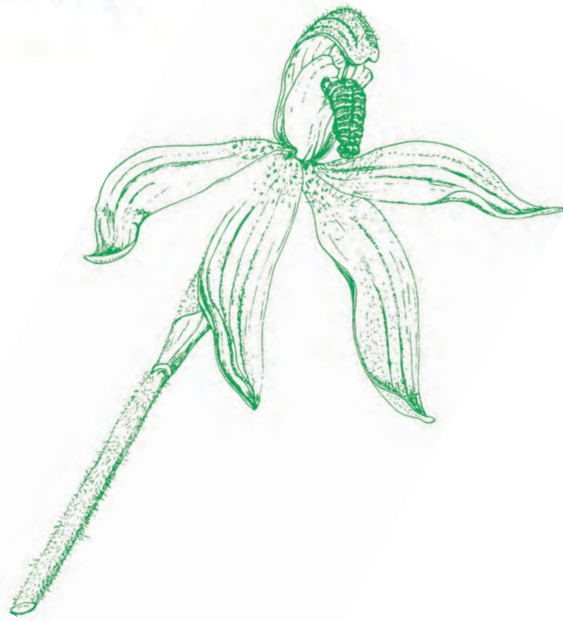




COUNCIL MEETING AGENDA

Monday 17 August 2026
Council Chambers, St Helens

John Brown, General Manager
Break O'Day Council
11 August 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 17 August 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.

A handwritten signature in black ink, appearing to read 'John Brown', with a large, stylized initial 'J'.

JOHN BROWN
GENERAL MANAGER
Date: 11 August 2026

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AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL

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

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

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

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

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

OPENING & INTRODUCTION

The Mayor 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.

08/26.1.0 ATTENDANCE

08/26.1.1 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

08/26.1.2 Apologies

Nil

08/26.1.3 Leave of Absence

Nil

08/26.1.4 Staff in Attendance

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

08/26.2.0 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.

Nil

08/26.3.0 COUNCILLOR'S QUESTIONS ON NOTICE

Nil

08/26.4.0 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.

08/26.5.0 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.

08/26.6.0 CONFIRMATION OF MINUTES

08/26.6.1 Confirmation of Minutes – Council Meeting 20 July 2026

OFFICER'S RECOMMENDATION:

That the minutes of the Council Meeting held on the 20 July 2026 be confirmed.

08/26.7.0 COUNCIL WORKSHOPS HELD SINCE 20 JULY 2026 COUNCIL MEETING

There was a workshop held 3 August 2026 and the following items were listed for discussion:

- Presentation – REMPLAN – Chris Kelly
- Pending Development Application Updates
- Demolition of the Gazebo, Wombat Walk, St Marys
- Demolition of Old Toilet Facility, Fingal Swimming Hole
- St Marys Tip Shop – Proposed Shipping Containers and Future Site Development
- Endorsement of Concept Plan - St Marys Exhibition Building
- Scamander Beaumaris Structure Plan
- Industrial Land Use Study adoption
- Review of the Charter for the NRM Special Committee
- Request to Remove Historical Waste and Infrastructure Duplicate Charges for 2021/2022, 2022/2023, 2023/2024, 2024/2025, 2025/2026 and 2026/2027 and Bin Collection Fees
- Request to Remove Historical Waste and Infrastructure Duplicate Charges for 2021/2022, 2022/2023, 2023/2024, 2024/2025, 2025/2026 and 2026/2027
- Animal Control Report
- Cecilia Street St Helens – 40km/hr Shopping Zone
- 2025-2026 Annual Plan Year End Review as at 30 June 2026
- Draft Economic Diversification and Investment Strategy
- Local Government Association of Tasmania (LGAT) – Motions for Discussion at August General Meeting
- Policy No LG 55 – Local Government Election - Caretaker Policy Review
- Annie/Medea St vacant land
- Draft St Helens – Binalong Bay Strategic Liveability Framework
- Aboriginal Art and Support for Local Aboriginal Artists

08/26.8.0 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.

08/26.8.1 DA 134-2024 – 70 Grant St, Falmouth - Subdivision – 6 Lot subdivision

FILE REFERENCE	DA 2024 / 00134
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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 6 Lot Subdivision on land situated at 70 Grant Street, Falmouth described in Certificate of Title 164048/100 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Geotechnical Site Investigation for Foundations and Wastewater	Nil	Enviro-Tech Consultants Pty. Ltd	07/05/2024
Onsite Wastewater Assessment	Nil	Geo-Environmental Solutions	July 2025
70 Grant Street, Falmouth Traffic Impact Assessment	Nil	Midson Traffic Pty Ltd	9/10/2024

Plans / Documents to be Amended			
Plan / Document Name	Reference Number	Prepared By	Dated
Proposal Plan	1124-01DA	D.J. McCulloch & Associates	17/07/2024
Flood Study Report – Revision 5	54262MW	PDA Surveyors, Engineers & Planners	29/04/2026

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	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.

	approval, unless otherwise amended by conditions of this approval.	
2	Lots	
A	Approval is for Lots 1 - 6.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
3	Submission and Approval of Engineering Plans	
A	Detailed engineering drawings, Plan of Subdivision and specifications stamped 'For Construction' must be submitted to the Manager of Infrastructure and Development or their approved delegate, for approval. Such documentation must: a) Include all infrastructure works shown on the endorsed plans and specifications or otherwise specified by the conditions below, including but limited to: i. Crossovers and Raised Driveway Accesses for each lot. ii. A stormwater service connection from each lot to the adjacent road swale sufficient for the safe discharge of a 5% AEP rainfall ensemble including climate modelling for a projected SSP5-8.5 to the year 2100. iii. Revised flood modelling and reporting to validate the detailed design submitted 'for construction' complies with the endorsed documents within this Permit and Conditions imposed. Including: (i) Road swales utilising a Manning's N (or equivalent) roughness value of 0.05 consistent with Council's Level of Service. (ii) Defined 'No Building Area' for each lot suitable for application within a Section 71 Agreement under the	Prior to the commencement of any works.

