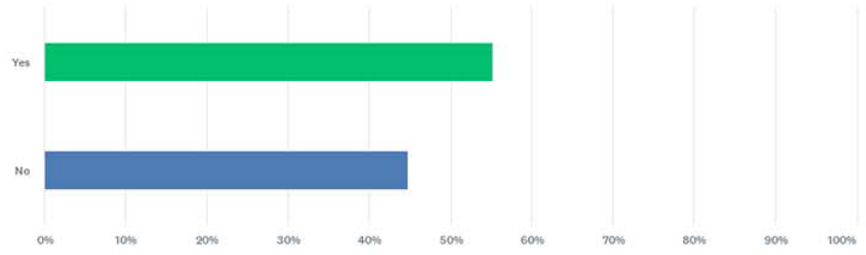
844 Responses

Responses to this question indicate a divided community view.

- 55.2% indicated they would be prepared to support a permanent rate increase
- 44.8% indicated they would not support a rate increase

These results suggest a slight majority of respondents indicated a willingness to consider a rate increase to support the facility.

Q9 Would you be prepared to see a permanent rate increase on your annual rates notice to cover the cost of constructing and operating the pool?



Question 10:

How much would you be prepared to pay annually on your rates notice?

459 Responses

Among respondents who provided an answer, the most commonly selected option was:

- $178 per year – 56.9%

Other Responses included:

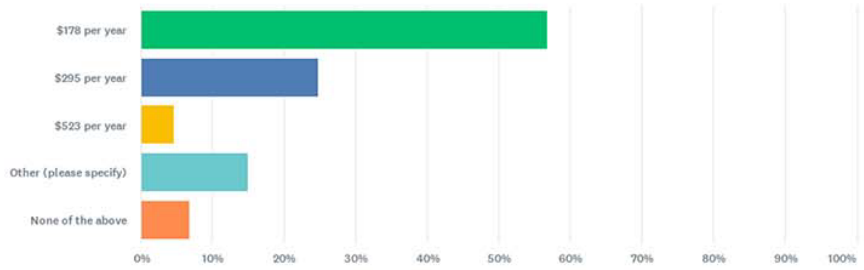
- $295 per year – 24.8%
- $523 per year – 4.6%
- None of the above – 6.7%

A further 15.0% selected "Other".

Responses within the "Other" category commonly suggested:

- Family memberships
- Concession memberships
- Casual visit pricing rather than annual membership
- Alternative pricing structures based on usage

Q10 How much would you be prepared to pay annually on your rates notice if we went ahead with construction of a pool?Please tick all that apply)



NOTE: Questions 11, 12, 13 and 15 were open-ended questions. Responses to these questions have been reviewed collectively and are analysed in the written responses section later in this report.

Question 14:

Based on the information provided, do you support Council progressing to a detailed Business Case?

804 Responses

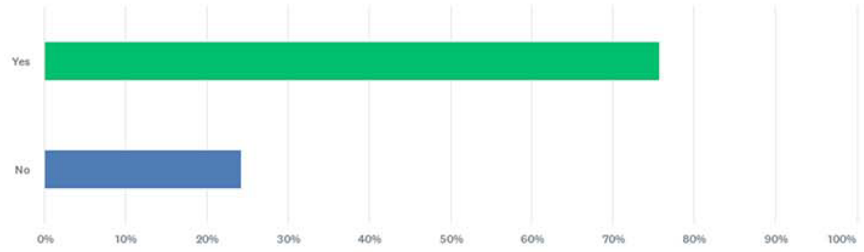
The majority of respondents indicated support for progressing to a Business Case.

- 75.8% of respondents indicated support
- 24.2% indicated they do not support progressing to the next stage

These results suggest a clear majority of respondents support further investigation of the proposal through a detailed Business Case.

Progressing to a Business Case would involve further technical, financial and planning analysis before any decision regarding construction of a facility.

Q14 Based on the information that you have read, do you think that Council should progress to the next stage and develop a Business Case for a potential facility?



Ratepayer Responses

As part of the analysis, survey responses were also reviewed to identify the views of Break O'Day ratepayers specifically.

A total of 740 respondents identified as ratepayers, representing 88.1% of all survey participants. The following summary highlights key findings from responses provided by ratepayers.

Ratepayer Participation by Township

Ratepayer responses were received from across the municipality, with the largest proportion of responses coming from the St Helens / Stieglitz / Binalong Bay area (54.6%), followed by Scamander / Beaumaris (17.8%) and St Marys / Cornwall (10.0%).

Smaller numbers of responses were received from other areas including:

- Fingal / Mathinna / Mangana – 5.4%
- Falmouth / Four Mile Creek / Seymour – 4.9%
- Pyengana / Goulds Country / Weldborough – 2.6%
- Other locations – 4.7%

These results indicate that ratepayer responses were received from communities across the municipality.

Anticipated Use of an Aquatic Facility

Responses from ratepayers indicate that many would expect to use an aquatic facility if developed.

Approximately 30% of ratepayers indicated they would attend the facility at least once per week, with others indicating less frequent attendance or seasonal use.

Preferred Facility Features

Ratepayers identified several features they would expect to use within a facility.

The most commonly selected features were:

- Lap swimming – 56.5%
- Aquatic exercise classes – 47.0%
- Warm water therapy services – 38.2%
- Learn-to-swim programs – 19.3%

Approximately 20.5% of ratepayers indicated they would not use the listed features, while a smaller proportion suggested additional recreational uses.

Entry Fee Expectations

Among ratepayer responses, the most commonly selected entry fee range was $5–$10 per visit, selected by 54.5% of respondents.

Other responses included:

- Less than $5 – 17.3%
- More than $10 – 13.6%
- Other pricing suggestions – 14.6%

These responses suggest that many ratepayers expect entry fees to fall within a moderate price range.

Willingness to Support a Rate Increase

Responses from ratepayers indicate a divided community view regarding the introduction of a permanent rate increase to support the facility.

- 53.9% indicated they would support a rate increase
- 46.1% indicated they would not support a rate increase

Annual Contribution

Among ratepayers who provided a response to the annual contribution question, the most commonly selected option was:

- $178 per year – 58.3%

Other responses included:

- $295 per year – 25.5%
- $523 per year – 3.6%
- Other suggestions – 14.4%
- None of the above – 5.9%

Progressing to a Business Case

When asked whether Council should progress to a detailed Business Case, 73.5% of ratepayer respondents indicated support for further investigation, while 26.5% did not support progressing to the next stage.

Assessment of Written Responses

Written responses from the open-ended survey questions were reviewed and analysed to identify recurring topics and themes raised by respondents.

Comments were grouped according to common issues raised across the survey rather than analysed separately under each question. This approach was used to reduce repetition and provide a clearer overview of the key themes emerging from community feedback.

Where themes were identified, representative comments have been included to illustrate the views expressed by respondents. All comments have been de-identified to protect privacy.

Individual responses may reference more than one theme.

To assist interpretation, themes are described using qualitative frequency indicators based on how commonly they appeared across the responses:

- Most frequently raised – a dominant theme raised by many respondents
- Commonly raised – raised regularly across responses
- A number of respondents – raised by several respondents
- A smaller proportion of respondents – raised occasionally
- A small number of respondents – raised infrequently

Community Feedback – Themes from Written Responses

More than 750 written comments were received across the open-ended survey questions.

To improve clarity and avoid repetition, written responses have been analysed collectively to identify recurring themes expressed by respondents across the survey.

Comments were grouped according to common topics raised by respondents. Individual responses may reference more than one theme.

The following themes represent the most commonly raised issues within the written feedback.

Financial Considerations

Financial considerations were the most frequently raised theme across written responses.

Many respondents referenced concerns regarding potential impacts on rates, affordability for households and the long-term operational costs associated with an aquatic facility.

Several respondents indicated they would support the project only if financial impacts were carefully managed or external funding could be secured.

> ***"I support the idea in principle, but not if it results in a significant rate increase."***

Location and Accessibility

Location was another commonly raised topic.

Respondents frequently emphasised the importance of selecting a site that is accessible to residents across the municipality and provides equitable access to the facility.

Many comments highlighted the importance of ensuring the facility is located where it can serve the largest possible portion of the community.

Some alternative sites mentioned include: St Helens Foreshore, the block opposite Council and Scamander Sports Complex.

Example comment:

> ***"Location will determine whether the facility benefits the whole community."***

Community Health and Recreation Benefits

A number of respondents highlighted the potential benefits of an aquatic facility for community health, recreation and youth development.

Comments frequently referenced the importance of swimming facilities for physical activity, learn-to-swim programs and community wellbeing.

Example comment:

> ***"Facilities like this are important for community health and for young people."***

Funding and External Contributions

Some respondents emphasised the importance of securing State or Federal Government funding to support the development of the facility.

These comments suggested that external funding could assist in reducing the financial burden on ratepayers.

Example comment:

> ***"Council should pursue strong State or Federal funding before proceeding."***

Facility Design and Features

A smaller number of responses provided suggestions relating to the design or features of a potential facility.

Suggestions included heated pools, lap swimming lanes, learn-to-swim areas and spaces suitable for recreational and therapeutic activities.

These responses highlighted the importance of ensuring that any future facility meets a range of community needs.

Additional Comments from "Other" Responses

Several survey questions included an "Other" response option, allowing respondents to provide additional comments or suggestions that were not captured within the predefined answer options.

These comments were reviewed and grouped according to common topics raised by respondents.

The most frequently referenced themes included:

Alternative Pricing Models

Some respondents suggested alternative pricing approaches such as family memberships, concession pricing, or usage-based entry fees rather than a fixed annual contribution.

Additional Facility Uses

A number of comments referenced potential additional uses for an aquatic facility, including family recreation, children's play areas, rehabilitation services and community health programs.

Seasonal or Flexible Facility Options

Some respondents suggested exploring seasonal operations, staged development or alternative facility models to reduce operational costs.

Access and Equity Considerations

A number of comments highlighted the importance of ensuring the facility remains accessible and affordable for residents across the municipality.

These responses provided additional context and suggestions which complement the broader themes identified through the survey.

NEXT STEPS

The next steps of this consultation provide valuable insight into community views regarding the potential development of an aquatic facility within the municipality.

The findings will be considered alongside technical, financial and planning assessments as Council determines the next steps in evaluating the feasibility of the project.

Progressing to a detailed Business Case would involve further investigation of capital costs, operational requirements, funding opportunities and long-term financial sustainability before any decision regarding the construction of a facility is made.

04/26.17.5 Break O'Day Aquatic Facility Feasibility Study - Decision Point

ACTION	DECISION
PROPONENT	Break O'Day Council
OFFICER	Raoul Harper, Manager Business Services
FILE REFERENCE	030\006\006\
ASSOCIATED REPORTS AND DOCUMENTS	Financial Feasibility Review ("What Will It Cost?") Otium Business Case Proposal

OFFICER'S RECOMMENDATION:

For Council deliberation, two alternative officer recommendations are provided for consideration:

1. That Council progress to **Stage 2** (Business Case and Concept Design Development) to further test feasibility, affordability and risk, with the scope aligned to Council's endorsed Project Methodology and Council's information requirements.

OR

2. That Council not progress to **Stage 2** at this time, noting that Council's internal modelling indicates that even if construction were fully funded through external grant funding, the facility would still require an annual ratepayer-funded contribution of approximately $0.9M (or $178 per property in today's dollars) to meet operating and whole-of-life costs (including depreciation/renewals), and that this level of ongoing subsidy represents a significant affordability risk given the municipality's population base and the estimated number of potential users, and having regard to Council's current financial sustainability and asset renewal pressures.

INTRODUCTION:

The purpose of this item is to provide Councillors with an overview of the project status at the end of **Stage 1 – Feasibility Analysis of Aquatic Facility Options (Is it Possible?)** in accordance with the Council approved *Break O'Day Council Future Aquatic Facility Strategy Project Methodology* (January 2023).

Councillors are asked to consider the findings of the *Aquatic Facility Feasibility Study* prepared by Otium Planning Group as well as the *Financial Feasibility Review* whilst having regard to the Consultation Outcomes Report and to discuss whether Council wishes to progress to Stage 2 of the Project Methodology, namely the development of a detailed Business Case.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 8 April 2026

Council Workshop 7 July 2025:

Councillors considered a workshop item on *Aquatic Facility Feasibility – Stage 1 Findings and Next Steps* (noting/ discussion item; no resolution recorded in the workshop agenda item).

Council Meeting 24 June 2024

06/24.18.3.CC Moved: Clr LeFevre / Seconded: Clr Oldham

That Council award Contract 030\006\006 Feasibility Analysis, Aquatic Facility in Break O'Day to OTIUM for the tendered price of $57,300 (excl. GST).

CARRIED UNANIMOUSLY

Council Meeting 17 July 2023

07/23.17.5.183 Moved: Clr K Wright/ Seconded: Clr B LeFevre

That Council appoint the following representatives to the Break O'Day Aquatic Committee:

1. Representatives from the community, Elise Frost and Tim Gowans and Christine Treloggen
2. Representative from the health sector, Sally Faulkner
3. Representatives from Council, Councillor Carter and Councillor Johnstone and Councillor Drummond
4. Representative from East Coast Aquatic and Wellbeing Committee, Peter Tonkin

That Council agree to the East Coast Aquatic and Wellbeing Committee's request for a second representative on the Committee and that Fiona Gray be appointed.

CARRIED UNANIMOUSLY

Council Meeting 20 February 2023

02/23.17.4.042 Moved: Clr J Drummond/ Seconded: Clr L Johnstone

It is recommended that Council:

1. Adopt the Break O'Day Council Future Aquatic Facility Strategy Project Methodology (January 2023) for implementation
2. Endorse the Terms of Reference for the Aquatic Facility Investigation Working Group and seek expressions of interest to fill the positions

CARRIED UNANIMOUSLY

OFFICER'S REPORT:

Background

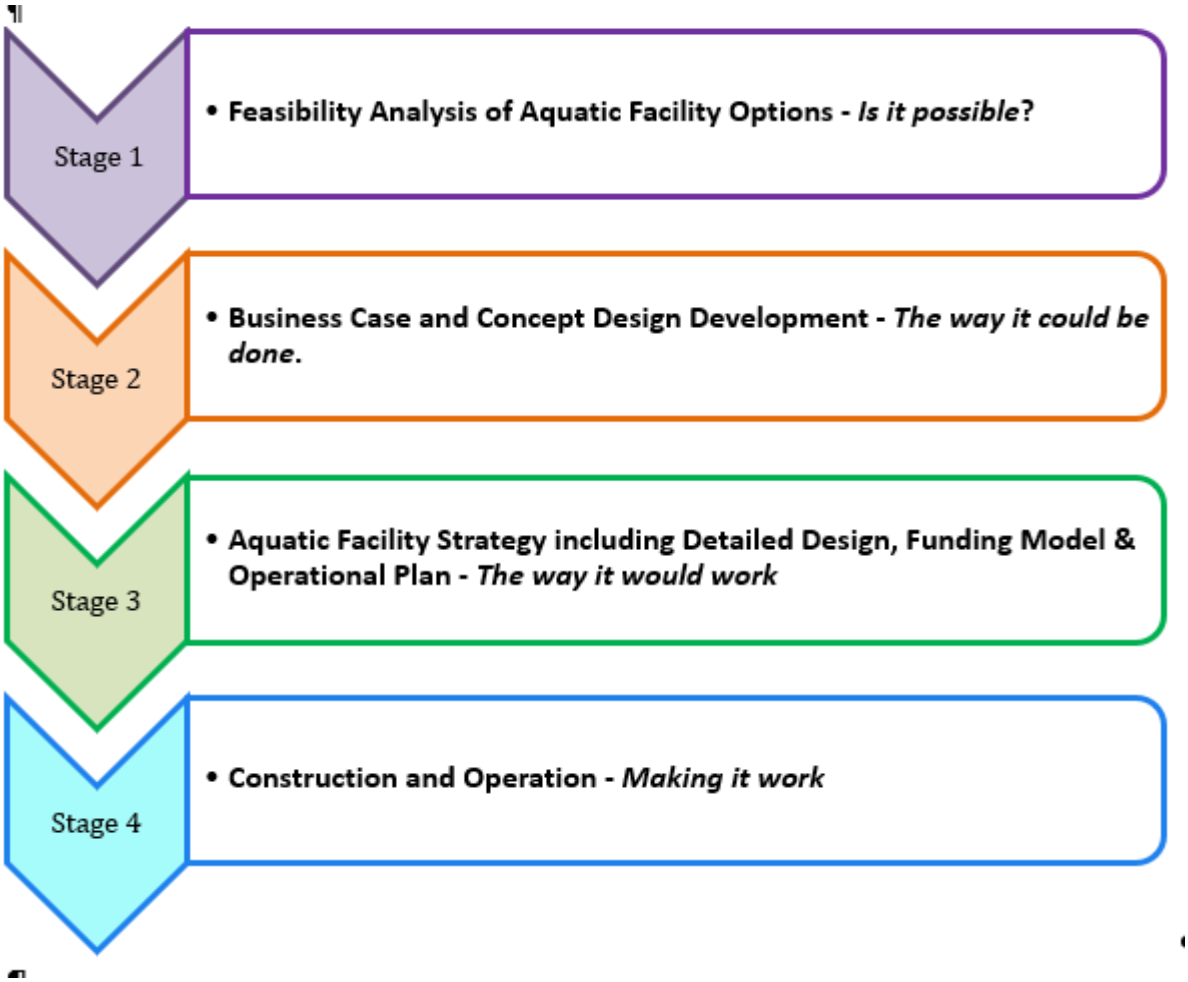
The *Break O'Day Council Future Aquatic Facility Strategy Project Methodology* (January 2023) (the Project Methodology) sets out a transparent, staged approach for investigating a complex, high-cost piece of community infrastructure. It uses a 'gated' decision model so Council only invests in further work when there is enough evidence to justify moving to the next stage, rather than commissioning detailed design and consultancy work before it is needed. The approach also allows community engagement to be timed to the key decision points, so feedback can more directly inform what is tested and refined as the project is taken forward.