	Land Use Planning and Approvals Act to: 1. limit allowable locations for development including associated works and infrastructure, in accordance with the endorsed documentation. 2. limit modification of designed earthworks and existing terrain such that it would impact the flood management solution provided for within endorsed documentation and approved detailed design, revised flood modelling and reporting.	
iv.	Formalisation of road swales adjacent to the proposed development.	
v.	All recommendations provided by the endorsed Flood Report.	
vi.	All new stormwater pipes are to be concrete and of minimum strength Class 4	
vii.	Energy dissipation and erosion control to stormwater outlets and inlets	
viii.	Extension of the proposed stormwater pipe, intended to be transferred to Council to form part of the public stormwater system, to an outlet headwall at the end of the road easement adjacent to 71 Grant Street. Council may at their own discretion approve an extended swale from the outlet in lieu of a pipe.	

	ix. Locating wastewater treatment areas (secondary treatment systems) beyond the ground water level for proposed lots 1,2,3,4 and 6.	
B	Be prepared in accordance with the Tasmanian Subdivision Guidelines and LGAT Standard Drawings applicable at the date of approval of the plans. These Guidelines are available at www.lgat.tas.gov .	Prior to the commencement of any works.
C	All subdivision plans and associated engineering documentation must be reviewed and certified by a Certifying Civil Engineer prior to submission to Council for assessment, approval, or sealing. For the purposes of this requirement, a <i>Certifying Civil Engineer</i> means a person who: - holds qualifications in civil engineering appropriate to the works being certified; - is a Registered Professional Engineer in the area of civil engineering under the <i>Professional Engineers Registration Act 2021 (Tas)</i>, or any successor legislation; and - has demonstrated experience in the design, construction, and certification of subdivision and civil infrastructure works.	Prior to the commencement of any works.
D	All new infrastructure is to be fully integrated with existing infrastructure networks within reasonable distance to the development	Prior to the commencement of any works.
E	Be accompanied by an estimate of the construction cost of future public works with an associated schedule of components (bill of quantities).	Prior to the commencement of any works.
F	In all instances where deviation from detailed design is necessary from the standards identified above, approval must be sought from Councils Manager. Any such request for approval must be accompanied by supporting evidence prepared by a suitably qualified engineer.	Prior to the commencement of any works.
G	Once engineering drawings and specifications are approved by Council they remain valid for a period of five (5) years from the date of such approval, following which they will automatically lapse if they have not been	Prior to the commencement of any works.

	carried into effect via works. Where any engineering design drawings have lapsed, Council may require the re-submission and review of the relevant engineering design drawings, any associated calculations and any other relevant information to ensure compliance with current infrastructure standards and applicable legislation.	
4	Earthworks	
A	Earthworks must comply with the provisions of AS3798 Guidelines on earthworks for commercial and residential developments and the Tasmanian Subdivision Guidelines current at the time of the application.	Prior to the commencement of any works.
B	Earthworks must be designed by a suitability qualified and experienced engineer to resist all probable flood forces as described within endorsed documents and varied by designs approved by Council's Manager of Infrastructure and Development.	Prior to the commencement of any works.
C	An accredited Civil Engineer or Geotechnical Engineer must certify that all earthworks have been carried out in accordance with all Permit conditions, endorsed documents, approved 'For Construction' documentation and detailed designs.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
5	General Manager Consent Pursuant to Section 14 of the Urban Drainage Act 2013	
A	The applicant must apply for, and be issued with, a General Manager's consent to undertake works affecting the public stormwater system pursuant to section 14 of the Urban Drainage Act 2013.	Prior to the commencement of any works.
6	Part 5 Agreement	
A	Prior to the sealing of the Final Plan of Subdivision, the landowner, under section 71 of the <i>Land Use Planning and Approvals Act 1993</i>, must prepare and enter into an agreement with the Break O'Day Council, to the satisfaction of the General Manager, establishing: a) a 'No Build Area' over all lots consistent with the 'No Build Area' necessary for flood management as required by Condition 2 and described in endorsed documentation. Restrictions for the 'No Build Area' are to prohibit buildings, structures,	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

	earthworks or infrastructure, including vehicle access ways being constructed within the 'No Build Area' unless otherwise approved in writing by Council. b) that the landowner of a lot is responsible for the ongoing operation and maintenance of all portions of the lot necessary for flood management. c) that the landowner must maintain the area in accordance with the Operation and Maintenance Manual following its submission and approval by Council's Manager of Infrastructure and Development. d) that the landowner must rectify any nuisance from overland stormwater flow or flooding caused by the modification of areas within the 'No Building Area', to Council's requirements and at the owner's expense, within 14 days of Council giving notice of the requirement to do so. e) That the failure by the landowner to comply with a term or condition set out in the agreement allows the Council to undertake that work, with the costs of doing so to be a debt due and payable by the landowner to the Council.	
B	The developer is to pay all costs associated with the preparation and registration of the agreement.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
7	Covenants	
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).
8	Stormwater Works	
A	The developer is to apply and receive a permit to undertake Works & Development for the proposed concentrated discharge to Crown land managed by the Tasmania Parks and Wildlife Service. A copy of the permit must be provided to Council with the submission stipulated in Condition 2.	Prior to commencement of any works
9	Infrastructure Repair	

A	The owner must, at their expense, repair any Council services (e.g. 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).
10	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).
11	Works in Council Road Reserve	
A	Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by Council's Works Department.	Prior to undertaking any works within the Council Road Reserve.
B	Twenty-four (24) hours notice must be given to the Works Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.	Prior to undertaking any works within the Council Road Reserve.
12	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.
13	Demolition of Outbuildings	
A	The Developer must: a) protect property and services which are to either remain on or adjacent to the site from interference or damage and erect dust screens as necessary. b) not undertake any burning of waste materials on site. c) remove all rubbish from the site for disposal at a licensed refuse disposal site.	During demolition works and prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

	d) dispose of any asbestos found during demolition in accordance with the WorkSafe Tasmania's 'How to safely remove asbestos: Code of practice'	
14	Payment in Lieu of Public Open Space	
A	The developer must make payment to the Break O'Day Council in lieu of providing public open space in accordance with <i>Policy No AM02 Public Open Space Contributions Policy</i> as amended.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
15	Final Plan Endorsement	
A	The final plan is to be endorsed to the effect that TasWater cannot provide a supply of water nor a means of sewage disposal to the lots on the plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
16	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. 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. TasNetwork's Advice:

'Based on the information provided, the development is likely to adversely affect TasNetworks' operations.

TasNetworks has a deemed (statutory) easement over the distribution HV and LV line between pole 293270 and 293271 as shown in the below screenshot which will affect the proposed lot 1. No structure can be built within our easement corridor. Further information regarding Easements can be found on the TasNetworks website : [Electricity easements - TasNetworks](#)

As with any subdivision of this magnitude, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot'.

To understand what these requirements may entail, it is recommended you advise the proponent to contact TasNetworks on 1300 137 008 or submit an application via our website connections portal <https://connections.tasnetworks.com.au/Identity/Account/Login> at their earliest convenience’.

- 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
<i>Development Description</i>	Subdivision - 6 Lot Subdivision
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Works Permit
<i>Attachments</i>	Nil
<i>Representations</i>	Three (3)

INTRODUCTION:

The applicant is seeking approval for a 6-lot subdivision for the subject site at 70 Grant Street, Falmouth (CT 164048/100).

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER’S REPORT:

1. The Proposal

The applicant is seeking approval for a subdivision of the 1.03ha site into 6 lots. As seen within the proposal plan, Lot 5 will accommodate the existing single dwelling and garage that currently services the residence while Lot 6 will retain an existing shed. Notably, there are several proposed works as identified within the Flood Study Report prepared by *PDA Surveyors, Engineers & Planners* which form part of the application and include:

- fill for Lots 1, 2, 3, 4 and 6.
- New Crossovers and Raised driveway access for all lots with pipe culverts at the road. The new crossovers and raised driveway access for lots 1 and 2 will require some vegetation removal but it is worth noting that this application did not require assessment against the **C7.0 Natural Assets Code** as the site was not subject to the priority vegetation area overlay.
- Provision of a catch drainage swale along the Eastern boundary of Lot 6.

- Grading of lower portion of the lots 1, 2, 5 and 6.
- Existing pond on lot 1 to be infilled and area graded to 3.40 m AHD.
- Addition of new pipe culvert in Franks Street to convey water to an open drain and then into Devils Creek.

The provided Geotechnical Site Investigation for Foundations and Wastewater and Onsite Wastewater Assessment reports demonstrate that the proposed lots can accommodate secondary treatment systems regarding onsite wastewater management to service future development. Additionally, the Flood Study Report has included indicative building parcels on each lot which accounts for the provided modelling and findings detailed therein to support the notion that the proposed lots are able to achieve and maintain a tolerable risk for future use and development.

2. **Applicable Planning Assessment**

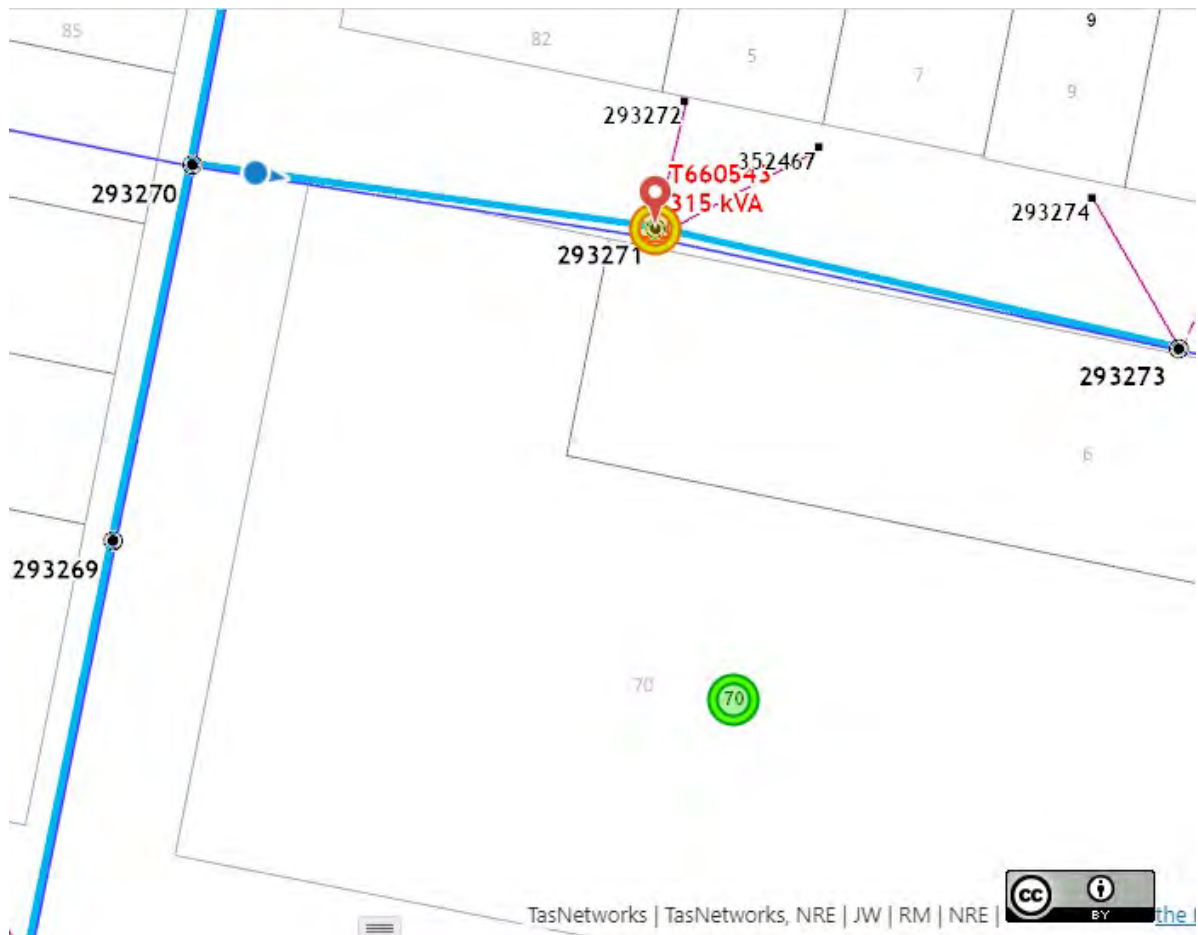
- 10.0 Low Density residential Zone
- C2.0 Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code
- C12.0 Flood-Prone Areas Hazard Code

3. **Referrals**

- Environmental Health Officer – The Onsite Wastewater Assessment prepared by *Geo-Environmental Solutions* was referred to Council’s Environmental Health Officer for technical consideration of the report’s findings. The Environmental Health Officer confirmed that they were in agreeance with the conclusions of the report noting that there is sufficient high land for an AWTs for each of the proposed new building envelopes at each proposed lot. The wastewater reports would be further assessed at the building stage, when the full details of buildings sizes and locations are known.
- Works Department – Numerous referrals were issued Council’s Works Department pertaining to crossover/access, stormwater and flooding matters. While the stormwater and flooding matters were eventually directed to Council’s external consultant (Collective Consulting) for further technical assessment, the Works Department did advise that the findings of the Traffic Impact Assessment regarding the additional crossovers was accepted.
- Collective Consulting – Due to the flooding and stormwater matters requiring an engineering perspective, Council engaged Collective Consulting for technical consideration of the Flood Study Report and proposed stormwater infrastructure. After numerous requests for further information, the latest version of the report was deemed to appropriately address the relevant performance criteria from the C12.0 Flood-Prone Areas Hazard Code subject to the conditions recommended by Collective Consulting.
- Tas Networks – In response to a referral of the application, the following advice was provided:

‘Based on the information provided, the development is likely to adversely affect TasNetworks’ operations.