The Project Methodology provides for up to four stages. Importantly, Council must make an explicit decision at the end of Stage 1 and again at the end of Stage 2 about whether the evidence supports moving forward. In summary: Stage 1 is a feasibility investigation (need, options, indicative costs

and risks); Stage 2 develops a detailed Business Case and concept design to test affordability, deliverability and funding pathways; Stage 3 would progress to detailed design and procurement planning; and Stage 4 would involve delivery, commissioning and operational establishment.

Council is now at the end of **Stage 1**. Accordingly, this report summarises the Stage 1 feasibility work, Council's scenario testing, the consultation phase and describes what would be included in **Stage 2** (Business Case and Concept Design Development) if Council decides to progress.

Figure 1: Staged Approach to Project Delivery
Figure 1 summarises the staged pathway and the decision gates set out in the Project Methodology.
Figure 1: Staged Approach to Project Delivery



Stage 1 – Feasibility Analysis of Aquatic Facility Options (Is it Possible?)

Council commissioned Otium Planning Group to undertake an Aquatic Facility Feasibility Study to assess the potential demand, site considerations, facility components and financial implications associated with the development of an aquatic facility within the Break O'Day municipality.

The feasibility study identified a number of key factors relevant to Council's consideration of the project, including demographic trends, anticipated facility demand, potential facility components and the likely capital and operational costs associated with the development of an aquatic facility.

Modelling completed to date (Stage 1 and Council review)

As part of closing out Stage 1, it is important to note that Council and its consultants have already completed detailed modelling and plain-English materials to support community understanding. While a Stage 2 Business Case may refine inputs and assumptions, the current results indicate a challenging base position in terms of affordability and value for money and highlight that this would be a high-risk, long-life project for a small municipal catchment.

Even in a scenario where construction is fully funded through external grants, Council would still be required to fund ongoing operating and whole-of-life costs (including maintenance, renewals and asset replacement) over decades. These are not short-term commitments; they represent a potential long-term liability that could burden ratepayers for generations. For that reason, progressing beyond Stage 1 should be regarded as a significant decision point requiring a clear understanding of the trade-offs, residual risks and the affordability implications for the broader Council budget and community.

The Stage 1 Feasibility Study includes demographic and catchment analysis, market benchmarking, demand and participation estimates, options development, site assessment and indicative capital and operating cost modelling (including depreciation/renewals), supported by an economic and social benefits assessment and Benefit–Cost Ratio (BCR) calculations for each option.

To supplement the consultant work, Council's financial feasibility review *What Will It Cost?* tests affordability through scenario modelling, including sensitivity to:

- capital cost escalation and contingencies
- delivery timing and delay (including impacts over a 1–6 year horizon)
- patronage and participation levels
- pricing and concessions
- energy and staffing costs
- net operating subsidy and rates impact

The Feasibility Study, the scenario testing and the consultation materials (including *What Will It Cost?*) have been prepared to explain the likely costs, risks and trade-offs in plain English. Council and the community should now be well aware of the magnitude of the challenge, the uncertainty that remains (including timing, cost escalation and funding availability) and the level of effort that has gone into ensuring this is not treated as a decision to take lightly.

With this baseline evidence established and communicated, Council then undertook a structured community consultation phase to test community support, priorities and concerns in light of the Stage 1 findings (including the likely cost and ongoing subsidy implications).

Community consultation – summary of outcomes and Councillor feedback

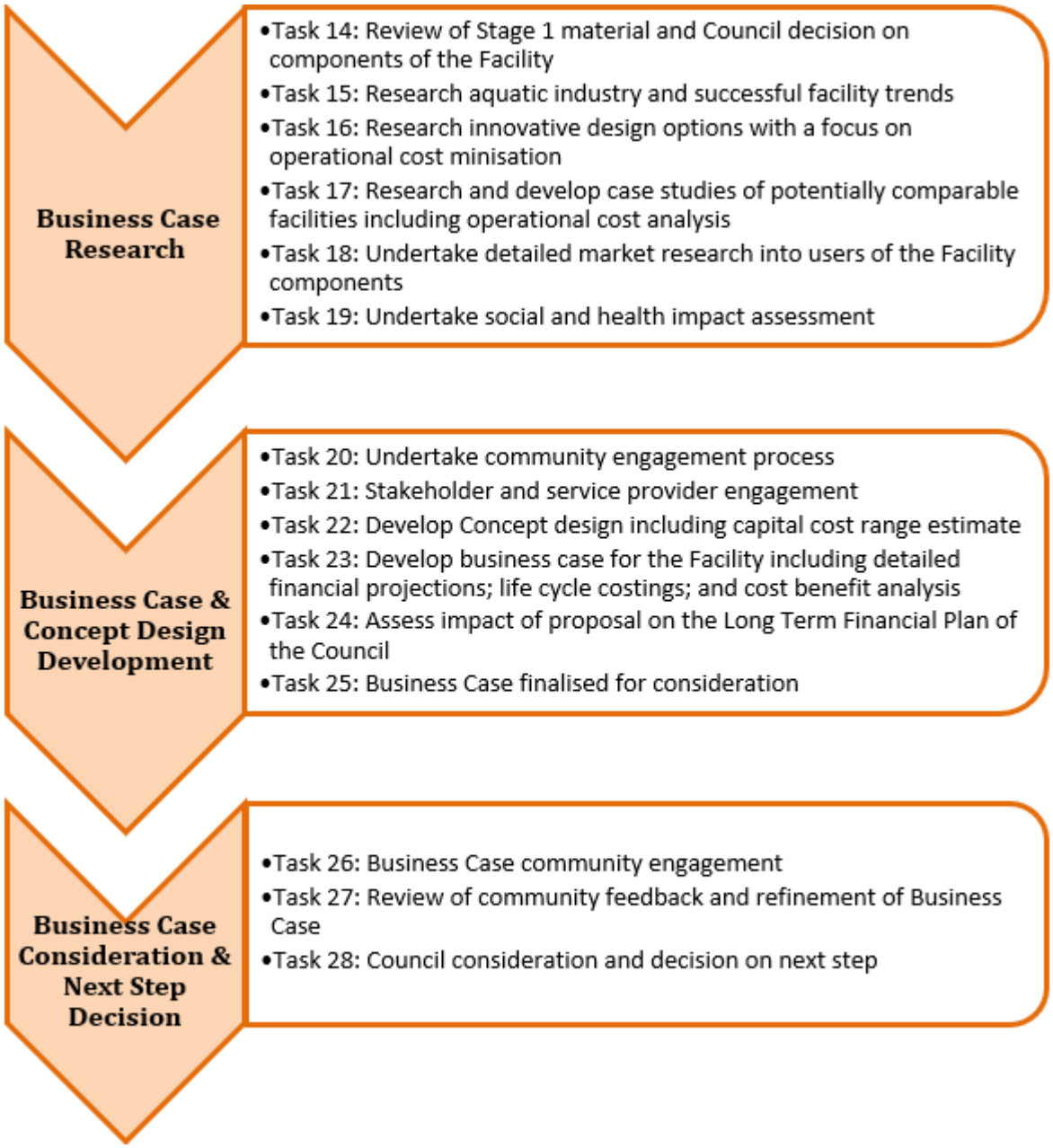
Community consultation was undertaken to test the Stage 1 feasibility findings, understand community priorities and concerns, and inform Council's consideration of next steps. The consultation process indicated mixed views within the community, including both willingness by some respondents to consider an ongoing rate impact to support operations and concerns about the long-term financial viability of an aquatic facility in a small catchment.

- There was a level of community support for an ongoing rate increase to contribute to the facility's operating and whole-of-life costs.

- Equally, there was a level of concern about the financial viability and affordability of a facility of this scale in a small municipal catchment.
- Engagement from Fingal Valley residents was minimal to very low, despite those communities also being subject to any municipality-wide rates impacts if the project proceeds.

These outcomes, together with Councillor feedback following the consultation phase, have informed both the scope of Stage 2 (as defined in the Project Methodology) and the additional matters Councillors wish to have explicitly tested and reported, should Council decide to progress the project to the next decision gate.

Figure 2: Stage 2 – Business Case & Concept Design Development Tasks



A number of the Tasks within Stage 2 have been largely addressed in Stage 1.

Stage 2 – Business Case & Concept Design Development

If Council chooses to progress, Stage 2 will develop a detailed Business Case and concept-level design to support Council's next decision gate. In practical terms, this is the stage where the project is defined clearly enough for Council and the community to more deeply understand what is being proposed, what it is likely to cost to build and run (over its life), what risks remain and what a realistic pathway to delivery would look like.

However, Stage 2 does not commit Council to build the facility. It also cannot guarantee that 100% external capital grant funding will be secured; rather, it tests whether a credible pathway exists, what co-contribution expectations may apply, and what the implications would be if full funding is not achieved. Detailed design, tender documentation and construction would only occur in later stages if Council decides to take the project forward beyond the Stage 2 decision gate.

Under Council's adopted Project Methodology, Stage 2 (Business Case and Concept Design Development) produces the core decision-making documents needed to determine whether the project should proceed beyond investigation and, if so, on what basis.

The Project Methodology sets out a defined set of Stage 2 deliverables, including: a detailed Business Case (options assessment, benefits, costs, risks and recommendations); concept-level design development sufficient to support costing and option comparison; updated capital and operating cost estimates (including renewals/asset lifecycle considerations); implementation considerations (delivery approach, approvals pathway and a high-level schedule); and supporting documentation to enable funding submissions where relevant.

At the end of Stage 2, Council should have a clear, documented basis to decide whether to stop, refine further, or move to Stage 3 (detailed design and procurement).

Additional inclusions to be tested in Stage 2 (post-consultation)

Councillors have asked that Stage 2 also explicitly test and report on the following matters (in addition to the standard methodology deliverables):
In particular, Stage 2 should clearly demonstrate whether there is a plausible pathway to **100% external capital grant funding** and what the residual whole-of-life cost exposure for Council and ratepayers would be under realistic scenarios.

1. **Site/location test (post-consultation direction):** compare the Sports Centre precinct site to at least one more central/foreshore-adjacent St Helens option, including hazards/approvals, access/parking, costs (capex and whole-of-life) and implications for patronage and operating subsidy.
2. **Integrated co-location ('wellness hub') test:** assess whether integrated spaces for visiting medical/allied health and wellness services are realistic, who the partners could be, and the implications for design, governance, utilisation, operating model and costs.
3. **Affordability and risk (whole-of-life):** present clear low/medium/high scenarios (patronage, pricing, subsidy, escalation and delays) and identify breakeven assumptions and the consequences if they are not achieved.
4. **Funding pathway (Council position):** test the feasibility and competitiveness of Council's 100% capital grant-funded position, including timing, conditions and likely co-contribution expectations, and clearly state the implications if full funding is not secured.

Having outlined what Stage 2 would deliver and the additional matters identified for further testing, the paper now sets out the alternative option available to Council at this decision point—namely,

not progressing to a detailed Business Case at this time—and summarises the rationale for that option having regard to affordability, deliverability and whole-of-life risk.

Option 2 – Do Not Progress to a Business Case

Council may choose not to progress the project to the next stage of investigation. This is an available option where the current evidence does not yet demonstrate affordability, deliverability or acceptable long-term risk for Council and ratepayers.

At this stage, the feasibility evidence points to a high ongoing operating subsidy and material whole-of-life cost exposure for Council (including depreciation, renewals and maintenance). That ongoing commitment would be in addition to Council's existing financial sustainability pressures associated with managing and renewing its current built asset portfolio.

The Stage 1 feasibility modelling, together with Council's financial feasibility review provided as part of the consultation materials *What Will It Cost?*, indicates the proposal is unlikely to be affordable within Council's current financial capacity without 100% grant funding for construction and an ongoing and substantial ratepayer subsidy. These findings reflect a fundamental constraint identified through the analysis: the municipality's relatively small catchment population is unlikely to sustain a facility of this scale and cost without ongoing financial support.

Discussion

Councillors are invited to discuss the feasibility findings, key risks and trade-offs and the options outlined in this paper (including whether to proceed to a Stage 2 Business Case, and if so, the scope and deliverables required).

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal:
Services – To have access to quality services that are responsive to the changing needs of the community and lead to improved health, education and employment outcomes.

Strategy:

1. Work collaboratively to ensure services and service providers are coordinated and meeting the actual and changing needs of the community.

Key Focus Area:
Infrastructure – To provide quality infrastructure which enhances the liveability and viability of our communities for residents and visitors.

LEGISLATION & POLICIES:

While no specific statutory instrument is proposed for decision as part of this workshop item, the project's deliverability is materially influenced by intergovernmental funding policy settings for community infrastructure.

In practice, State Government grant programs for sport and recreation infrastructure are typically competitive, capped and targeted to priority outcomes and may not be able to contribute meaningful proportions of capital for high-cost facilities. The current financial capacity of the Tasmanian State Government to fully grant fund the construction of a project of this scale is highly questionable.

Commonwealth programs can at times provide significant capital contributions for regional and local community infrastructure, however funding availability, eligibility and timing are subject to the design of individual programs and grant rounds (including, in some cases, invitation or nomination-based processes). Accordingly, if Council's position remains that construction would only proceed with 100% external capital grant funding, the availability of an appropriate Commonwealth program (and Council's competitiveness within it) becomes a key feasibility and risk consideration to be tested in any Stage 2 Business Case.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

The indicative cost provided by Otium for the base level Business Case is currently $66,231.00 (inc GST). Councillors should be aware that deliverables such as flood hazard, geotechnical assessments and traffic impacts reports (if required) will add extra costs, as outlined in the Otium proposal. Site comparisons is also flagged as a potential cost escalation risk.
Council allocated $60,000 in this year's operational budget to the Aquatic Feasibility Study. To date, $14,000 has been spent. If Council chooses to proceed to a Business Case, an allocation will be required in the 2026/2027 Budget Estimates to complete this phase of the project.

VOTING REQUIREMENTS:

Simple Majority

Break O'Day COUNCIL

Aquatic Feasibility Assessment

What will it cost?

Break O'Day Council – Financial Feasibility Review of Otium Report Findings.

Version: 1 – Date: November, 2025

from the **mountains** to the **sea** | **www.bodc.tas.gov.au**

Executive Summary

This report examines whether it is realistically possible for Break O'Day Council to deliver a new aquatic facility in St Helens based on the *Break O'Day Council Aquatic Facility Feasibility Analysis* prepared by Otium Planning Group (August 2025). It tests the financial implications for Council and property owners under different funding models to understand whether the project could proceed without creating unsustainable cost or risk.

Otium Planning Group assessed three facility options, from a small program pool to a six-lane, multi-purpose complex. After detailed consideration by the community-based Aquatic Steering Committee and Councillors, Council has focused on Option 3, a six-lane, multi-purpose facility, as it represents the most balanced and realistic design for the Break O'Day community.

Option 3 achieved the highest Benefit–Cost Ratio (BCR) in Otium's analysis and was identified as the concept most capable of meeting year-round community needs, attracting visitors, and supporting learn-to-swim, fitness and rehabilitation programs. While it carries a higher upfront cost, it also delivers the greatest long-term social and economic return.

A fully grant funded model is the only truly sustainable and responsible pathway to minimise long-term financial strain, maintain Council's renewal capacity and protect property owners from excessive rate increases. Even under this best-case scenario, the facility would still require a subsidy of around $0.91 million per year to meet the operating deficit and asset renewal costs in 2025 year dollars — equal to about $178 per property per annum ongoing — representing an 8% increase in overall rate revenue.

An alternative would be a 50/50 grant-and-loan model, where Council funds half of the $21.7 million capital cost through borrowings. This would result in annual loan repayments of around $0.59 million over a 20-year term. When combined with ongoing operating and depreciation costs, total annual funding requirements would reach $1.49 million, or roughly $295 per property per annum ongoing — a 13.5% increase in rate revenue to cover the additional costs.

While this option is technically achievable within Council's borrowing limits, it would still represent a significant, long-term financial commitment. To responsibly progress toward this model, Council would need to prepare a comprehensive Business Case supported by concept designs, refined demand modelling and detailed cost estimates. This would position Council to compete for Federal Government infrastructure funding or secure an election commitment that could provide at least 50% - and ideally a greater share - of total construction costs.

Given the current fiscal constraints facing the Tasmanian Government, it is highly unlikely that sufficient State level funding would be available for a project of this size. The Federal Government therefore remains the most realistic pathway for securing the level of grant or election cycle funding needed to make the project viable. Developing a robust, evidence-based Business Case now would ensure Council is *"project ready"* when the next funding opportunity arises.

If the loan term were extended to 30 years, annual repayments would drop to around $0.48 million, reducing total annual costs to about $1.38 million (approximately $273 per property per annum ongoing). While this appears more affordable in the short term, it would increase total interest costs and extend debt exposure for another decade - leaving future ratepayers to fund an asset already well into its operational life. For this reason, a 20-year

loan remains the most balanced approach, consistent with industry practice and principles of intergenerational equity.

By contrast, a fully Council-funded model is neither financially nor socially sustainable. Borrowing the full $21.7 million would require permanent rate increases of around 20–23%, with debt levels far exceeding what Council could prudently manage. Without such increases, cash reserves would be depleted within seven years of the facility opening - forcing cuts to essential services and renewal programs.

For a community already experiencing high levels of social disadvantage and an ageing population, this level of financial impost would be unreasonable, inequitable, and inconsistent with Council's long-term financial sustainability goals.

The analysis therefore makes clear that Council cannot fund an aquatic facility of this scale on its own. The only responsible pathway forward if the community is supportive of an aquatic facility being constructed is one that secures substantial external funding, ideally through the Federal Government. This still comes with a very significant additional cost for every ratepayer.

Background

Council commissioned Otium Planning Group to prepare the *Break O'Day Council Aquatic Facility Feasibility Analysis* (August 2025). Otium's report was informed by a significant community engagement process which informed their decision to provide three concept options ranging from a small program pool to a six-lane, multi-purpose facility for assessment. It provided indicative construction costs, operating projections, participation estimates and a social impact assessment, including a Benefit–Cost Ratio (BCR) for each option. The St Helens Sports Complex was identified as the preferred site for development.

The financial modelling in this report is based on Option 3 – the Six-Lane Multipurpose Facility, as detailed in *Section 8.3 (pages 62 – 64)* of the *Break O'Day Council Aquatic Facility Feasibility Analysis* prepared by Otium Planning Group (August 2025).

This concept includes:

- a six-lane, 25-metre heated pool suitable for lap swimming, school carnivals and community events;
- accessible change rooms, reception area and community space for social and club use;
- a small café and gym/fitness area designed to encourage year-round participation and generate modest revenue to offset operating costs; and
- energy efficient building systems to reduce long-term running and maintenance expenses.

Option 3 was identified by Council and the Aquatic Committee as the most balanced and realistic concept - large enough to meet local and regional needs while still being financially achievable if substantial external funding is secured. It offers the strongest balance between functionality, social benefit and long-term operating sustainability.

This assessment does not revisit Otium's social analysis, BCR findings or site choice. Instead, it examines the project through a financial feasibility lens, that being whether any model could be funded and operated sustainably within

Council's financial capacity and at what cost. The analysis therefore considers the full spectrum of funding sources available to Council, including external grants, borrowings, retained earnings and potential revenue generation opportunities.

Understanding the per-property cost implications of each scenario is central to this assessment.

Purpose of Assessment

This assessment supplements the Otium Planning Group's feasibility work and addresses the central question that framed Council's brief from the outset:

"Is it possible to deliver and sustain an aquatic facility within Break O'Day's current financial capacity?"

In order for Council and the community to decide if indeed it *is possible*, it's important first to know *what it will cost*.

While Otium analysed options, participation, operating estimates, social outcomes and Benefit–Cost Ratios (BCRs), they did not assess Council's capacity to fund, operate and maintain a facility within the Long-Term Financial Plan (LTFP) — or the level of impact on ratepayers of doing so.

This report fills that gap by:

- Testing the financial feasibility of Otium's options under realistic funding mixes;
- Quantifying the per property ongoing cost required to build and operate the facility (in today's dollars);
- Showing the impact on Council's cash position and rates revenue relative to the Long-Term Financial Plan (LTFP) under different funding models; and
- Identifying the scale of external grant funding required for any option to be responsibly advanced.

The Long-Term Financial Plan – Council's Financial Compass

Every council needs a roadmap to make sure the money raised from rates, grants and other sources is enough to deliver the services, infrastructure and renewals our community relies on. For Break O'Day Council, that roadmap is the Long-Term Financial Plan (LTFP) - the 10-year forecast that keeps spending and investment aligned with what the Council and community can sustainably afford.

The LTFP combines everything Council knows about:

- Future costs - maintaining roads, waste services, stormwater, buildings, and community facilities;
- Revenue and funding sources - rates, grants, fees, and borrowings;
- Investment priorities - renewals, upgrades, and new community projects; and
- External influences - inflation, interest rates, population trends, and growth in the rates base.

Because it captures the balance between revenue, costs, service delivery and financing decisions over time, the LTFP is Council's primary test of affordability and financial resilience for any major investment.

Applied to the proposed aquatic facility, the LTFP provides a clear view of how each funding model - fully grant funded, 50/50 grant loan, or fully loan funded - would affect Council's operating position, debt levels and overall financial sustainability. It translates these impacts into the average annual cost per property, enabling a direct and transparent comparison between options.

The financial modelling demonstrates that, even under a fully grant funded scenario, ongoing operational and renewal costs would still require a flat per-property per annum contribution to ensure long term viability. Where borrowings form part of the funding mix, interest payments and principal repayments increase these ongoing costs for both the Community and Council. Whichever path is chosen, it will be the community that pays for it over the decades ahead.

Understanding the Financial Terminology

Delivering a major facility like an aquatic centre involves three very different types of cost — capital, operating, finance and depreciation. Understanding this distinction as well as other financial terminology is essential when assessing affordability and how a project fits within Council's Long-Term Financial Plan.

Term	What It Menas	How It's Funded
Capital Cost	One-off costs to plan, design and build the facility – buildings, pools, plant, services, and site works.	Mostly through external grants and/or Council borrowings. Large projects are rarely funded from rates alone.
Operating Revenue	Revenue which is received from running the facility through user charges such as for example entry fees; hire charges; memberships; and special programs	This comes from the people using the facility
Operating Cost	Ongoing expenses to run and maintain the facility — staffing; utilities such as power; chemicals, maintenance, insurance, and renewal.	Operating Revenue from users is the first source of revenue, annual rate revenue will also be required to meet the Operating Cost and these costs continue for the life of the facility.
Finance Costs	The annual repayments (principal and interest) on loans used to fund the construction of the facility. These are real cash outflows that must be met each year for the life of the loan, typically 20 years.	These costs also have to be covered from Operating Revenue or if there is insufficient revenue then it will have to come from annual rate revenue. Unless the costs are recovered through a separate fixed per-property charge, these repayments must be funded from general rate revenue, reducing the funds available for other services, maintenance and renewal programs unless there is a significant increase to General Rate revenue to offset the costs.
Depreciation Cost	The gradual loss of value of the facility as it ages and its components wear out. It reflects the	Although depreciation is not a cash payment each year, Council must record it as an expense in its Annual Budget and Financial Statements. Over time, those funds must be set aside so that when parts of the

	future cost Council will face to renew or replace parts of the asset.	facility reach the end of their life, the money is available to replace them. For a facility of this size, depreciation is expected to add around $450,000–$500,000 per year to Council's expenses — a real and ongoing cost that must be recovered through rates to keep the facility sustainable.
Operating Deficit	The Operating Deficit is simply the difference between the Operating Revenue and the total of the Operating Cost plus Finance Costs plus Depreciation Cost	The Operating deficit needs to be funded from annual rate revenue

Testing Financial Deliverability

The next step in the feasibility process is to test whether any of the possible funding and operating models could realistically be delivered within Council's financial capacity and policy settings. This section summarises the results of those deliverability tests, beginning with a baseline 100 % Grant funded model through to a 100% Council funded model to demonstrate the limits of affordability if no external funding were secured. This scenario modelling in no way provides a recommended approach but provides a useful benchmark against which possible models can be compared.

Financial Modelling Summary

All financial figures in this report are based on feasibility level assumptions consistent with current construction indices, interest rates and asset life estimates. For this assessment, a 20 year loan term has been adopted as a balanced term position consistent with Council's Long-Term Financial Plan and industry practice for similar scale community infrastructure. This period provides a realistic benchmark for assessing affordability without overstating Council's debt capacity. Should the project proceed to a full Business Case analysis, alternative loan terms of 25 or 30 years would be revisited to further test intergenerational equity, interest exposure and long term sustainability.

For consistency across all scenarios, this assessment assumes the introduction of a flat per-property per annum contribution to cover the facility's ongoing operational, maintenance, and depreciation costs. This contribution would apply to every rateable property in the municipality and would represent a permanent cost impact lasting for decades reflecting the long-term commitment required to operate and sustain a community aquatic facility of this scale.

However, it is important to note that this flat-rate approach is used here only as a simple and transparent modelling tool. All per property figures are modelled on 5,053 rateable properties (Council's 2024–25 dataset). This provides a consistent basis for comparison across all scenarios.

If the project were to proceed beyond feasibility to business case, Council would ensure a range of strategies to reduce costs or diversify revenue sources such as health and education partnerships, tenant leases, sponsorships, or targeted rating mechanisms are further explored. These options fall outside the scope of this assessment and

could form part of future discussions on how to ensure the facility can be operated sustainably over the long term if the project progresses further.

Capital, Operational & Depreciation Costs Composition by Funding Scenario 2025 Ongoing Annual per Property Cost Projections

Funding Scenario	Delivery Year	Borrowings Required ($21.7 million)	Operating Deficit (incl. Depreciation	Finance Costs	Total Annual Cost	Per Property Cost (ONGOING Annual Payment)	Notes
1) 100% Grant-Funded	2025	$0.0M (fully funded)	$0.9M	$0	$0.9M	**$178**	Ongoing operating and depreciation cost funded through general rates – ongoing cost to every property.
2) 50/50 Grant–Loan	2025	$10.85M Council Contribution/ Borrowings	$0.9M	$0.59M	$1.49M	**$295**	Council borrows $10.85 M for 20 years at 5%. Achievable only with substantial grant support.
3) 100% Council-Funded	2025	$21.7M Council Contribution/ Borrowings	$0.9M	$1.74M	$2.64M	**$523**	Fully borrowed model requiring a permanent rate increase of around 22–23% to remain viable

Depreciation Estimate and Benchmarking

To quantify the ongoing renewal cost obligations, Council has applied a depreciation estimate of $450,000–$500,000 per year for the proposed aquatic facility.

This figure is derived from a weighted average asset life of 40–50 years and a residual value of around 10 percent, consistent with AASB 116 Property, Plant and Equipment and IPWEA Practice Note 12.1 - Infrastructure Asset Valuation and Depreciation.

Using a straight-line method, the calculation for a $21.7 million facility is:

($21.7M less 10% residual value)÷45 years = $434,000 per annum.

Allowing for the shorter useful lives of high-wear components such as pool tanks, filtration systems and mechanical services (typically 25–30 years), a range of $450,000–$500,000 per annum provides a realistic long-term allowance.

This estimate also aligns with sector benchmarks for modern regional aquatic centres:

Benchmark	Capital Cost	Annual Depreciation	% of Capital Value
Devonport Aquatic & Wellness Centre (2019)	$23 M	$520 k	2.3 %
Clarence Aquatic Centre Upgrade	$19 M	$430 k	2.3 %
Huon Aquatic Centre	$17 M	$410 k	2.4 %
Break O'Day (Proposed)	$21.7 M	$450–500 k	2.2 %

These benchmarks confirm that the modelled depreciation allowance falls within the 2–2.5% of asset value range typical for aquatic centres of this scale and construction quality.

Recognising and funding this depreciation component is critical to ensure that sufficient funds are available for future renewal, avoiding deferred maintenance and long-term deterioration of the asset.

Scenario 1 – 100% Grant-Funded

A fully grant-funded model remains the only pathway that avoids long-term financial pressure on ratepayers or Council's Balance Sheet. By removing the need for borrowings, this approach eliminates exposure to interest rate volatility and debt repayments, preserving Council's capacity to maintain essential services, renew existing assets, and respond to future community needs. It ensures that investment in new infrastructure enhances, rather than weakens, the region's financial resilience.

Key assumptions (2025 dollars):

- Total capital cost = $21.7 million (Option 3 – six-lane, multipurpose facility)
- Council borrowings = $0.00
- Annual Operating Deficit (incl. Depreciation) = $0.90 million
- Total annual funding requirement = $0.90 million, or **$178 per property**

An effective 8.18% Rate Revenue increase above existing LTFP projections for the life of the asset.

Even under a full-grant scenario, Council would still need to fund the annual operating deficit including asset-renewal costs. These are currently estimated at around $0.9 million per year, equivalent to approximately $178 per property in today's dollar terms. This reflects the ongoing cost to the community of running and maintaining the facility once open - similar to the continuing cost of other major community assets such as halls, ovals and sports complexes.

Achieving full grant funding would require success through a major State or Federal Government infrastructure program or a targeted competitive funding round. Given current fiscal constraints at the State level, substantial external investment would almost certainly need to come from the Commonwealth.

If the community is comfortable with the estimated ongoing cost per property, the logical next step is for Council to become "project ready" - completing concept designs, detailed feasibility and demand analysis and a robust business case so the project can be advanced quickly when funding rounds open.

Scenario 2 – 50% Grant / 50% Council Loan

This model represents a conditional delivery pathway — viable only if significant external funding is secured and economic conditions remain stable. It assumes that at least half of the construction cost is met through government grants, with Council borrowing the remainder over a nominal 20-year loan term and recovering ongoing operating and depreciation costs through a flat, per-property contribution applied across all rateable properties.

Key assumptions (2025 dollars):

- Total capital cost = $21.7 million (Option 3 – six-lane, multipurpose facility)
- Council borrowings = $10.85 million @ 5 % over 20 years
- Annual loan repayment ≈ $0.59 million
- Annual Operating Deficit (incl. Depreciation ≈ $0.90 million
- Total annual funding requirement ≈ $1.49 million, or **$295 per property**

An effective 13.54% Rate Revenue increase above existing LTFP projections for the life of the asset.