TasNetworks has a deemed (statutory) easement over the distribution HV and LV line between pole 293270 and 293271 as shown in the below screenshot which will affect the proposed lot 1. No structure can be built within out easement corridor. Further information regarding Easements can be found on the TasNetworks website : [Electricity easements - TasNetworks](#)



As with any subdivision of this magnitude, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot.

To understand what these requirements may entail, it is recommended you advise the proponent to contact TasNetworks on 1300 137 008 or submit an application via our website connections portal <https://connections.tasnetworks.com.au/Identity/Account/Login> at their earliest convenience’.

The above advice from Tas Networks was forwarded to the applicant for their consideration on the 20/08/2024 with no further correspondence relating to this matter being observable on the current file for this application.

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 7:

- 10.6.1 Lot Design (**P1** and **P2**)
- 10.6.3 Services (**P2**)
- C2.6.1 Construction of Parking Areas (**P1**)
- C2.6.3 Number of accesses for vehicles (**P1**)
- C3.5.1 Traffic Generation at a Vehicle Crossing, Level Crossing or New Junction (**P1**)
- C12.6.1 Building and Works within a Flood-Prone Hazard Area (**P1.1** and **P1.2**)
- C12.7.1 Subdivision within a Flood-Prone Hazard Area (**P1**)

Detailed assessment against the provisions of the *Tasmanian Planning Scheme – Break O’Day* version 7 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

10.0 Low Density Residential Zone

10.6 Development Standards for Subdivision

10.6.1 Lot Design

Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: a) have an area of not less than 1500m² and: i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: 1. all setbacks required by clause 10.4.3 A1 and A2; and 2. easements or other title restrictions that limit or restrict development; and ii. existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; 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 lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: a) the relevant requirements for development of buildings on the lots; b) the intended location of buildings on the lots; c) the topography of the site; d) adequate provision of private open space; e) the pattern of development existing on established properties in the area; and f) any constraints to development, g) and must have an area not less than 1200m².

Assessment against the Performance Criteria is required.

Performance Criteria Assessment

The proposed 6-lot subdivision and associated works for the subject site at 70 Grant Street, Falmouth, is unable to satisfy the acceptable solution thereby requiring assessment against the performance criteria.

While each of the proposed lots exceed an area of 1500m², proposed lots 3,4 and 6 are unable to accommodate a minimum area of 10m x 15m clear of the setback requirements outlined within 10.4.3 A1 and A2 and the existing buildings on proposed lots 5 and 6 are unable to satisfy the aforementioned setback requirements. Specifically, the existing shed on proposed lot 6 is located less than 8m to the frontage (i.e. unable to satisfy frontage setback requirement as per A1) and the existing garage on proposed lot 5 has a side boundary setback less than 5m (i.e. unable to satisfy the side boundary setback requirements as per A2). However, the performance criteria can be considered reasonably satisfied as demonstrated in the completed assessment below:

- a) Each of the proposed lots have an area exceeding 1500m² and are intended to be provided new crossovers to service each individual lot. While the subdivision is not required to be categorised into a use class as per provision 7.10 Development Not Required to be Categorised into a Use Class from the Tasmanian Planning Scheme, the applicant has submitted supporting reports (i.e. Flood Study Report, Geotechnical Site Investigation for Foundations and Wastewater including an Onsite Wastewater Assessment) which demonstrate that the proposed lots have the capacity to accommodate potential residential development subject to the design requirements specified within the submitted reports. Notably, the proposed subdivision includes works that will modify the topography of the site to assist in the adequate provision of suitable locations for development on each lot. The proposed works are further detailed within the Flood Study Report prepared by *PDA Surveyors, Engineers and Planners* but of particular note is the raised driveways to service each lot, fill for lots 1,2,3,4 and 6 and new stormwater infrastructure. Therefore, it is reasonable to determine each lot has sufficient dimensions to accommodate potential residential (single dwelling) development noting that suitable conditions relating to stormwater, flooding and access must be included as part of any permit issued for this application.
- b) The proposal plan does not include indicative locations for potential building placement on each lot. However, on page 19 of the Flood Study Report prepared by *PDA Surveyors, Engineers and Planners*, figure 11 illustrates indicative building parcels which have been sited in consideration of a post-development scenario which factors proposed works referenced above in criterion (a). Notably, the external consultant (Collective Consulting) which has assisted Council with the technical assessment of the Flood Study Report have recommended the inclusion of several conditions pertaining to flood and stormwater matters. With regard to the placement of buildings on each lot, the external consultant has recommended the inclusion of a condition/s whereby a defined 'No Building Area' must be identified for each lot and the landowner must enter into a Part 5 Agreement as per Section 71 of the Land Use Planning and Approvals Act 1993. The Part 5 Agreement effectively aims to limit development to areas identified as being suitable and limit modification of designed earthworks and existing terrain which could impact upon the flood management solution for the proposed lots. Please refer to the assessment

completed for clause *C12.7.1 Subdivision within a flood-prone hazard area* from the **C12.0 Flood-Prone Areas Hazard Code** for information pertinent to flooding.

- c) The topography of the subject site can be described as low-lying with a slight downward slope from the north-east down towards the south-west. While it is important to acknowledge the overland flow/flooding matter which has been considered within the assessment for clause *C12.7.1 Subdivision within a flood-prone hazard area* from the **C12.0 Flood-Prone Areas Hazard Code**, the topographical characteristics of the proposed lots are unlikely to be a significant constraint when considering future development such as the construction of a single dwelling and associated outbuildings.
- d) As shown on the proposal plan, each of the proposed lots are intended to be afforded an area exceeding 1500m². It is therefore reasonable to conclude that each lot can be provided sufficient private open space in the event that a future application is lodged which seeks approval for a residential development. Importantly, the Tasmanian Planning Scheme attributes the following definition for private open space, *'means an outdoor area of the land or dwelling for the exclusive use of the occupants of the land or dwelling, excluding areas proposed or approved for vehicle access or vehicle parking'*.
- e) Upon review of aerial imagery, it is evident that the surrounding area can be characterised as being predominantly residential in nature and specifically a single dwelling and associated outbuilding/s. With respect to the lot sizes of established properties within the surrounding area, it is evident that this varies considerably with such examples including but not limited to:
- 27 Franks Street – 825m²
 - 35 New Street – 775m²
 - 8 Stieglitz Street – 1041m²
 - 106 Grant Street – 1274m²
 - 44 Legge Street (CT 127677/1) – 2221m²
 - 2 Stieglitz Street – 4057m²

Therefore, it is reasonable to determine that the lot sizes intended for each of the proposed lots, is compatible with established residential properties within the locality of Falmouth and favourable for potential low density residential development.

- f) Refer to the assessment completed for criterion (a) above.

Acceptable Solutions	Performance Criteria
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.	P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: a) the width of frontage proposed, if any; b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; c) the topography of the site; d) the functionality and useability of the frontage;

	e) the ability to manoeuvre vehicles on the site; and f) the pattern of development existing on established properties in the area, g) and is not less than 3.6m wide.
Assessment against the Performance Criteria is required. Performance Criteria Assessment The proposed 6-lot subdivision and associated works for the subject site at 70 Grant Street, Falmouth, is unable to satisfy the acceptable solution thereby requiring assessment against the performance criteria. The proposal plan demonstrates that proposed lots 1,2,3,4 and 6 have a frontage exceeding 20m but it is evident that proposed lot 5 will have a frontage 5m in width. However, the performance criteria can be considered appropriately satisfied as evident in the completed assessment below: a) Proposed lot 5 is intended to have a 5m frontage width further noting that a crossover is intended to be constructed to enable vehicular access from the road to the front boundary of the internal lot. b) With reference to the proposal plan, it is evident that neither of the proposed lots will be reliant upon a right of carriageway for access purposes. Each of the proposed lots is intended to be afforded access via a new crossover. c) As previously outlined within the completed planning scheme assessment above for P1, the topography of the subject site can be described as low-lying with a slight downward slope from the north-east down towards the south-west. While it is important to acknowledge the overland flow/flooding matter which has been considered within the assessment for clause <i>C12.7.1 Subdivision within a flood-prone hazard area</i> from the C12.0 Flood-Prone Areas Hazard Code, the topographical characteristics of the proposed lots are unlikely to be a significant constraint when considering future development such as the construction of a single dwelling and associated outbuildings. d) The 5m wide frontage intended for proposed lot 5 will be sufficient for access purposes and a future driveway noting that the driveway access width at a minimum must be 3m in accordance with the requirements outlined within the C2.0 Parking and Sustainable Transport Code (note: for context, please refer to <u>Table C2.2 Internal Access Way Widths For Vehicles</u>). e) Given that proposed lot 5 which is intended to comprise the existing dwelling and garage structure and have area of 1530m², it is reasonable to determine that there will be sufficient space to manoeuvre vehicles on the site and particularly vehicles associated with the existing residential use. f) Similar to the assessment completed above for criterion (e) of P1 above, it is evident from aerial imagery that the surrounding area can be characterised as being predominantly residential in nature and specifically a single dwelling and associated outbuilding/s. With regard to established properties within the surrounding area that have a frontage less than 20m, such instances can be observed but are not limited to the following properties: • 100 Grant Street – 4m frontage	

- 29 Morrison Street – 4.5m frontage
- 44 Legge Street (CT 127677/1) – 5.10m
- 16 Legge Street – 4.5m

Therefore, it is reasonable to determine that the frontage intended for proposed lot 5, is compatible with established residential properties within the locality of Falmouth and favourable for potential low density residential development. Additionally, the 5m frontage exceeds the minimum 3.6m frontage requirement stipulated within the performance criteria.

10.6.3 Services

Acceptable Solutions	Performance Criteria
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
Assessment against the Performance Criteria is required. Performance Criteria Assessment The proposed 6-lot subdivision and associated works for the subject site at 70 Grant Street, Falmouth, is unable to satisfy the acceptable solution thereby requiring assessment against the performance criteria. The entirety of the Falmouth area does not benefit from reticulated sewage services and as such, onsite wastewater management is required for all lots contained within this locality. To demonstrate the capability of each lot being able to accommodate an onsite wastewater system, the applicant has submitted a Geotechnical Site Investigation for Foundations and Wastewater prepared by <i>Enviro-Tech Consultants</i> in addition to an Onsite Wastewater Assessment prepared by <i>Geo-Environmental Solutions</i>. Within both of these reports, the authors identified shallow ground water and poorly drained subsoils as being matters that will be influential in the design of any future onsite wastewater system intended to service the proposed lots. The existing dwelling on proposed lot 5 is currently serviced by an existing primary treatment system which will remain within the proposed boundaries and is not intended to be altered as part of this application. Notably, the Onsite Wastewater Assessment prepared by <i>Geo-Environmental Solutions</i> determined that the ground conditions for the remaining lots are unlikely to be appropriate for utilisation of primary treatment system for onsite wastewater. The author of the report has accordingly advised that the wastewater requirements for the remaining lots with regard being given to a potential three-bedroom dwelling, has been modelled based upon the use of an Aerated Wastewater Treatment System (Secondary Treatment System) with a further recommendation to include fill on proposed lots 1 and 2. Accordingly, the author within their report concludes that each of the proposed lots are capable for accommodating onsite wastewater disposal for future residential development via a secondary treatment system further noting that the proposed works outlined within the Flood Study Report prepared by <i>PDA Surveyors, Engineers and Planners</i> will further assist with ensuring suitable locations for onsite wastewater systems on the proposed lots.	

C2.0 Parking and Sustainable Transport Code

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Acceptable Solutions	Performance Criteria
A1 All parking, access ways, manoeuvring and circulation spaces must: a) be constructed with a durable all weather pavement; b) be drained to the public stormwater system, or contain stormwater on the site; and c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: a) the nature of the use; b) the topography of the land; c) the drainage system available; d) the likelihood of transporting sediment or debris from the site onto a road or public place; e) the likelihood of generating dust; and f) the nature of the proposed surfacing.
Assessment against the Performance Criteria is required. Performance Criteria Assessment The proposed 6-lot subdivision and associated works for the subject site at 70 Grant Street, Falmouth, is unable to satisfy the acceptable solution thereby requiring assessment against the performance criteria. The proposed subdivision includes the construction of raised driveways to service each of the proposed lots in addition to pipe culverts underneath the accesses intended to service the lots. Notably, the subject site has a slight downward slope extending from the north-east to the south-west and with reference to the Flood Study Report prepared by <i>PDA Surveyors, Engineers and Planners</i> in conjunction with the completed assessment for clause <i>C12.7.1 Subdivision within a flood-prone hazard area</i> from the C12.0 Flood-Prone Areas Hazard Code, the provision of raised driveway access for the proposed lots is to ensure that any potential flood risk to the accesses will be reduced down to H1 hazard (i.e. generally safe for people, vehicles and buildings as classified by Australian Institute for Disaster Resilience). While the surface material for the raised driveways has not been identified, the following condition will be included as part of the permit for this application: <i>‘2 Submission and Approval of Engineering Plans</i> <i>Prior to the commencement of works, detailed engineering drawings, Plan of Subdivision and specifications stamped ‘For Construction’ must be submitted to the Manager of Infrastructure and Development or their approved delegate, for approval. Such documentation must:</i> <i>a) Include all infrastructure works shown on the endorsed plans and specifications or otherwise specified by the conditions below, including but limited to:</i>	