Under this arrangement, every property owner would pay approximately $295 per year in 2025 dollar equivalents, in addition to their existing general rates, to cover future loan repayments and Operational Deficit (incl. depreciation). This charge would need to be maintained for the full 20-year duration of the loan. While technically achievable within Council's borrowing limits, this scenario exposes the community to a long-term, fixed financial burden. The charge would apply equally to all properties - regardless of property value, income level or capacity to pay - meaning the impacts would fall heaviest on those least able to absorb additional costs.

Although the 50 / 50 model spreads the cost between external funding and local contributions, it would still represent a significant and ongoing impost for the Break O'Day community. The municipality already records one of the highest levels of social and economic disadvantage in Tasmania (ABS SEIFA) and has one of the oldest populations in the State, with many residents on fixed or limited incomes. A compulsory flat charge of this magnitude, sustained over two decades, would further intensify cost of living pressures for many households and reduce disposable income across the region.

Even if fully implemented, this model would leave Council's cash position materially weaker than the baseline Long-Term Financial Plan for at least two decades. That reduced flexibility would constrain asset-renewal programs, delay future infrastructure upgrades and limit Council's ability to respond to emerging needs or climate-related shocks.

In contrast to a fully grant-funded pathway - which preserves intergenerational equity and maintains Council's financial resilience - the 50 / 50 model introduces enduring exposure to debt-servicing pressures and a uniform, community-wide charge that would persist for the life of the loan. While technically deliverable, it remains a high-risk and socially sensitive option, viable only if no fully grant-funded alternative becomes available.

In contrast to the fully grant-funded pathway, which preserves intergenerational equity and financial capacity, the 50 / 50 model introduces ongoing exposure to debt servicing pressures and rate dependency. Such conditions are very high risk and historically unsustainable for a small regional council.

Scenario 3 – 100% Council-Funded

Even under conservative borrowing assumptions — a 20-year loan at 5 % interest — a fully self-funded build would impose a substantial and unacceptable ongoing burden on both Council and ratepayers. To recover these costs, Council would need to apply a flat per-property contribution across all rateable properties for the 20-year duration of the loan.

Key assumptions (2025 dollars):

- Total capital cost = $21.7 million (Option 3 – six-lane, multipurpose facility)
- Council borrowings = $21.7 million @ 5 % over 20 years
- Annual loan repayment = $1.74 million
- Annual Operating deficit (incl. depreciation) = $0.90 million
- Total annual funding requirement = $2.64 million, **or $523 per property**

An effective 18% Rate Revenue increase above LTFP projections for the life of the asset.

Without implementing such an increase, Council's cash reserves would be depleted within seven years of the facility opening. This would force the reallocation of funds from critical service areas - including road maintenance, stormwater, buildings and open-space renewals - effectively trading off the upkeep of existing infrastructure to fund a single new facility. The outcome would be a structural operating deficit and deterioration in service levels that could take decades to recover from.

Such increases would have material cost of living impacts across the municipality. Break O'Day already records one of the highest levels of social disadvantage in Tasmania under the ABS SEIFA Index and has one of the oldest populations in the State, with many residents on fixed or limited incomes. A rate rise of this scale would place additional pressure on households least able to absorb higher ongoing costs, amplifying existing inequities and reducing overall community resilience.

While the modelling shows that the project could technically be delivered through borrowings alone, it would do so at the cost of financial resilience, flexibility and service-delivery capacity. For a community already facing some of Tasmania's highest levels of social and economic disadvantage, asking every household to absorb such a rate rise would be unreasonable and unfair.

The 100 % Council funded model is therefore neither financially nor socially viable.

Timing, Funding Cycles and Cost Escalation

Major Infrastructure projects of this scale rarely move straight from feasibility to construction. The next stage would typically involve preparing a detailed business case, backed by concept designs, refined demand modelling, detailed site investigations and more thorough financial analysis. Only once that work is complete could Council make the final decision to move forward with the project and seek funding through major State or Federal infrastructure programs or future election commitments.

Because these funding and approval processes take time, it would be optimistic to expect construction to be completed before 2033. This reflects the full sequence of steps required to progress a project of this scale - including completion of the business case, securing funding partners, obtaining planning and statutory approvals and

undertaking the detailed tender and procurement processes that must occur before any construction contract is awarded.

Projects of this nature require comprehensive tender documentation, prequalification of contractors, evaluation and probity checks and formal Council approval of the preferred tenderer - all of which add time but ensure transparency, value for money and compliance with local government procurement requirements.

The financial scenarios in this report are shown in 2025 dollars so that each model can be compared on an equal footing. However, it's important to remember that if delivery is delayed-as is typical for major projects-construction and operating costs will rise over time.

Even using a conservative estimate, applying an escalation allowance of around 50% to construction costs gives a more realistic picture of what Council and the community could face if the project was built in 2033 instead of today.

The table below highlights how those increases would flow through to each funding scenario, showing the scale of impact that time and cost escalation can have on long-term project affordability.

Capital & Operational Costs Composition by Funding Scenario
Delayed Construction to 2033 - Ongoing Annual per Property Cost Projections

Funding Scenario	Delivery Year	Borrowings Required $32.5 million	Operating Deficit (incl. Depreciation)	Finance Costs	Total Annual Cost	Per Property Cost (ONGOING Annual Payment)	Notes
1) 100% Grant-Funded	2033	$0.0M (fully funded)	$1.19M	$0	$1.19M	**$235**	Ongoing operating and depreciation cost funded through rates increase.
2)50/50 Grant–Loan	2033	$16.3M Council (Contribution/ Borrowings)	$1.19M	$1.05M	$2.24M	**$443**	Escalation increases required borrowing and annual repayments. Overall affordability declines with delay.
3)100% Council-Funded	2033	$32.5M Council (Borrowings)	$1.19M	$2.09M	$3.28M	**$649**	Funding delay adds approx. $10M Lifting the required permanent rate increase to around 28–33 %,

These timeframes are not unusual for projects of this type and value. However, they reinforce that the costs

outlined in this report represent the minimum baseline, and that future funding, timing and inflationary factors will all materially influence affordability.

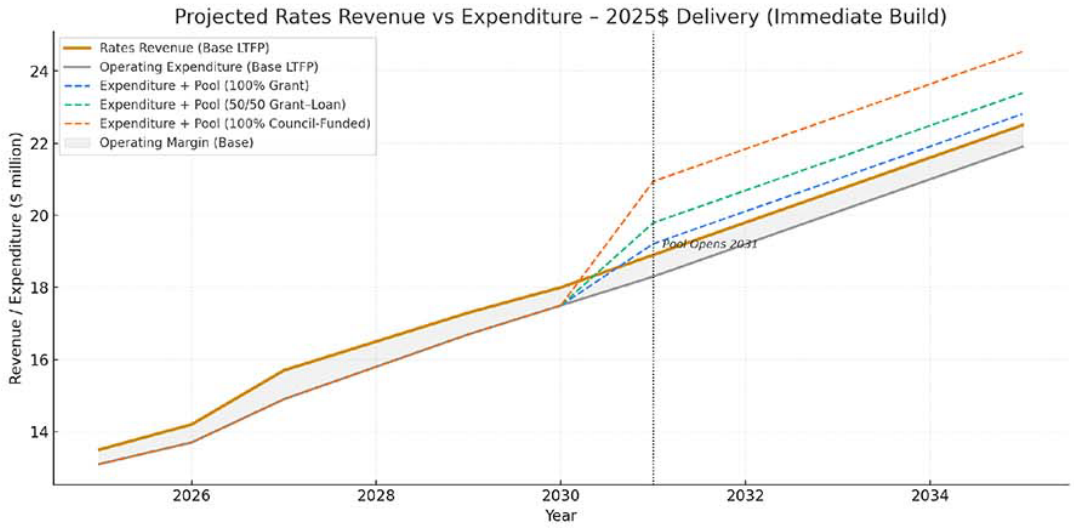
Next Steps – Community Understanding and Informed Discussion

For many in the community, an aquatic facility has long been a symbol of health, inclusion and local pride. This report is not intended to discourage that aspiration but to provide a clear and transparent picture of the financial realities involved in building and operating a facility of this scale.

The modelling outlines what each option would mean in practical terms - how much it would cost to construct, operate and maintain and what contribution would be required from property owners. It is not a recommendation for or against proceeding, but a factual basis for an informed conversation about what is achievable and sustainable.

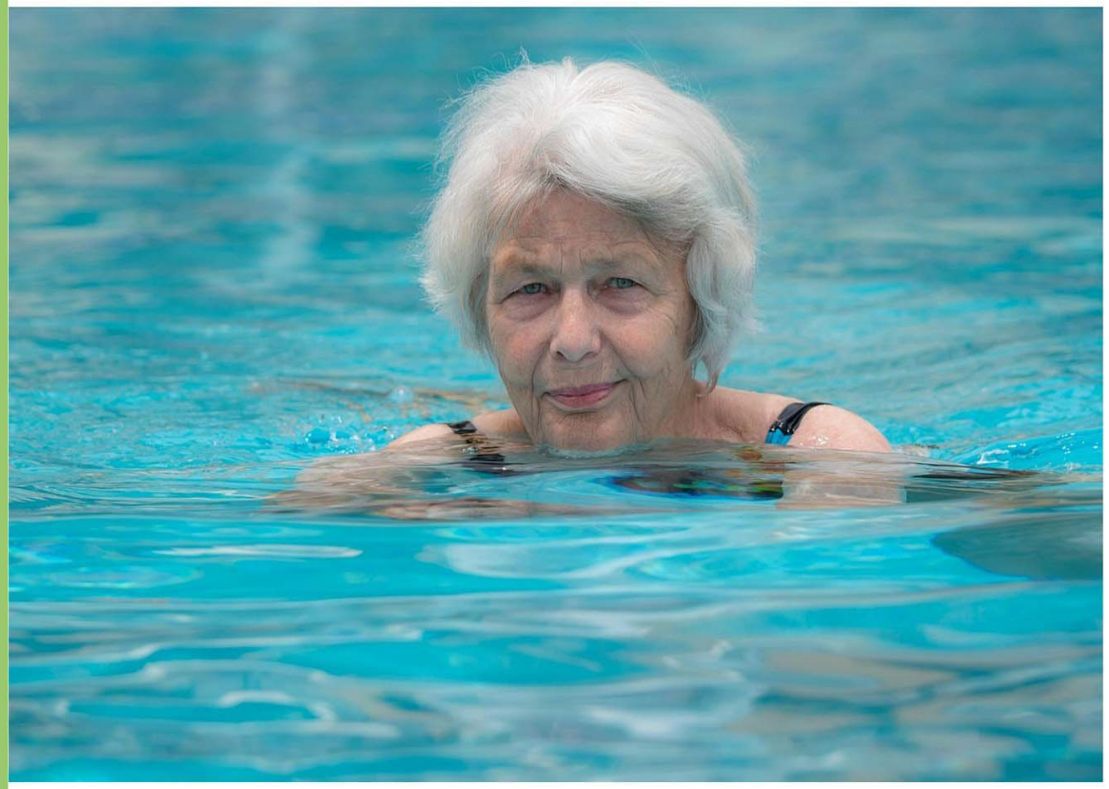
Community consultation will allow residents, organisations and visitors to share their views on affordability, priorities and funding approaches. This is especially important given that Break O'Day has one of the highest levels of social and economic disadvantage in Tasmania and one of the oldest populations in the State. Any future funding model must recognise these realities and ensure that decisions made today do not add to long-term financial stress for households.

Any decision must therefore balance aspiration with affordability, ensuring that new facilities do not compromise the renewal of existing infrastructure or essential services. Through open dialogue and shared understanding, the community can determine a pathway that reflects both ambition and financial responsibility one that strengthens, rather than burdens, Break O'Day's future.



BREAK O'DAY COUNCIL AQUATIC CENTRE BUSINESS CASE

PROPOSAL



MARCH 2026

Break O'Day COUNCIL

Prepared by Otium Planning Group Pty Ltd
www.otiumplanning.com.au

OTIUM
SPORT + LEISURE + COMMUNITIES

Otium Planning Group Pty Ltd

Head Office:
Suite 17, Waterman Workspaces
Level 1, 678 Victoria Street
Richmond VIC 3121
ABN: 30 605 962 169
Phone: 1300 718 004
Email: info@otiumplanning.com.au
Web: www.otiumplanning.com

Local Office:
Suite 17, Waterman Workspaces
Level 1, 678 Victoria Street
Richmond VIC 3121
Contact: Kate Maddock or Bruce Mackay
Email: kate@otiumplanning.com.au, or
bruce@otiumplanning.com.au

Otium Planning Group has offices in Brisbane, Christchurch, Melbourne, Perth, Sunshine Coast and Sydney.

Otium acknowledges the Australian Aboriginal, Torres Strait and South Sea Islander peoples of this nation. We acknowledge the traditional custodians of the lands on which our company is located and where we conduct our business. We pay our respects to ancestors and to Elders, past, present and emerging. Otium is committed to national reconciliation and respect for indigenous peoples' unique cultural and spiritual relationships to the land, waters and seas, and their rich contribution to society.

OTIUM
SPORT + LEISURE + COMMUNITIES

Contents

1. Introduction 1
   - 1.1 The Project 1
   - 1.2 Project Understanding 1
2. Why Otium 2
   - 2.1 The Otium Advantage 2
   - 2.2 Project Case Studies 5
   - 2.3 Project Referees 6
3. The Project Team 7
   - 3.1 Project Director 7
   - 3.2 Project Team 7
   - 3.3 Sub Consultant Team 9
4. Project Approach 11
   - 4.1 Business Case Content 11
   - 4.2 Methodology 13
   - 4.3 Program 16
5. Project Budget 17
   - 5.1 Project Payment Schedule 19
6. Administrative Matters 20
   - 6.1 Insurances 20
   - 6.2 Contract Provisions 20
     - 6.2.1 Documents Comprising Our Full Proposal 20
     - 6.2.2 Completion of Tasks and Unavoidable Delays 20

Appendix 1: Other Tender Information 24
- Quality Assurance 24
- Environmental Initiatives 24
- Work Health and Safety 24

Appendix 2: Case Studies 25

1. Introduction

The Break O'Day Council is seeking a consultant to prepare a detailed Business Case to guide all future stages of development, funding, and delivery of the proposed Aquatic Centre.

1.1 The Project

Following the Break O'Day Aquatic Facility Feasibility Analysis, which examined whether it is practical to build a new aquatic centre in the Break O'Day municipal area, Council, as part of its gated methodology, now wishes to proceed to the Business Case and Design Development Stage.

Otium Planning Group has already completed many tasks applicable to the Business Case, allowing us to quickly review content that may need updating and focus on areas that require development to create a compelling business case.

1.2 Project Understanding

The Draft Aquatic Feasibility Study (November 2025) presented Break O'Day with three aquatic development options.

The analysis demonstrated that the Council cannot finance an aquatic facility of this magnitude on its own. Should the community wish to pursue such a project, seeking significant external funding (i.e. 100%), preferably from the Federal Government, represents the most viable course of action. Although full external grants may cover capital construction expenses, ratepayers would nonetheless incur additional costs due to higher rates required to address ongoing operational deficits.

After consulting the community, Council has decided to advance the project to the next stage, which involves preparing a detailed business case with concept designs, refined demand modelling, and cost estimates. This will allow Council to seek Federal and State infrastructure funding or election commitments for full or partial construction costs.

This document contains our understanding of the project and why Otium is best placed to deliver your project.

2. Why Otium

We are a contemporary leisure planning and business development consultancy providing services in planning, facility development, management and funding for the sport, recreation and leisure industries throughout Australia, New Zealand and Asia Pacific.

We are an industry leader in sport and leisure planning and seek innovative solutions to meet client needs. Otium continually researches trends here and overseas to ensure our advice is contemporary and reflects best practice. Our industry experience means we can support our clients in every facet of sport and recreation.

2.1 The Otium Advantage

National Expertise + Local Understanding

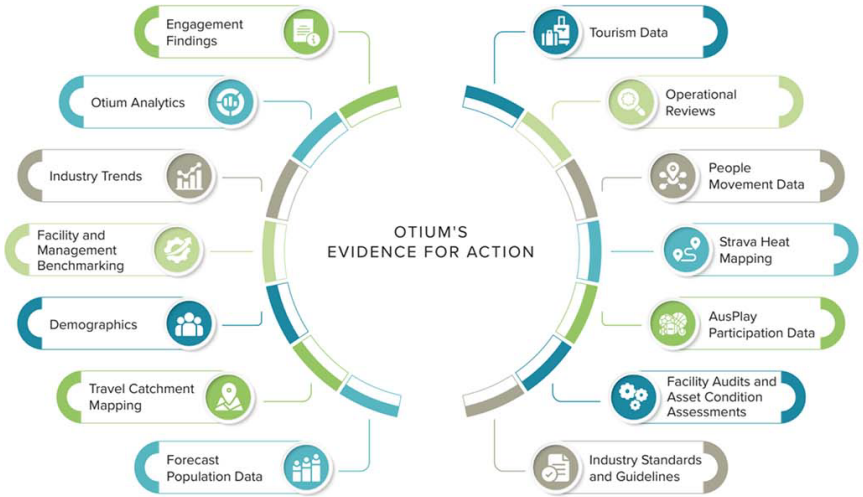
With decades of project knowledge and contemporary industry understanding to draw on, we offer realistic evidence-based solutions, scaled to suit the needs and resources of the project. Our project experience includes more than 2,300 projects across Australia and New Zealand.

Please see **Appendix 2** for a detailed list of relevant project experience.

Understanding the Issues

Our consultants are highly knowledgeable and have direct experience working in local and state government environments across Australia. As individuals and as a team we understand the evolving challenges the sport, recreation and active living industry faces.

Our project team have been involved in all phases of projects at a local, regional and state-wide level. This includes delivering strategies, project managing capital delivery and providing advice on business planning, funding, occupancy and management. We have relationships with all our sub consultants with a proven record of delivery as a project team.



Scale + Reach + Capacity + Track Record

The capacity to respond rapidly to clients with the right staff and resource networks means we can deliver on the most challenging projects. With offices in most capital cities and key specialist partners in architecture, engineering and landscape architecture, we can assemble a team with the right skills for any project. Our past clients will confirm that our collaborative approach to planning and design will deliver well-researched and readable reports with realistic and implementable recommendations.

Industry Leaders

We are passionate about the industry and our staff work hard to contribute to expanding the profile and importance of the role that sport and recreation facilities play in keeping communities active and healthy.

We regularly present at conferences, provide training and professional development workshops and support research in numerous interest areas. We maintain professional memberships in Parks and Leisure Australia, Aquatic and Recreation Institute, Planning Institute of Australia, Venue Managers Association, Outdoors QLD, International Association of Sport and Leisure Facilities and the International Association for Public Participation.

Benchmarking + Modelling + Mapping Capability

Otium Analytics is an interactive tool based on our in-house data models and analysis, developed from 20 years of information and testing. It integrates GIS, demographic, and modelling tools. It supports comparative analysis of solution options to inform better decision-making for our clients.

The Otium Analytics Model suite allows a model to represent a truly local context, informed by decades of experience. It also allows for a wide variety of scenario modelling to be compared to ensure all outcomes are investigated. The interactive interface allows our staff to work with clients to understand the inputs that drive the models and to test their own assumptions and the impact they have on outcomes in real time.

There are three interactive models utilised:

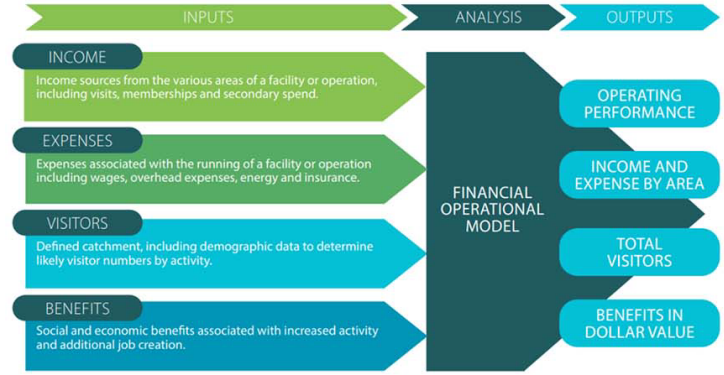
- Benefits Assessment Model
- Demand Analysis Model
- Financial Operational Model.

These models will help inform decision makers within the sport and leisure industry, including Local, State and Federal Government, peak sporting bodies, and facility operators, about the “why” and “what if” questions.

Otium Analytics includes a data hub that harvests and stores data, models and research in sports and leisure planning. The Otium Data Hub is supported by Otium’s trusted, reputable and reliable modelling tools that have reimagined into automated applications with interactive interfaces.

Figure 1: Financial Operational Model Overview

Financial Operational Model



Mapping

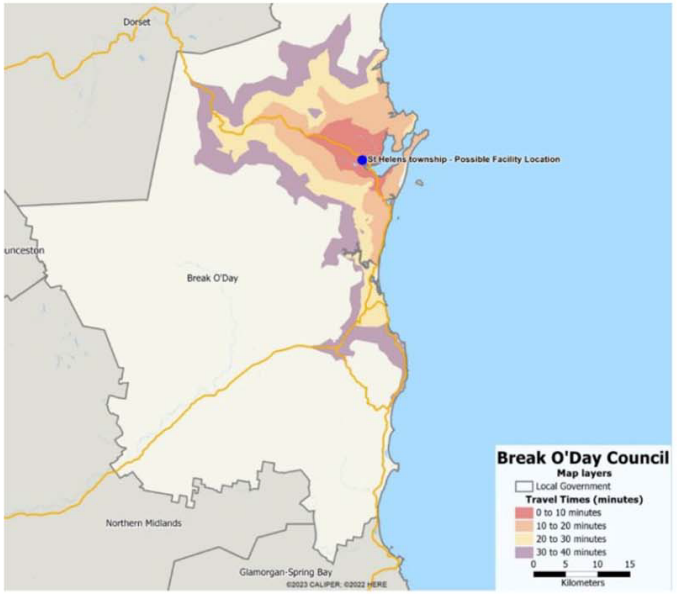
Planwisely is a geospatial analytics platform that's designed to give planners and policy-makers evidence-based insights into urban, regional and open space environments. These insights can then be used to effectively guide decision-making and deliver better outcomes for real people in cities and towns, public spaces and regional areas.

Planwisely has a web-based map interface that allows users to visualise a wide range of demographic, mobility and traffic data for all of Australia. The platform allows Otium to securely load its own datasets and combine them with the existing data library to get deeper insights. Planwisely also provides easy-to-use tools and functions for uncovering insights, such as catchment analysis, report generation and data export.

Otium's access to Planwisely helps us to:

- Understand the current and future demand for community and recreation facilities based on demographic and mobility data.
- Identify the optimal locations for new or upgraded facilities based on catchment analysis, accessibility and land use.
- Evaluate the impact of different scenarios and options on the performance and usage of facilities.
- Communicate and collaborate with stakeholders and the public using data visualisation, reports and maps.

Planwisely also allows Otium to develop travel-time-based catchment mapping.



2.2 Project Case Studies

Recent relevant projects include:

Projects

Clarence Strategic Sports Facilities Plan

Client: City of Clarence

Project Purpose:

- To create a Recreation Infrastructure Plan that informs strategic investment decisions that improves existing and creates new sport and active recreation infrastructure.
- Conduct research and engage with key stakeholders and community.
- Assess the current and future demand for sport and active recreation facilities.
- Develop a planning framework including hierarchy and design standards.

Project Outcomes:

- Development of a Strategic Plan with vision, guiding principles, planning framework and recommendations and based on comprehensive evidence base.
- Development of a prioritised road map of improvements for the next 20 years. The road map identified the delivery sequence for all site-specific improvements.

Bayview Secondary College Sports Precinct Business Case

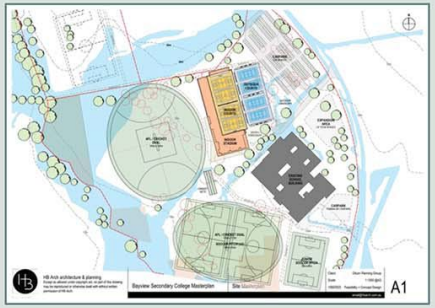
Client: City of Clarence

Project Purpose:

- Explore the feasibility study of a regional sports precinct that will meet the future sport and recreation needs of Clarence.
- Develop a master plan and concept plans that are costed
- Prepare a **business case**

Project Outcomes:

- Development of an agreed master plan and concept design for multi-sport fields and indoor and outdoor court facility associated with the Bayview Secondary College.
- The demand analysis model, financial operational model and benefit assessment model supports the project.
- The business case supports the investment in the project and shows a positive social and economic benefit.



See **Appendix Two** for more case study examples. As the previous detailed Business Cases we have prepared and completed are confidential, we would be happy to share further examples with Council online if required.

2.3 Project Referees

Name	Organisation	Projects	Contact Details
Bryn Hannan Team Leader Open Space and Recreation	City of Clarence (TAS)	• Bayview Secondary College Sports Precinct Feasibility Study and Business Case • Clarence Sport Facilities Strategic Plan	M: 0438 149 371
Callum Fletcher Senior Project Manager	Tamworth Regional Council	• Tamworth Regional Aquatic Centre Business Case (see Appendix Two)	M: 0402 266 346
Greg Doman Director Environmental Services	Inverell Shire Council	• Inverell Aquatic Centre Business Case (see Appendix Two)	M: 0459 999 461

Testimonials

"Thanks for your excellent work on this project, and for your very comprehensive presentation today. The draft report is of a very high standard and provides us with good background information that will help us in the next steps. Thanks also for offering to provide us with some dot points that will outline the next steps, your expertise in this is much appreciated."

Mandy Nelson, Program Coordinator, Community Infrastructure Programs
Community Infrastructure and Place, Sport and Recreation Victoria
Department of Jobs, Precincts and Regions

"Over the many years of working with consultants on so many different projects, both here and in Canada, I can honestly say there are only two consultants that have stood out as my top two, and you guys are one of those two."

Greg Fox
Project Manager – Strategic Projects
Clarence City Council

3. The Project Team

The following Otium team members will be engaged on this project.

3.1 Project Director

Kate Maddock – Managing Director
BA (Recreation), MBA. Member of Parks & Leisure Australia.

Kate is the Founding Managing Director of Otium. She is an experienced leisure and sports planner who has undertaken an extensive range of projects in all states of Australia and in New Zealand. Kate has been involved in all areas of leisure, sport and recreation planning with a specialist focus on leisure and sport facility master planning, development, design, management and business analysis. Her project experience is extremely varied ranging from international and national facility development through to local area facility, business and management strategies.

Kate has also worked with numerous State Sporting Associations on the development of strategic plans and has assisted many clients in successfully securing State and Federal Government grants. Her focus is on building strong, ongoing relationships with clients to ensure practical solutions from feasibility through to project delivery. As Managing Director of Otium, Kate, along with her fellow Directors, has contributed to the company quickly becoming a dynamic and highly respected sport and recreation planning company.

3.2 Project Team

Bruce Mackay – Associate
BASc (Human Movement), Dip (Human Resources). Member of Aquatics and Recreation Victoria - Facility Management Committee, Australian Institute of Company Directors.

Bruce has proven success over many years at the Executive and Management levels. With over 30 years of experience in the aquatics, recreation and leisure industry, he has a deep and broad understanding of this sector. Bruce has served as CEO of two wholly owned local government start-up enterprises and has project experience including master planning, design, feasibility studies, management and business analysis, management model and operating reviews, specification creation, evaluation and performance monitoring.

As a contemporary industry leader with first-hand experience within various management models, Bruce brings a practical approach to identifying options to solve strategic and operational challenges. He focuses on developing tailored, meaningful and practical outcomes for clients throughout Australia. Bruce maintains a strong network of industry professionals in the sector and is well-informed on industry trends and innovations.

Josie MacCartney – Senior Consultant

BA (Recreation Management), Certificate – IV in Training and Assessment.

Josie has extensive experience in feasibility planning, design development, establishment and activation of operations across various major leisure and aquatic facilities.

In her most recent role as Leisure Major Projects Officer at the City of Darebin, Josie was responsible for the planning, delivery and activation stages of the Narrandjeri Stadium and the Northcote Aquatic and Recreation Centre. Her role also included contract management of the appointed operator in the pre-opening and establishment phases of these projects. Josie's role also included management of contracts and licence agreements for a number of Council leisure facilities.

Josie has well-established project management skills, including highly developed community engagement, relationship and stakeholder management skills. She has proven and effective contract management experience in diverse and complex service provider contracts and license agreements within Local Government.

Saee Patil – Recreation Planner

Master of Sports Management, Master of Tourism, BBus (International Business).

Saee is passionate about the sports industry and sports education and joins the Otium team with a solid background in Aquatics education. Her previous experience in aquatics programs at the Melbourne Sports and Aquatic Centre and at Geelong Grammar School included coordinating and executing sports programs, swim teaching and program planning.

Saee was also responsible for planning and executing sports events and was in charge of plant room operations, developing an Operations Manual and Water Quality Risk Management Plan to ensure council regulations were met. Program Supervisor and Coordinator roles allowed her to develop management and leadership experience and involvement in recruitment, teamwork and planning.

Larissa Kleiss – Marketing and Communications Coordinator

BA (Industrial Design), Grad Cert (Project Management)

With over 25 years' experience in project management in sport, leisure and events, Larissa is responsible for Otium's marketing and communications activities. Larissa has a strong background in major event and project management, having worked at some of Melbourne's biggest sporting events including 10 years with the Melbourne 2006 Commonwealth Games Bid and Organising Committee in the Sport and Operations Division, responsible at Games time for the planning, management and delivery of the Sport Presentation and Medal Ceremonies programs. Her event experience also includes the Australian Formula 1 Grand Prix and the Commonwealth Youth Games.

Larissa has also worked as Manager of Ceremonies and Protocol at La Trobe University, Melbourne, where she was responsible for the local, regional and international graduation ceremonies, protocol, formal functions and special events for the University.

3.3 Sub Consultant Team

The sub consultant team includes:

HB Arch Architects

Gray Barton, Director / Architect and Allison Hopper, Director / Architect from HB Arch are experienced sports facility architects and will provide design services to the project.

Gray Barton has 25+ years' experience as an architect, with 9 years as a director of Williams Ross Architects. With a professional focus on sports and recreational architecture, Gray's expertise in the management of challenging and complex project types extends to performing arts, education, community and commercial design.

https://www.hbarch.com.au

Turner & Townsend Quantity Surveyors

Jason has over 29 years of professional quantity surveying and contract administration experience of a wide variety of building projects both in Melbourne and around Australia. Jason's experience with sports and leisure projects includes being project lead and lead quantity surveyor.

Sports & Aquatic Centres:

- Kew Recreation Centre
- St Albans Leisure Centre
- Bendigo Indoor Aquatic and Wellness Facility
- Bacchus Marsh Sport Stadium

https://www.turnerandtownsend.com

Michael Connell & Associates

An economist and analyst, Michael has more than 20 years' experience in: market analysis and modelling; business cases; and economic impact assessments. He has worked extensively in regional cities and towns around Australia and in major urban centres.

His sector experience covers: sports and recreation facilities (including aquatic centres); accommodation (hotels, eco-tourism); cafes and restaurants; galleries and museums; visitor experience centres; mountain bike trails; and Indigenous tourism projects. He has extensive experience in demand modelling and economic analysis for these types of projects.

His sports and recreation projects cover: sports facilities – aquatic centres, indoor sports centres, sports grounds and stadiums; mountain bike trails; and adventure experiences.

Over the last 9 years, Michael has worked with Otium on a wide range of feasibility studies, business cases and funding submissions. These include aquatic, sports and leisure facilities in various city and regional locations: Surf Coast, Bass Coast, Latrobe Valley, Mansfield, Frankston, Darebin, Wyndham, Tamworth, Lake Macquarie, Mackay, Hobart and Kingaroy.