- i. *Crossovers and Raised Driveway Accesses for each lot;*
- ii. *A stormwater service connection from each lot to the adjacent road swale sufficient for the safe discharge of a 5% AEP rainfall ensemble including climate modelling for a projected SSP5-8.5 to the year 2100.*
- iii. *Revised flood modelling and reporting to validate the detailed design submitted 'for construction' complies with the endorsed documents within this Permit and Conditions imposed. Including:*
 - 1. *Road swales utilising a Manning's N (or equivalent) roughness value of 0.05 consistent with Council's Level of Service.*
 - 2. *Defined 'No Building Area' for each lot suitable for application within a Section 71 Agreement under the Land Use Planning and Approvals Act to:*
 - (i) *limit allowable locations for development in accordance with the endorsed documentation*
 - (ii) *limit modification of designed earthworks and existing terrain such that it would impact the flood management solution provided for within endorsed documentation and approved detailed design, revised flood modelling and reporting.*
- iv. *Formalisation of road swales adjacent to the proposed development.*
- v. *All recommendations provided by the endorsed Flood Report.*
- vi. *All new stormwater pipes are to be concrete and of minimum strength Class 4*
- vii. *Energy dissipation and erosion control to stormwater outlets and inlets*
- viii. *Extension of the proposed stormwater pipe, intended to be transferred to Council to form part of the public stormwater system, to an outlet headwall at the end of the road casement adjacent to 71 Grant Street. Council may at their own discretion approve an extended swale from the outlet in lieu of a pipe.*
- ix. *Locating wastewater treatment areas beyond the ground water level'.*

Therefore, regarding the assessment completed above and further noting that the construction of complete driveways/accesses to each lot for potential development (e.g. single dwelling and associated outbuilding/s) will be subject to further assessment upon lodgement of a future planning application for the proposed lots, the performance criteria can be considered appropriately satisfied.

C2.6.3 Number of accesses for vehicles

Acceptable Solutions	Performance Criteria
A1 The number of accesses provided for each frontage must: a) be no more than 1; or b) no more than the existing number of accesses, whichever is the greater.	P1 The number of accesses for each frontage must be minimised, having regard to: a) any loss of on-street parking; and b) pedestrian safety and amenity; c) traffic safety; d) residential amenity on adjoining land; and e) the impact on the streetscape.
Assessment against the Performance Criteria is required. Performance Criteria Assessment The proposed 6-lot subdivision and associated works for the subject site at 70 Grant Street, Falmouth, is unable to satisfy the acceptable solution thereby requiring assessment against the performance criteria. It is evident from the proposal plan, that this application includes the construction of new accesses/crossovers to service the proposed lots which will amount to more than 1 access along the frontage facing Franks Street and the frontage facing Grant Street. For context, the subdivision will result in 4 crossovers along Franks Street and 2 crossovers located along Grant Street. However, the performance criteria can be considered appropriately satisfied as evident in the completed assessment below: a) This subdivision application does not include development which requires the provision of parking spaces. b) The subject site is located along roads (Grant Street and Franks Street) that are subject to 40 km/h speed limit. While there are no formalised footpaths within the adjoining road reserves or within the immediate vicinity, the existing speed limit will maintain a relatively safe environment for pedestrian movements. c) To support the construction of the new crossovers intended to service the proposed lots, the applicant has submitted a Traffic Impact Assessment Report prepared by <i>Midson Traffic Pty Ltd</i>. The author has outlined that the potential traffic generation associated with the lots, if they are developed for residential uses, will be approximately 44 vehicles per day further noting a peak of 5 vehicles per hour. The following points were raised by the author in relation to road safety impacts on page 10 of the report: ▪ <i>The surrounding road network is capable of absorbing the relatively insignificant amount of traffic generated by the proposed development (peak of 5 vehicles per hour, spread over two road frontages).</i> ▪ <i>The formation lots within the subdivision is consistent with surrounding land development patterns with compatible driveway spacing compared to the surrounding area.</i> ▪ <i>The existing road safety performance of the road network does not indicate that there are any current road safety deficiencies that might be exacerbated by the proposed</i>	

development. Specifically noting that there have been no reported crashes in the surrounding road network in the past five years.

- Adequate sight distance is available at all driveway accesses on both Franks Street and Grant Street in relation to the prevailing vehicle speeds.
- The proposed development is an extension of an existing residential land use patterns in the area, and as such movements into and out of the subject site as well as pedestrians will not be seen as an uncommon event by other motorists’.

- d) The subject site does not directly adjoin land utilised for residential purposes. The adjoining property at 6 New Street, Falmouth, has an existing outbuilding and is classed as being vacant.
- e) The impact upon the streetscape is expected to be minimal as it is reasonable to conclude that the siting of the crossovers will be consistent with the established residential character and properties within the surrounding area.

C3.0 Road and Railway Assets Code

C3.5 Use Standards

C3.5.1 Traffic Generation at a Vehicle Crossing, Level Crossing or New Junction

Acceptable Solutions	Performance Criteria
A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: a) a new junction; b) a new vehicle crossing; or c) a new level crossing. A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority. A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority. A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: a) the amounts in Table C3.1; or b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.	P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to: a) any increase in traffic caused by the use; b) the nature of the traffic generated by the use; c) the nature of the road; d) the speed limit and traffic flow of the road; e) any alternative access to a road; f) the need for the use; g) any traffic impact assessment; and h) any advice received from the rail or road authority.

A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.	
Assessment against the Performance Criteria is required. Performance Criteria Assessment The proposed 6-lot subdivision and associated works for the subject site at 70 Grant Street, Falmouth, is unable to satisfy the acceptable solution thereby requiring assessment against the performance criteria. The proposed subdivision was not able to satisfy acceptable solution A1.3 as the Works Department required the applicant to provide a Traffic Impact Assessment Report in relation to the new crossovers intended to service proposed lots 1-6. The applicant submitted a Traffic Impact Assessment Report which was prepared by Midson Traffic Pty Ltd for the consideration of the Works Department and to further demonstrate compliance with performance criteria P1. It is worth noting that in response to a referral of the Traffic Impact Assessment Report, the Works Department advised on the 19/12/2024 that the findings of the report are accepted and further require the inclusion of the following conditions in relation to the crossovers: <i>‘A crossover for each lot from the kerb to the property boundary must be constructed in accordance with standard drawings TSD-R03-v3 & TSD-R04-v3. Note the requirement for the crossovers to be sealed.</i> <i>An application must be submitted to obtain a Works Permit prior to undertaking any work on the crossover’.</i> Further to the above, the performance criteria can be considered appropriately satisfied as evident in the completed assessment below: a) As per provision <u>7.10 Development Not Required to be Categorised into a Use Class</u> from the Tasmanian Planning Scheme, the subdivision is not required to be categorised into a use class. However, the author of the Traffic Impact Assessment Report has included an estimation of expected traffic generation under the scenario that all lots were utilised for residential uses. Notably, a total of 44 daily vehicle trips with a peak of 5 vehicles per hour was estimated with the author noting that these traffic movements would be spread across the 6 lots (note 7-8 vehicles per day for each access potentially associated with a residential use). b) Given the current zoning, lot sizes and the established pattern of residential development within the locality of Falmouth (i.e. predominantly single dwelling and associated outbuilding/s), it is reasonable to determine that the proposed lots are likely to be utilised for residential uses. Therefore, traffic generation from the proposed lots is expected to be comparable to established residential properties within the immediate vicinity. c) The subject site adjoins Grant Street and Franks Street which both roads are residential in nature. d) There is an existing 40 KM/H speed limit along Grant Street and Franks Street and the Traffic Impact Assessment Report has estimated that there are 200-300 vehicle movements per day.	