He is experienced in preparing the economic analysis and impact assessments for funding submissions to the Australian Government and State Governments (Victoria, New South Wales, Queensland, Tasmania). The methodology used aligns with government requirements for business cases, economic impact assessments and cost benefit analysis.

Qualifications: Master of Economics from La Trobe University; Bachelor of Economics (Hons) from Monash University; International Business Program Georgetown University Washington DC; Industrial Scholarship Program Osaka Japan (assessment of international investment projects); and the US Government International Visitors Program (economic development of cities and precincts).

4. Project Approach

4.1 Business Case Content

We have mapped the contents of the Tasmanian Government Large Project Business Case Template and Guide below. The Aquatic Centre Business will align with this template to ensure it addresses key government and funding requirements.

Table 1: Business Case Content

Section	Description	Responsibility
Executive Summary	Logical, clear concise summary of the document and highlights the key issues	Otium
Introduction/Background	• Introduction of the business problem • Description of what has happened in the past to address the problem • Outline of the current status at the time of writing the Project Business Case	Otium

Overview	• Project Title
	• Vision
	• Organisation Objective
	  ○ Government Objective(s): Tasmania *Together*
	  ○ Australian Government Objective(s)
	  ○ Corporate Objective(s)
		Otium

The Business Case	• Purpose of the Business Case • Sponsor • Intended Audience	Otium
Situational Assessment and Problem Statement	Clear establishment of the benefit to the organisation for proceeding with the proposed project	Otium
Critical Assumptions and Constraints	• Assumptions made during the planning process to be recognised and recorded. • Any requirements for specialist resources or skills identified, and any dependencies that exist with other projects or initiatives.	Otium
Analysis of Options	• Identification of Options • Comparison of Options • Recommended Option	Otium/Architect/Quantity Survey/Economist
Benefit/Cost/Risk Analysis	• Benefits & Disbenefits • Costs • Stakeholder Analysis	Otium/Economist and Council (where Council's financial position and

Section	Description	Responsibility
	• Key Issues • Identified Risks & Minimisation Costs • Summary of Benefit/Cost/Risk Analysis	cash flow projections are required)
Implementation Strategy	• Target Outcomes • Outputs • Stakeholders • Related Projects • Organisational Impact • Outcome Realisation • Work Plan • Resources • Project Management Framework	Otium and Council
Appendices	• Benefit Analysis • Risk Analysis	Otium

4.2 Methodology

The proposed detailed methodology and timeline aligned with the above template are detailed in the table below.

Table 2: Methodology

Stage	Tasks	Detail	Who
Project Commencement	**Project Inception Meeting** to discuss and confirm project methodology, relevant research and communication protocols	OPG will coordinate a meeting with the project manager to work through the proposed project methodology, tasks and timelines. All relevant research and past studies and plans will be also collected at this meeting. OPG will host a Project Inception Meeting with the project team to confirm methodology, timing, discuss relevant reports and documents to review and establish communication and project management protocols. We will combine the inception meeting with a site visit with technical experts once the scope is finalised.	Otium Planning Group
	Project Plan to confirm scope, budget, program, governance framework, risk management plan and engagement plan	OPG will prepare a Project Plan that refines the methodology, identifies key milestones and delivery timeframes and includes a Project Management Program, Governance Framework, Risk Management Plan and Communications and Engagement Plan. OPG will identify relevant information and data requirements and issue an RFI if required.	Otium Planning Group
Project Management	**Project Management Meetings** to discuss project progress, issues resolution, key messages and next steps	Monthly project management meetings are scheduled from May to August 2026.	Otium Planning Group
	PCG Workshops to discuss key questions, research findings, next steps and key decisions	One online workshop/briefing session is proposed with the Project Control Group. The following session is proposed: • Draft Business Case Report Workshop.	Otium Planning Group
	Council Briefings to report and seek adoption of Business Case	One Councillor Briefing (online) is proposed: • Draft Business Case Report Briefing.	Otium Planning Group
Stage 1 Feasibility Study Review	**Background Research** of relevant strategies, background information and research	Based on the strategic and demographic review undertaken as part of the Feasibility Study a summary of the key strategic drivers from Councils plans and strategies will be completed to help inform the Business Case.	Otium Planning Group
	Demographic Review examining population, demography and health and wellbeing characteristics		

Stage	Tasks	Detail	Who
	Demand Assessment examines the current and future participation and utilisation.		
	Targeted Stakeholder Engagement through interviews		
Stage 2 Technical Assessments, Concept and Cost Plan	**Geotechnical and Soil Contamination Report**	Pending confirmation of the final site selection by Council, the Project Team will undertake a geotechnical and soil contamination site assessment to review the ground conditions of the preferred site for the aquatic centre. OPG will conduct a desktop analysis of all relevant site information, including reviewing key findings from previous technical reports prepared and supplied by Council. ***Please note the "below the line" additional technical assessments (flood overlay, traffic, environmental, cultural/heritage) that maybe required and will depend on the preferred site.***	Otium Planning Group/Geotechnical expert
	Concept Plan design of proposed facility and 3D render views	OPG will engage architects to prepare the concept plans for the proposed development using the component schedule that has already been developed. The plans will include: • Prepare concept design (floor plans) for the aquatic centre. • Obtain & review existing site aerial images; Compile drawing base plan • Workshop site and concept plan options (simple block layouts) • Prepare two 3D rendered images (internal view of pool hall, and external view) and one round of client edits to renders. • Allows for up to three design edits - draft issue and two rounds of client review feedback/edits. Council will need to supply survey data as required.	Otium/Architect
	Financial Cost Analysis (Cost Plan) detailing capital and lifecycle costs for the preferred concept design.	OPG will engage Turner and Townsend to review and update the cost plan for the proposed aquatic centre. The financial costs attributable to the project will include the capital costs associated with the development of the facility and the whole-of-life costs associated with its operation and maintenance. Estimates for these costs will be obtained and incorporated into both the financial and economic models.	Turner and Townsend
Stage 3 Business Case	**Investment Case and Rationale** will include investment logic mapping	OPG will lead the investment case. The investigation will include: • Conduct Investment Logic Mapping workshop articulating problem definitions, strategic options, benefits and solutions	Otium/economist
	Financial Operational Model will identify the operational	OPG will review and update as required the set of operating assumptions as the basis for the financial operational model, including:	Otium Planning Group

Stage	Tasks	Detail	Who
	performance including visitation, revenue and expenditure **(Management and Financial Case)**	• Fees and charges • Class ratios and program enrolments • Staffing costs – agreed award including oncosts • Utility costs – electricity, gas and water • Operating costs • Asset maintenance and renewal costs. These assumptions will be used to inform a detailed financial operational model to quantify the operating performance of the proposed facility. OPG will prepare a financial model write up to explain the agreed assumptions and operational performance outputs including visitation, revenue, expenditure, operating performance and centre performance.	
	Social and Economic Benefit Assessment will identify the benefit cost ratio of the project together with job creation and regional economic benefits **(Economic and Commercial Case)**	OPG will engage Michael Connell and Associates (MCa)to review and update as required the social and economic benefit assessment. The assessment will include: • Detailed economic modelling and financial analysis • Value capture opportunities for both community and commercial outcomes • Prepare a social and economic benefit report summarising key outputs including benefit cost ratio, job creation and regional economic impact.	MCa
	Draft Business Case will summarise key findings of Business Case tasks	A Draft Business Case Report will be prepared that builds on the Feasibility Report and includes the investment logic mapping, and updates financial operational model and social and economic benefits as required. The Business Case will be aligned with the Tasmanian Large Projects Template and Guide and include the contents outlined in section 4.1.	Otium Planning Group
	Final Business Case will respond to feedback and approved edits	The Final Business Case Report will be prepared following a review of feedback received from the Project Control Group. A graphically designed Summary (Advocacy) Report will be prepared to support the Business Case that identifies: • Why the project is needed? • What is proposed? • How will it be delivered ? • What are the benefits?	Otium Planning Group

4.3 Program

The proposed project timeline is outlined in the table below:

Table 3: Project Timeline

Stage	Tasks	April 2026	May 2026	June 2026	July 2026	August 2026
Project Commencement	Project Inception Meeting					
	Project Plan					
	Project Management Meetings					
	PCG Workshops					
	Council Briefings					
Stage 1 Feasibility Study Review	Background Research					
	Demographic Review					
	Demand Assessment Review					
	Targeted Stakeholder Engagement Review					
Stage 2 Technical Assessments, Concept and Cost Plan	Geotechnical and Soil Contamination Report					
	Concept Plan					
	Financial Cost Analysis (Cost Plan)					
Stage 3 Business Case	Investment Case and Rationale					
	Financial Operational Model					
	Social and Economic Benefit Assessment					
	Draft Business Case					
	Final Business Case					

5. Project Budget

The total project costs, including consultant hours and project disbursements, are based on:

Total OPG Consultant Costs (excluding GST)	$25,000.00
Total Architectural Costs, including concept plan (excluding GST)	$11,120.00
Architectural Renders 2 x 3D renders (excluding GST)	$8,590.00
Total MCa Costs (excluding GST)	$4,000.00
Total Quantity Surveyor Costs (excluding GST)	$3,000.00
Total Geotechnical Costs (excluding GST)	$6,000.00
Total Graphic Designer Costs (excluding GST)	$1,500.00
Project Disbursements (excluding GST)	$1,000.00
Subtotal Project Costs (excluding GST)	**$60,210.00**
GST (10%)	$6,021.00
TOTAL PROJECT COSTS (including GST)	**$66,231.00**

NOTE:
The above fee estimate is based on our proposed methodology and the scope and tasks detailed within. For this project we have discounted our normal hourly rates to prepare the above estimate. These rates apply solely to the tasks specified in our methodology. The tender price is valid for ninety (90) days from the submission date.

The Technical Assessments listed below are currently ***excluded*** from the methodology and can be discussed with Council following final site selection.

Assessment	Detail
Technical Assessment: Flood Impact Report (only if applicable)	• Review background information including previous master plan, floodway mapping and studies / information. • Consult the local catchment management authority and Council and seek their input on what criteria or expectations they have when developing facilities in / near floodway and likely impacts • Identify and consider the flooding risks to the project and provide design advice on the best way to respond or mitigate these impacts Prepare flood modelling to demonstrate that the proposed impact on the floodway from development is acceptable.
Technical Assessment: Traffic Impact Report (only if applicable)	• Collate and review relevant background material, relevant studies, and any transport / operational data available from Council / Project Team. • Inspect the subject site and the surrounding environs, including the existing car parking within the precinct and the vehicle access points to the site. • Review existing public transport services, pedestrian, and bicycle facilities near the site. • Liaise with authorities regarding road network planning, parking opportunities and access arrangements for the site. • Undertake a high-level transport overview on the site layout plan, including consideration of: Site vehicle access arrangements; Internal access road • Parking provision and opportunities; Pick up and drop off areas; Disabled parking requirements; Pedestrian and bicycle facilities; Bus and loading arrangements; Internal traffic management. • Consideration of high-level traffic and parking management opportunities for larger events. • Liaise with the project team via phone and email, including attendance at two video meetings. Provide a preliminary report documenting findings and recommendations.

Assessment	Detail
Technical Assessment: Biodiversity Impact Report	The assessment could include: • Standard natural values assessment and report including mapping trees • Review databases and publically available ecological information relating to flora and terrestrial fauna. This includes resources such as the TASVEG and Tasmanian Natural Values Atlas, and the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) Protected Matters Search Tool (PMST). • Identify the likely ecological values and constraints that may be present on the site, such as native vegetation and habitat for threatened species and/or ecological communities. • Identify the key implications of state and federal legislation, local policy, and planning approvals relevant to ecology and biodiversity. • Outline the likely approvals, and type of native vegetation offsets, that may be required for development. Recommend any further assessments of the site that are likely to be required for the development of the site. Such as a flora and fauna assessment and/or targeted searches for threatened species.
Technical Assessment: Cultural Heritage Impact Report	The assessment could include: • Lodge an Aboriginal Heritage Register Search Request with Aboriginal Heritage Tasmania • (AHT) to access data (site cards, reports) relating to Aboriginal cultural heritage listed on the • Aboriginal Heritage Register (AHR) within and near the study area • Search the National Heritage List (NHL) and Commonwealth Heritage List (CHL) to identify any listings within or adjacent to the study area • Search the Tasmanian Heritage Register (THR) to identify any historical sites of State significance to Tasmania. • Review the Local Provision Schedule (LPS) to identify locally listed heritage places, places of archaeological potential and heritage precincts within the study area

Assessment	Detail
	subject to the provisions of the Tasmanian Planning Scheme. • Complete archival research (in person and online) at the Tasmanian Archives and State Library of Tasmania to identify historical maps and plans, aerials and historical records relevant to the study area. • Complete desktop research relating to Aboriginal heritage, including review of relevant reports, site cards, ethnohistorical and environmental data. • Based on the research completed, develop a land use history for the study area, including areas likely to have been subjected to significant ground disturbance and areas with the potential for previously unrecorded heritage sites. • Prepare maps presenting geological context, natural soils, topography, waterways, the locations and types of Aboriginal heritage sites in the area, and any listed historical heritage sites within the study area. • Develop a zoning plan defining the location and extent of Aboriginal heritage sites within the study area (informed by the research and desktop review processes) to identify areas of greater and lesser likely Aboriginal heritage sensitivity. • Synthesise the results of the above into a PCHA report draft, including recommendations outlining potential heritage constraints to the project and identification of statutory requirements under the relevant legislation. All recommendations would ensure best practice cultural heritage management is achieved.

The discounted hourly rates used to estimate the fixed fee are:

Roles	Hourly Rates (excl GST)
• Director	$315
• Senior Associate	$280
• Associate	$260
• Senior Consultant	$235
• Consultant	$200
• Graduate	$155
• Administration	$105
• Architecture/Landscape	$315
• Mapping	$165
• Graphic Art	$150

The following fees are ***estimates*** for the technical assessments if required (firm quotations will be sought as required):

1. Technical Assessment: Flood Impact Report $10,000
2. Technical Assessment: Traffic Impact Report $10,000
3. Technical Assessment: Biodiversity Impact Report $4,000
4. Technical Assessment: Cultural Heritage Impact Report $3,000

Additional Tasks, Change of Scope and Variations

Where additional tasks, a change of scope and variations arise, we will revert to our standard hourly rates. Circumstances where this may occur could include:

- Additional iterations of reports (beyond those identified in our methodology).
- Additional tasks involved in reviewing/reconciling feedback provided by the client that has not been consolidated into a single set of comments/changes.
- Additional engagement tasks requested by the client.
- Any other additional tasks requested that are not outlined within our methodology.

Our standard commercial rates are summarised below:

Roles	Hourly Rates (excl GST)
• Director	$375
• Senior Associate	$340
• Associate	$315
• Senior Consultant	$280
• Consultant	$235
• Graduate	$185
• Administration	$125
• Architecture/Landscape	$360
• Mapping	$200
• Graphic Art	$180

Sub-consultant Fees and Additional Travel and Other Expenses

Where additional tasks, change of scope and variations impact on the work required from sub-consultants within our team, the cost of this additional work will be charged to the client plus administration costs of 10%.

Where additional travel and other expenses are incurred due to a change in scope, tasks or other variations, these costs will be charged to the client plus administration costs of 10%.

5.1 Project Payment Schedule

Otium understands that the payment schedule as outlined below is proposed for this project:

Payment 1	Project Commencement	30%
Payment 2	Completion of Stage 2	30%
Payment 3	On submission of Draft Business Case	30%
Payment 4	On submission of Final Business Case	10%

6. Administrative Matters

6.1 Insurances

Otium holds the following insurances:

Type of Cover	Insurer	Sum Insured	Policy Number	Expiry Date
Public Liability	CGU Insurance Limited	$20,000,000	15T4581436	06/02/2026
Professional Indemnity	CGU Professional Risks Insurance	$10,000,000	04MIS2727753	27/07/2026
WorkCover	Allianz Australia Workers' Compensation (Victoria) Limited	N/A	14658671	30/06/2026

6.2 Contract Provisions

6.2.1 Documents Comprising Our Full Proposal

This proposal and any attached schedules or appendices form the basis of our submission and response to the brief. The tasks and costings detailed within this proposal comprise our full submission and any other tasks or actions which have not been expressly identified within this proposal are not considered to be included within our proposal or contained within our fee estimate.

6.2.2 Completion of Tasks and Unavoidable Delays

Otium has prepared this proposal and proposed project timing in good faith and based on the information available at the time. However, we are unable to account or effectively allow for unforeseen events or external impacts that may significantly affect our ability to deliver the agreed services. Extreme weather events, state and national emergencies, and potential impacts of major health events (such as COVID-19) are beyond our control and may cause delays, travel restrictions or other unforeseen impacts. In all such cases we will work with the client to redesign project methodologies or adjust timeframes.

Appendix 1: Other Tender Information

Quality Assurance

Otium has an internal quality assurance system which it uses for all projects. All assignments are managed by a Company Director, who is responsible for project management and ensuring the project meets the needs of the client.

The company's quality assurance procedures are:

- The Project Director will personally control all aspects of the assignment. In this role they will have prime responsibility for meeting project specifications and personally presenting key data and reports to clients.
- The Project Manager will be the Lead Consultant and key liaison for the project. They will manage all project tasks.
- Consultants will work directly under the supervision of the Project Director and be directed by the Project Manager. Their primary role will be in consultation, data collection, summary and analysis.
- All reports and written material prepared by the Consultant will be vetted and authorised by the Project Director, prior to dispatch to the client.
- The Project Manager will maintain regular contact with the client to ensure that the project specifications are being met.
- We also complete second-party reviews and edits on all written documents and reports. All final draft and final reports are reviewed under our internal quality control process, where an independent company representative reviews and identifies any issues identified from this review.

Environmental Initiatives

Otium is committed to reducing its impact on the environment. We will strive to improve our environmental performance over time and to initiate additional projects and activities that will further reduce our impacts on the environment.

Our commitment to the environment extends to our customers, our staff, and the community in which we operate. We are committed to:

- Providing a safe and healthful workplace.
- Complying with all applicable environmental regulations.
- Preventing pollution whenever possible.
- Only use sustainable or recycled products where possible and conserve natural resources by reusing and recycling.
- Ensuring the responsible use of energy throughout the organisation.
- Working with suppliers who promote sound environmental practices.
- Training all our staff on our environmental program, educating and motivating them to act in an environmentally responsible manner and empowering them to contribute and participate.
- Communicate our environmental commitment and efforts to our customers, staff, and our community.
- Continually improve over time by striving to measure our environmental impacts and by setting goals to reduce these impacts each year.

Work Health and Safety

Otium is committed to providing a healthy and safe working environment. All employees, contractors and visitors to our workplaces will be expected to follow safe work practices in keeping with the Workplace Health and Safety Act 2011 and the company's policy and procedures, and to make every effort to reduce the risk of injury and illness to themselves and others. A copy of our Work Health and Safety Policy is attached to this submission.

Appendix 2: Case Studies

Inverell Aquatic Centre Business Case

Client
Inverell Shire Council (NSW)

Project Purpose
Otium has worked with Inverell Shire Council in regional NSW across various stages for the redevelopment of the Inverell Aquatic Centre - from initial feasibility through to operations. A critical piece of the project delivery was the preparation of a business case in accordance with NSW Treasury Guidelines.

Otium's Role
- Feasibility investigations and options analysis.
- Extensive community and stakeholder engagement.
- Concept plan development in conjunction with partner architects.
- Asset condition assessments in conjunction with partner engineers.
- Financial, operational and visitation modelling.
- Preparation of a business case to assist our client with their application for State and Federal funding opportunities.

Project Outcomes
- The business case for this aquatic facility helped secure $6,755,000 across two NSW Government Grant Programs.
- Innovative aquatic design to meet the specific needs of the Inverell community including a moveable boom to separate the 50m pool, allowing the indoor 25m portion to remain operational by closing the retractable glazed door during winter months.

Community Benefits
- The funding secured helped the delivery of the redevelopment that occurred in 2023 and 2024.
- The business case projected the following benefits:
  - Increased visitation from 35,000 visits to over 100,000.
  - Health benefits of $2.185 million over 10 years.
  - An estimated increase in regional income generated by the project of $15.962 million.
  - An average 14.9 FTE jobs per year.

Project Challenges/Key Learnings
- The Aquatic Centre was more than 60 years old and nearing the end of its operational life.
- A significant increase in operating costs since 2015, including repairs, maintenance, and energy.
- Regular user groups needs were not being met.
- The facilities were not fit for purpose to encourage broader community use.

Tamworth Regional Aquatic Centre Business Case

Client
Tamworth Regional Council (NSW)

Project Purpose
Otium has worked with Tamworth Regional Council with its planning, design, and funding applications in several projects for the Tamworth Regional Aquatic Centre and Northern Inland Centre of Sport and Health. The critical pieces of works were developing Business Cases in accordance with NSW Treasury Guidelines.

Otium's Role
- Feasibility investigations and stakeholder engagement.
- Site location assessments.
- Concept plan development.
- Preparation of a business case to assist our client with their application for State and Federal funding opportunities.
- Design specification of the Regional Aquatic Centre, including the schedule of necessary components.

Project Outcomes
- The Business Case for this Aquatic Centre was successful in earning $15 million through NSW Centre of Excellence Fund and $9 million through the Australian Government Growing Regions Fund.
- The project will provide regionally significant aquatic, sport, and recreational facilities to the local Tamworth community and the surrounding New England North West region across three development stages.

Project Challenges/Key Learnings
- The Council's existing Aquatic Centres were both aged and facing the end of their serviceable life.
- Consultation with a range of stakeholders and managing the needs required in the precinct.
- Testing of design options across various sites.
- Disruptions to planning and the cost implications of COVID-19.

Community Benefits
- The Business Case has significantly contributed to funding the $45 million centre.
- A total of $132,063.560 direct and indirect benefits will be realised over 10 years of the centre's operation.
- Increase in regional income through hosting of sporting events and additional employment opportunities.

Further Information

For further supporting information on Otium's skills, services and relevant project experience, please refer to our website: www.otiumplanning.com.

As a guide to some of our major projects, please visit our YouTube video channel to view our range of projects: https://www.youtube.com/channel/UCUkHexcJsQ4_5rPLFOYvtIg/videos

04/26.17.6 Local Government Reform – Councillor Numbers and Allowances Review Outcome

ACTION	DECISION
PROPONENT	State Government
OFFICER	John Brown, General Manager
FILE REFERENCE	039\004\018\
ASSOCIATED REPORTS AND DOCUMENTS	Letter from the Hon Kerry Vincent Reforms to Councillor Numbers and Allowances - Final Reform Position

OFFICER'S RECOMMENDATION:

That Council notes the State Government's final position on proposed reforms to councillor numbers and allowances and the potential implications for Council, including any changes to the number of elected members and the associated financial impacts.

INTRODUCTION:

The State Government has published its final position on proposed reforms to councillor numbers and allowances, following extensive sector consultation undertaken in late 2025.

The reforms form part of the State Government's Local Government Priority Reform Program and are proposed to be implemented through amendments to the *Local Government Act 1993*, with the intent of commencement in time for the 2026 local government elections.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 8 April 2026

Council Meeting 20 October 2025

10/25.17.3.614 Moved: Clr B LeFevre/ Seconded: Clr V Oldham

That Council provide a submission to the State Government on the Local Government Reforms to Councillor Numbers and Allowances Discussion Paper.

CARRIED UNANIMOUSLY

Council Workshop 6 October 2025

OFFICER'S REPORT:

This report provides an overview of the State Government's final position on the Review of councillor numbers and allowances and outlines the implications for Break O'Day Council.

Following consideration of feedback received through the Discussion Paper released in September 2025, the Review confirms that councils across Tasmania will generally comprise either seven or

nine elected members, with provision for a five-member model in limited circumstances where formally requested and approved. Break O'Day Council will transition from nine to seven elected members at the next local government elections later this year.
The reform also retains a six-category allowance framework for elected members, with a minimum increase of 14.25 per cent to councillor allowances. In addition, the methodology used to determine council categorisation has been refined to include the total number of rateable properties and the total length of council roads, including unsealed roads.

No changes are proposed in relation to statutory superannuation requirements or quorum provisions. The reforms will also embed the methodology within the *Local Government Act 1993*, with a statutory requirement for review every four years and a head of power for the Governor, on Ministerial recommendation, to adjust councillor numbers following each review cycle.

Financial Position (Statewide)

The reform package is intended to be broadly cost neutral across the local government sector, with estimated net statewide savings of approximately $85,000. While individual councils may experience minor variations in costs depending on their revised categorisation and elected member numbers.

Implications for Break O'Day Council

As a result of the consultation process and the feedback received, the State Government have decided to make some minor changes to the methodology to ensure it fairly reflects the relative representational demands on members across council areas, while still supporting the framework's medium to long term sustainability.

The following adjustments to the scoring rubric have been made:

- Including the total number of rateable properties (as a proxy for representational and service delivery demand for those local government areas with high levels of non-resident and holiday home populations).
- Including total kilometre distance of both sealed and unsealed roads (as a proxy for population dispersal and travel demands for elected members).

Including these changes has resulted in three councils moving up an allowance band compared to the original proposal: Break O'Day, Latrobe, and Derwent Valley.

From a financial perspective, the reduction in councillor numbers will not result in a decrease in total elected member allowance costs. Based on current allowance levels of $16,140 per councillor per annum, the reduction of two elected members equates to an estimated gross saving of approximately $32,280 per annum.

However, this saving will be offset by the application of the revised allowance framework as the Break O'Day Council is now classified within Allowance Band 2.2 (previously Allowance Band 2.3) which when coupled with the minimum 14.25 per cent increase. This would increase the base councillor allowance to approximately $22,064 per annum, resulting in total councillor allowance costs under a seven-member model of approximately $154,448 compared to approximately $145,260 under the current nine-member structure.

Taking both factors into account, the net financial impact for Break O'Day Council is expected to be an increase in cost in the order of approximately $9,000. In addition to the increase indirect allowance costs, there may also be minor indirect savings in associated areas such as elected member training, travel and governance support.

The reforms will be progressed through the Local Government Amendment (Targeted Reform) Bill, currently before Parliament.

STRATEGIC PLAN & ANNUAL PLAN:

Break O Day Annual Plan 2025-2026

Stakeholder Management
Legislative Reviews - Participate in reviews of legislation affecting Local Government

Financial Management
Financial Governance - Review and update key financial management policies to ensure alignment with current legislation, risk appetite, and long-term financial strategy

Financial Oversight - Maintain oversight of operational and capital expenditure to ensure value for money, alignment with strategic priorities, and support for long-term financial sustainability

LEGISLATION & POLICIES:

Local Government Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Final financial impacts will be confirmed once the legislative amendments to the *Local Government Act 199*3 are enacted and the updated allowance categories are formally applied to Council.

VOTING REQUIREMENTS:

Simple Majority

Minister for Housing and Planning
Minister for Infrastructure and Transport
Minister for Local Government

Level 10, 15 Murray Street, HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Email: Minister.Vincent@dpac.tas.gov.au

Tasmanian Government

19 MAR 2026

Dear Mayors and General Managers

The Tasmanian Government will tomorrow publish its final position on proposed reforms to councillor numbers and allowances.

The Discussion Paper on the proposed reforms, published in September last year drew significant interest over the course of engagement.

After considering the wide variety of feedback, the Government has determined a final reform position which, in summary, will see:

- All councils having either nine or seven elected members. *Unless* specified councils formally request they adopt a five-member model. These will be under new statutory provisions to be included in the *Local Government Act 1993*.
- Retention of the proposed six allowances categories and the minimum 14.25 per cent allowance increase.
- Inclusion in the council scoring methodology of the total number of rateable properties and total length of council roads, which includes unsealed roads.
- The reform proposal remaining cost neutral overall. Net savings at the statewide level are estimated at approximately $85,000. Fourteen of 29 councils will now incur small costs, up from seven under the initial proposal.
- No new statutory superannuation or quorum management provisions.
- Legislating the methodology in a schedule of the *Local Government Act 1993* for future numbers and allowances reviews, with a statutory requirement to routinely apply the methodology every four years.
- Creating a head of power for the Governor, by order and on the recommendation of the Minister, to adjust councillor numbers in accordance with future reviews, streamlining future application of the framework methodology.

We believe this final position reflects the broad support for the proposal, while capturing and incorporating many of the issues and considerations raised by the sector.

Further details on the final reform position are outlined in the final Position Paper, which is available on the Department of Premier and Cabinet website.

Importantly, to deliver the reforms we will be incorporating necessary enabling legislative changes in the current Local Government Amendment (Targeted Reform) Bill process. This will allow changes to be considered by Parliament and, if supported, delivered in time to commence from the 2026 local government elections.

As always, I want to thank you and your council for your engagement and for your support with the ongoing delivery of our Local Government Priority Reform Program.

Yours sincerely

Hon Kerry Vincent MLC
Minister for Local Government

Reforms to Councillor Numbers and Allowances

Final Reform Position

March 2026

Office of Local Government
Department of Premier and Cabinet

Tasmanian Government

Contents

Introduction 3
Final reform position 5
Councillor numbers 5
Councillor allowances 6
Scoring methodology and outcomes 7
Other reform elements 10
Implementation and next steps 13
Appendix 1: Detailed scoring of individual councils 14

Introduction

On 12 September 2025, the Tasmanian Government published a discussion paper proposing reforms to local councillor numbers and allowances. The proposed reforms respond to several issues with Tasmania's current framework. Tasmania has one of the highest numbers of local government elected representatives per head of population of any jurisdiction, and some of the lowest levels of remuneration. There are also significant inconsistencies in levels of representation across similar councils because of a patchwork of historical, opt-in review processes.

Key features of the proposed reform included:

- **Fewer councillors**: Reducing the total number of councillors from 263 to 203, with councils having either nine, seven, or five councillors based on their size and complexity.
- **A fairer framework**: Aligning councillor numbers and allowances to contemporary council responsibilities and ensuring greater consistency across similar councils.
- **Ongoing reviews**: Establishing regular, four-yearly reviews to keep the system up-to-date and responsive to community needs.
- **Additional support**: Exploring whether to require councils to pay the 12 per cent superannuation equivalent into councillors' super funds, rather than as part of their take-home allowance.

Public consultation on the proposed reforms occurred over an eight-week period, closing on 7 November 2025. Sectoral engagement was supported by three workshops facilitated by the Office of Local Government (one for general managers and two for councillors).

The reforms attracted significant community interest, and 49 submissions were received during the consultation period, including:

- 24 from councils
- nine from individual councillors
- 13 from members of the public
- three from organisations.

All submissions are published on the Department of Premier and Cabinet's website at www.dpac.tas.gov.au/divisions/local_government

Overall, there was support for the proposed reforms – including from the sector – but there were significant concerns flagged with respect to several elements, particularly the proposal for some councils to have only five elected members.

The government has listened to these concerns and has made a number of adjustments to the reforms it is now proposing to implement.

In summary, the final reform package will see:

- All councils having either nine or seven elected members, unless specified councils formally request that they adopt a five-member model under new statutory provisions to be included in the *Local Government Act 1993*. This will reduce the total number of councillors from 263 to 213.
- Retention of the proposed revised six allowances categories, which are set according to the relative scale and representational responsibilities of councils.
- Inclusion in the council scoring methodology of the total number of rateable properties and total length of council roads (including unsealed roads) to better reflect relative representational need and demands on elected members.
- The reform proposal remaining cost neutral overall. Net savings at the statewide level are estimated at approximately $85,000.
- No new statutory superannuation or quorum management provisions.
- Legislating the methodology in a schedule of the *Local Government Act 1993* for future numbers and allowances reviews, with a statutory requirement to routinely apply the methodology every four years.
- Creating a head of power for the Governor, by order and on the recommendation of the Minister, to adjust councillor numbers in accordance with future reviews, streamlining the future application of the framework methodology.