- e) Other access options were not identified further noting that the subject site is a corner lot with frontages to Grant Street, Franks Street and New Street.
- f) Similar to criterion (a), subdivision is not required to be categorised into a use class but given the zoning and area of each lot, it is likely that the proposed lots will be developed for residential purposes at some point in the future.
- g) Refer to Traffic Impact Assessment Report which is contained within the Plans and Documents put forward for approval.
- h) See above in relation to the Works Department advice regarding the submitted report and conditions for the crossovers.

C12.0 Flood-Prone Areas Hazard Code

C12.6 Development Standards for Buildings and Works

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

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1.1 Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to: a) the type, form, scale and intended duration of the development; b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures; c) any advice from a State authority, regulated entity or a council; and d) the advice contained in a flood hazard report. P1.2 A flood hazard report also demonstrates that the building and works: a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.
Assessment against the Performance Criteria is required. Performance Criteria Assessment The proposed 6-lot subdivision and associated works for the subject site at 70 Grant Street, Falmouth, is unable to satisfy the acceptable solution thereby requiring assessment against the performance criteria. It is evident from the submitted Flood Study Report that the proposed works intended to form part of this application will be subject to flooding. These works seek to modify the topography and include raised driveways to service each lot, fill for lots 1,2,3,4 and 6 and new stormwater infrastructure. However, the performance criteria can be considered appropriately satisfied as evident in the completed assessment below:	

P1.1

- a) While the subdivision is not required to be categorised into a use class as per provision 7.10 Development Not Required to be Categorised into a Use Class from the Tasmanian Planning Scheme, given the size and zoning of the proposed lots, it is reasonable to determine that the lots may be utilised for future residential use. The submitted Flood Study Report prepared by *PDA Surveyors, Engineers and Planners*, has confirmed the nature of the subdivision as being residential in nature with an expected life span of 50yrs.
- b) While the report demonstrates that flood risk on the subject site will be reduced post-development (note: completion of proposed works) and that the existing flood situation of the surrounding area will remain unchanged, the author in response to this criterion has confirmed the following on page 33 of the report, *'Fill embankments will be designed by a suitably qualified engineer if they are exposed to significant erosive forces'*.
- c) Refer to the completed assessment for performance criteria P1 of clause *C12.7.1 Subdivision within a flood-prone hazard area*.
- d) Refer to Flood Study Report which is contained within the Plans and Documents put forward for approval.

P1.2

- a) In addition to the assessment completed for criterion (b) above, the proposed subdivision intends to utilise existing public stormwater infrastructure present within Franks Street. While the works proposed as part of this subdivision will assist in the reduction of the flood risk of the property, the author does note that on proposed lots 1 and 2, there will remain an area of H2 hazard (i.e. unsafe for small vehicles as classified by Australian Institute for Disaster Resilience). The author has proposed new infrastructure in the way of a DN600 outfall pipe noting that reliance is upon Council to maintain the new stormwater infrastructure proposed as part of the subdivision. Additionally, the author has noted that there will be a minor increase to the flood levels associated with Franks Street table drain including the open drain located downstream of the proposed DN600 outfall pipe. Please refer to the completed assessment for criterion (f) below regarding the conditions recommended by Council's external consultant relating to flooding and stormwater matters.
- b) The author of the report affirms that the subdivision is able to achieve and maintain a tolerable risk in relation to a 1% AEP flood event until 2090.

C12.7 Development Standards for Subdivision**C12.7.1 Subdivision within flood-prone hazard area**

Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must: (a) be able to contain a building area, vehicle access, and services, that are wholly located	P1 Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to: (a) any increase in risk from flood for adjacent land;

outside a flood-prone hazard area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a State authority; or (d) be required for the provision of Utilities.	(b) the level of risk to use or development arising from an increased reliance on public infrastructure; (c) the need to minimise future remediation works; (d) any loss or substantial compromise by flood of access to the lot, on or off site; (e) the need to locate building areas outside the flood-prone hazard area; (f) any advice from a State authority, regulated entity or a council; and (g) the advice contained in a flood hazard report.
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Assessment against the Performance Criteria is required.

Performance Criteria Assessment

The proposed 6-lot subdivision and associated works for the subject site at 70 Grant Street, Falmouth, is unable to satisfy the acceptable solution thereby requiring assessment against the performance criteria.

Upon lodgement of the current application, it was evident that the western side of the subject site intending to comprise proposed lots 1,2,3 and 4 were subject to flooding as per the modelling available on Council's mapping software (Spectrum Spatial). Accordingly, a request for further information letter was issued to the applicant which sought a flood report to be submitted as defined within C12.3 Definitions of Terms. The requested flood report was required to respond to the relevant performance criteria and of particular importance, to demonstrate whether the subdivision is able to create an opportunity to achieve and maintain a tolerable risk for future use or development. In response to several information requests, the applicant submitted a Flood Study Report prepared by *PDA Surveyors, Engineers and Planners* which has undergone numerous revisions to address concerns raised by both Council's Works Department and external consultant (Collective Consulting). However, the current version of the flood study report (version 5) in conjunction with the advice and recommended conditions provided by Council's external consultant, the proposed subdivision is able to address the performance criteria as demonstrated in the completed assessment below:

- a) The subject site is a corner lot which has a slight downward slope from the north-east down to the south-west and notably includes proposed works to modify the topography including raised driveways to service each lot, fill for lots 1,2,3,4 and 6 and new stormwater infrastructure. As demonstrated on pages 29-31, through a comparison of the pre-development and post-development scenarios, it is evident that the proposed subdivision does not significantly increase the existing flooding situation observable on adjacent land.



Figure 22 - 1% AEP Long-term-SSP3-7.0 pre-development flood hazard (ZAEM1), 0.00m cut-off depth.