Final reform position

Councillor numbers

The Tasmanian Government has determined no **council category will have fewer than seven councillors, unless specified councils formally request that they adopt a five-member model within specified statutory provisions.**

The initial reform proposal was that the following five councils would reduce to five elected members. Under the revised position, these councils will instead have seven councillors (unless they request via a prescribed pathway as noted above to move to five):

- Central Highlands
- Flinders
- King Island
- Tasman
- West Coast

This means there will now only be two main categories of council numbers, rather than three. Tasmania's five largest urban councils will each have nine elected representatives, and the remaining 24 will have seven. Differences in relative complexity and representational demand between councils – as determined by the scoring framework – will still be reflected in the allowances category they sit within.

There was strong consultation feedback in opposition to the proposal for some councils to reduce to five elected members, and the government accepts these concerns.

However, some councils have nonetheless expressed an interest in reducing their numbers to five. In response to this, the State Government will prescribe a legislative pathway for the Minister to recommend to the Governor such a reduction, in response to a formal request supported by a resolution passed by the council.

It is anticipated this will be achieved by empowering the Governor, on recommendation from the Minister, and in response to a request from a council, to issue an order reducing a council's elected representatives to five. Such an order would have the effect of automatically amending the schedule in the Act dealing with councillor numbers, avoiding the need to bring amendments back to the Parliament.

The pathway would also allow for councils which move to five members to later return to seven using the same process. These provisions would, however, be subject to several important guardrails, namely:

- Only the five councils initially recommended to reduce to five members would be able to make a request for a numbers change.
- Such a request would need to be made no later than six months before the notice of election for the next ordinary council election. The requested change would take effect from the next ordinary election of the council.
- Once a request is made and put into force, no further request would be able to be made by the same council within the next two terms of council.

In summary:

- **No councils will move to having five elected members, unless they specifically request such a change through a new, prescribed pathway to be established under the Act.**
- **There will be a broad numbers category with 24 councils having seven councillors (with different scale and complexity among these councils being reflected in their varying allowance bands) and five with nine.**
- **The net reduction in councillors statewide will be 50, 10 fewer than the initial proposal – with 213 councillors remaining across the state.**
- **The revised position remains cost neutral at a statewide level, delivering a net saving of approximately $85,000.**

Councillor allowances

The Tasmanian Government remains of the view that the revised allowances it has proposed fairly reflect and recognise the growing complexity of the role of councillors, are appropriate in the context of a reduction to councillor numbers, and will help support the attraction and retention high quality Tasmanians with diverse backgrounds and skills to local government.

The final proposed allowances for each council and council category under the reforms are outlined in Table 2, below.

In summary:

- **As previously proposed, there will be six allowance bands, based on the current seven allowance categories (the seventh, lowest, category will be removed), but with appropriate adjustments to reflect contemporary council responsibilities, and recognise the reduction in overall councillor numbers.**

Scoring methodology and outcomes

The Government has considered feedback and decided to make some minor changes to the methodology to ensure it fairly reflects the relative representational demands on members across council areas, while still supporting the framework's medium to long term sustainability.

The following adjustments to the scoring rubric have been made:

- Including the total number of rateable properties (as a proxy for representational and service delivery demand for those local government areas with high levels of non-resident and holiday home populations).
- Including total kilometre distance of both sealed and unsealed roads (as a proxy for population dispersal and travel demands for elected members).

To support the framework's sustainability, the scoring for metric 3.1 (urbanisation) has also been changed from a 0.5 to 1.5-point scale to a 1 to 3-point scale, addressing potential distortions that might have occurred from adding the above metrics without any other adjustment.

Including these changes has resulted in three councils moving up an allowance band compared to the original proposal: Break O'Day, Latrobe, and Derwent Valley.

The final scoring formula and rubric is shown in List 1 and Table 2.

List 1: Revised scoring formula

Category 1

Metric: Population size

Benchmark:

- <15000 = 1 point
- 15,000-25,000 = 2 points
- 25,000-35,000 = 3 points
- 35,000-55,000 = 4 points
- 55,000+ = 5 points

Metric: Total number of rateable properties

Benchmark:

- <10000 = 0.5 points
- 10000-19999 = 1 point
- 20000+ = 1.5 points

Category 2

Metric: 5-year average value of approved development applications ($'000'000)

Benchmark:

- <50 = 1 point
- 50-99 = 2 points
- 100+ = 3 points

Metric: Written down value of infrastructure assets (stormwater, roads and bridges and other plant and equipment) ($'000'000)

Benchmark:

- <150 = 1 point
- 150-399 = 2 points
- 400+ = 3 points

Category 3

Metric: Urbanisation (simplified ACLG)

Benchmark:

- Rural small = 1 point
- Rural large = 2 points
- Urban = 3 points

Metric: Kilometres of road (urban and rural)

- <100km = 0.5 points
- 100-249km = 1 point
- >250km = 1.5 points

Table 1: Scoring rubric

Category	Councillor numbers	Score	Allowance band	Allowance ($)	Score
1	9	14-20	1.1	52,951	16-20
			1.2	42,869	14-15.5
2	7	<14	2.1	32,463	11.5-13.5
			2.2	22,064	8.5-11
			2.3	18,440	6.5-8
			2.4	15,529	<6.5

Full details of outcomes for individual councils under the final numbers and allowances reforms are in Table 2.

Table 2: Final outcomes of numbers and allowances

Numbers category	Allowance band	Council	Current councillor numbers	New councillor numbers	Current allowance	New Allowance ($)
1	1.1	Clarence	12	9	37,522	52,951
		Launceston	12	9	46,347	52,951
		Hobart	12	9	46,347	52,951
	1.2	Kingborough	10	9	37,522	42,869
		Glenorchy	10	9	37,522	42,869
2	2.1	Central Coast	9	7	28,414	32,463
		Burnie	9	7	28,414	32,463
		Devonport	9	7	28,414	32,463
		West Tamar	9	7	28,414	32,463
	2.2	Northern Midlands	9	7	19,312	22,064
		Sorell	9	7	19,312	22,064
		Huon Valley	9	7	19,312	22,064
		Meander Valley	9	7	19,312	22,064
		Circular Head	9	7	16,140	22,064
		Break O'Day	9	7	16,140	22,064
		Waratah-Wynyard	8	7	19,312	22,064

Numbers category	Allowance band	Council	Current councillor numbers	New councillor numbers	Current allowance	New Allowance ($)
		Brighton	9	7	19,312	22,064
		Derwent Valley	8	7	16,140	22,064
		Latrobe	9	7	16,140	22,064
	2.3	Dorset	9	7	16,140	18,440
		Kentish	9	7	13,592	18,440
		Southern Midlands	7	7	13,592	18,440
		George Town	9	7	16,140	18,440
		Glamorgan -Spring Bay	8	7	13,592	18,440
		Central Highlands	9	7	11,893	15,529
	2.4	Flinders	7	7	11,893	15,529
		King Island	9	7	11,893	15,529
		Tasman	7	7	11,893	15,529

Other reform elements

The discussion paper also sought feedback on three potential reform proposals related to councillor allowances and numbers, namely:

- Mandating the 12 per cent superannuation component be paid to a councillor's nominated superannuation fund, rather than it being included in their take-home allowance.
- Providing enhanced prescription and guidance for quorum management and maintenance (particularly for five-member councils).
- Embedding in legislation a new methodology and process for future review of allowances and numbers.

Employer superannuation contributions for councillors

There was little to no support for the compulsory superannuation contribution proposal, with councils preferring the flexibility of the current system. On this basis, the Government has determined to retain the status quo.

Quorum management strategies

With the decision not to proceed with five-member councils, the government considers quorum maintenance can now be adequately managed under the existing legislative and regulatory framework. This will soon be further augmented by reforms to legislation later this year to enable remote participation in council meetings, and to introduce new provisions to better support councils' proactive management of elected member interests (such as personal interest returns).

Legislating future review processes

As noted in the discussion paper, it will be important that councillor numbers and allowances are subject to regular review into the future to ensure communities are appropriately represented and councillors continue to be fairly and equitably remunerated.

The current review was necessary because of known deficiencies with historical practices and processes for reviewing councillor numbers and allowances. Deficiencies such as a lack of clear structure and transparency around the scope, timing, and conduct of regular reviews lead to inconsistent and inequitable outcomes across the sector.

In response to the support for a more robust, predictable, and transparent model for setting future numbers and allowances, the methodology will be 'hardwired' into a schedule of the Local Government Act. This will also be supported by a requirement to undertake a routine, four-yearly review of allowances and numbers using the methodology, in line with the most up-to-date council data available.

To support timely application of any outcomes from a review (in advance of the notice of election for a general election), a head of power will allow the Governor to adjust councillor numbers, by order and on the recommendation of the Minister, following the application of the methodology. This power would allow g for streamlined administration of a new statutory allowances and numbers framework, without the need to undertake a separate Local Government Board process.

This approach provides certainty and transparency in respect of future reviews and retains a level of Parliamentary oversight through endorsement of the methodology and review schedule in the Act.

In summary:

- **The status quo will be maintained in relation to superannuation for councillors, with councillors being free to make voluntary contribution to their super funds from their take-home allowance (which now includes a notional 12 per cent superannuation component). There will no requirement for councils to make super contributions on behalf of their councillors from their existing allowances.**
- **Quorum maintenance will be managed by existing processes and practices, noting legislative enhancements will be introduced later this year with respect to remote meeting participation and improvements to the managing interests framework.**
- **There will be new, formal statutory mechanisms for routine future allowances and numbers reviews using the methodology (in addition to existing Local Government Board provisions).**
- **The legislation will prescribe routine, four-yearly reviews using the new methodology in the Act, with any changes to allowances and numbers being made by the Governor, by order and on recommendation of the Minister.**

Implementation and next steps

Changes to *the Local Government Act 1993* and *Local Government (General) Regulations 2025* are required to implement the reforms. These amendments will be in the forthcoming Local Government Amendment (Targeted Reform) Bill 2026.

The government has recently concluded consultation on an exposure draft of the Bill and is aiming to introduce the final Bill into the Tasmanian Parliament in the autumn 2026 session.

This will enable the changes to take effect in time for the October 2026 local government elections, with elections held for the new number of councillors in each municipal area, and new allowances applying from 1 November 2026 (which would also include the additional annual indexation which applies from this date).

Appendix 1: Detailed scoring of individual councils

Council	Population (2025-26 projections)	Rateable properties	5-year average value of approved DAs ($'000) (2019-20 to 2023-24)	Written down value of infrastructure assets ($'000) (2023-24) (no land or property)	Council type (simplified ACLG)	All roads (km)	Total score
Clarence	65,014 = 5	28,062 = 1.5	$277,518 = 3	$623,212 = 3	Urban = 3	506 = 1.5	17
Launceston	72,701 = 5	32,975 = 1.5	$293,907 = 3	$1,394,520 = 3	Urban = 3	745 = 1.5	17
Hobart	56,967 = 5	25,228 = 1.5	$343,265 = 3	$897,259 = 3	Urban = 3	305 = 1	16.5
Glenorchy	51,803 = 4	22,682 = 1.5	$203,151 = 3	$633,044 = 3	Urban = 3	323 = 1	15.5
Kingborough	42,687 = 4	18,989 = 1	$169,583 = 3	$590,758 = 3	Urban = 3	554 = 1.5	15.5
Central Coast	23,490 = 2	11,464 = 1	$74,595 = 2	$481,724 = 3	Urban = 3	681 = 1.5	12.5
Burnie	20,774 = 2	10,236 = 1	$76,003 = 2	$412,045 = 3	Urban = 3	355 = 1	12
Devonport	27,108 = 3	13,278 = 1	$76,643 = 2	$274,691 = 2	Urban = 3	262 = 1	12
West Tamar	26,652 = 3	12,872 = 1	$78,557 = 2	$295,030 = 2	Urban = 3	476 = 1	12
Northern Midlands	14,360 = 1	7,572 = 0.5	$107,694 = 3	$416,334 = 3	Rural large = 2	962 = 1.5	11
Sorell	18,474 = 2	10,114 = 1	$116,845 = 3	$305,566 = 2	Rural large = 2	347 = 1	11
Huon Valley	19,991 = 2	11,287 = 1	$72,069 = 2	$253,887 = 2	Rural large = 2	713 = 1.5	10.5
Meander Valley	21,680 = 2	10,789 = 1	$83,778 = 2	$231,255 = 2	Rural large = 2	822 = 1.5	10.5
Circular Head	8,313 = 1	5,023 = 0.5	$355,170 = 3	$217,497 = 2	Rural large = 2	765 = 1.5	10
Break O'Day	7,143 = 1	6,783 = 0.5	$55,821 = 2	$189,924 = 2	Rural large = 2	543 = 1.5	9

Council	Population (2025-26 projections)	Rateable properties	5-year average value of approved DAs ($'000) (2019-20 to 2023-24)	Written down value of infrastructure assets ($'000) (2023-24) (no land or property)	Council type (simplified ACLG)	All roads (km)	Total score
Brighton	20,774 = 2	8,440 = 0.5	$90,510 = 2	$135,646 = 1	Urban = 3	190 = 0.5	9
Waratah-Wynyard	14,694 = 1	8,071 = 0.5	$50,232 = 2	$223,538 = 2	Rural large = 2	544 = 1.5	9
Derwent Valley	11,467 = 1	5,547 = 0.5	$94,102 = 2	$153,505 = 2	Rural large = 2	311 = 1	8.5
Latrobe	13,654 = 1	6,871 = 0.5	$73,029 = 2	$332,847 = 2	Rural large = 2	301 = 1	8.5
Dorset	6,933 = 1	5,439 = 0.5	$20,725 = 1	$187,136 = 2	Rural large = 2	695 = 1.5	8
Kentish	6,965 = 1	3,697 = 0.5	$27,836 = 1	$270,974 = 2	Rural large = 2	448 = 1	7.5
Southern Midlands	7,014 = 1	3,874 = 0.5	$31,358 = 1	$139,117 = 1	Rural large = 2	814 = 1.5	7
George Town	7,306 = 1	4,752 = 0.5	$28,002 = 1	$144,012 = 1	Rural large = 2	283 = 1	6.5
Glamorgan-Spring Bay	5,351 = 1	6,371 = 0.5	$59,193 = 2	$120,193 = 1	Rural small = 1	451 = 1	6.5
Central Highlands	2,604 = 1	3,885 = 0.5	$22,791 = 1	$92,270 = 1	Rural small = 1	742 = 1.5	6
Flinders	928 = 1	1,499 = 0.5	$7,640 = 1	$75,282 = 1	Rural small = 1	356 = 1	5.5
King Island	1,654 = 1	1,760 = 0.5	$21,917 = 1	$77,869 = 1	Rural small = 1	432 = 1	5.5
Tasman	2,720 = 1	3,835 = 0.5	$17,564 = 1	$63,367 = 1	Rural small = 1	205 = 0.5	5
West Coast	4,296 = 1	4,870 =0.5	$26,910 = 1	$88,229 = 1	Rural small = 1	191 = 0.5	5

Pursuant to Regulation 17(1) of the Local Government (Meeting Procedures) Regulations 2025 Council will move into Closed Council.

IN CONFIDENCE

04/26.18.0 CLOSED COUNCIL

*In accordance with Regulation 43 of the Local Government (Meeting Procedures) Regulations 2025, audio recordings of **Closed Council meetings** must be made but are **not to be published**.*
These recordings will be stored securely and kept separate from public recordings, in line with confidentiality requirements.

04/26.18.1 Confirmation of Closed Council Minutes – Council Meeting 16 March 2026

04/26.18.2 Outstanding Actions List for Closed Council

04/26.18.3 Closed Council Item Pursuant to Section 17(2)[E] of the Local Government (Meeting Procedures) Regulations 2025 - Request for Proposal - IT Managed Services Agreement

04/26.18.4 Closed Council Item Pursuant to Section 17(2)[E] of the Local Government (Meeting Procedures) Regulations 2025 - Purchase of replacement truck

Pursuant to Regulation 17(1) of the Local Government (Meeting Procedures) Regulations 2025 Council will move out of Closed Council.

04/26.19.0 MEETING CLOSED

Mayor Tucker thanks everyone for their attendance and declared the meeting closed at …pm.

…….
MAYOR

…….
DATE