Figure 23 - 1% AEP Long-term-SSP3-7.0 post-development flood hazard (ZAEM1), 0.00m cut-off depth.

Though the author of the report does acknowledge that there will be increased flow depths in both the table drain existing in Franks Street and the new open drain sited downstream of the DN 600 outfall pipe. Additionally, the subdivision includes the demolition of 7 outbuilding structures as seen on page 7 of the report which Council's external consultant has advised that the removal of existing buildings within the flood plain will reduce flood depth by allowing flood water to distribute over a nominally larger area. Therefore, it offers a small reduction in risk when considering item (a) above further

noting the proposed works will assist with improving the stormwater situation for the proposed lots and properties within the immediate vicinity.

- b) This subdivision intends to utilise existing public stormwater infrastructure present within Franks Street and the author of the report has proposed new infrastructure in the way of the aforementioned DN600 outfall pipe. However, the author notes that reliance is upon Council to maintain the new stormwater infrastructure proposed as part of the subdivision. Please refer to the completed assessment for criterion (f) below regarding the conditions recommended by Council's external consultant relating to flooding and stormwater matters.
- c) The author of the flood study report has outlined that the utilisation of a new outfall pipe will assist in reducing the need for any future remediation works. Notably, the intent of the new outfall pipe would be to remove water from the proposed lots to assist in the reduction of flood water present on the subject site which further incorporates the proposed works that form part of this application. The author of the report also outlines that all batters which are intended to be subject to flood forces are to be designed by a suitably qualified engineer. Please refer to the assessment completed below for criterion (f).
- d) Given that access to each of the proposed lots will be impacted by flooding to a certain degree, the author of the flood study report has proposed raised driveways to service each lot. The design intent and subsequent modelling contained within the report demonstrates that the raised driveways will enable access to each lot which are subject to a H1 Hazard (i.e. generally safe for people, vehicles and buildings as classified by Australian Institute for Disaster Resilience).
- e) As previously outlined and further illustrated in the figure below, the subdivision will include proposed works to modify the topography which of particular relevance to the assessment of this criterion, includes fill for lots 1,2,3,4 and 6. The fill recommended by the author of the Flood Study Report, is intended to provide raised building platforms to reduce potential flood risk noting that the building platforms will vary in flood depths between 0-20mm. To further support potential residential development that may occur on the proposed lots, it is further evident on pages 26-27 of the report, that post-development (i.e. completion of proposed works associated with the subdivision) building areas on each lot have been largely located outside of the modelled flooding. To further ensure that a tolerable risk can be both achieved and maintained for future development, an appropriate condition will be included which requires the applicant to identify the 'No Building Area' on each lot with further details of the condition/s observable in the completed assessment for criterion (f) below.



Figure 9 – Proposed site topography modifications.

- f) After reviewing revision 5 of the Flood Study Report prepared by PDA Surveyors, Engineers and Planners, Council’s external consultant has recommended the inclusion of the following conditions:

2) ‘Submission and Approval of Engineering Plans

Prior to the commencement of works, detailed engineering drawings, Plan of Subdivision and specifications stamped ‘For Construction’ must be submitted to the Manager of Infrastructure and Development or their approved delegate, for approval. Such documentation must:

- a) Include all infrastructure works shown on the endorsed plans and specifications or otherwise specified by the conditions below, including but limited to:
 - i) Crossovers and Raised Driveway Accesses for each lot.
 - ii) A stormwater service connection from each lot to the adjacent road swale sufficient for the safe discharge of a 5% AEP rainfall ensemble including climate modelling for a projected SSP5-8.5 to the year 2100.
 - iii) Revised flood modelling and reporting to validate the detailed design submitted ‘for construction’ complies with the endorsed documents within this Permit and Conditions imposed. Including:
 1. Road swales utilising a Manning’s N (or equivalent) roughness value of 0.05 consistent with Council’s Level of Service.
 2. Defined ‘No Building Area’ for each lot suitable for application within a Section 71 Agreement under the Land Use Planning and Approvals Act to:
 - (i) limit allowable locations for development in accordance with the endorsed documentation
 - (ii) limit modification of designed earthworks and existing terrain such that it would impact the flood management solution provided for within

endorsed documentation and approved detailed design, revised flood modelling and reporting.

- iv) Formalisation of road swales adjacent to the proposed development.*
- v) All recommendations provided by the endorsed Flood Report.*
- vi) All new stormwater pipes are to be concrete and of minimum strength Class 4*
- vii) Energy dissipation and erosion control to stormwater outlets and inlets*
- viii) Extension of the proposed stormwater pipe, intended to be transferred to Council to form part of the public stormwater system, to an outlet headwall at the end of the road casement adjacent to 71 Grant Street. Council may at their own discretion approve an extended swale from the outlet in lieu of a pipe.*
- ix) Locating wastewater treatment areas beyond the ground water level.*
- b) be prepared in accordance with the Tasmanian Subdivision Guidelines and LGAT Standard Drawings applicable at the date of approval of the plans. These Guidelines are available at www.lgat.tas.gov.*
- c) All subdivision plans and associated engineering documentation must be reviewed and certified by a Certifying Civil Engineer prior to submission to Council for assessment, approval, or sealing. For the purposes of this requirement, a Certifying Civil Engineer means a person who:*
 - holds qualifications in civil engineering appropriate to the works being certified;*
 - is a Registered Professional Engineer in the area of civil engineering under the Professional Engineers Registration Act 2021 (Tas), or any successor legislation; and*
 - has demonstrated experience in the design, construction, and certification of subdivision and civil infrastructure works.*
- d) All new infrastructure is to be fully integrated with existing infrastructure networks within reasonable distance to the development*
- e) be accompanied by an estimate of the construction cost of future public works with an associated schedule of components (bill of quantities).*

In all instances where deviation from detailed design is necessary from the standards identified above, approval must be sought from Councils Manager. Any such request for approval must be accompanied by supporting evidence prepared by a suitably qualified engineer.

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

3) Earthworks

- a) Earthworks must comply with the provisions of AS3798 Guidelines on earthworks for commercial and residential developments and the Tasmanian Subdivision Guidelines current at the time of the application.*
- b) Earthworks must be designed by a suitably qualified and experienced engineer to resist all probable flood forces as described within endorsed documents and varied by designs approved by Council's Manager of Infrastructure and Development.*
- c) Prior to the sealing of the Final Plan of Subdivision, an accredited Civil Engineer or Geotechnical Engineer must certify that all earthworks have been carried out in accordance with all Permit conditions, endorsed documents, approved 'For Construction' documentation and detailed designs.*

4) General Manager Consent Pursuant to Section 14 of the Urban Drainage Act 2013

Prior to the commencement of any works, the applicant must apply for, and be issued with, a General Manager's consent to undertake works affecting the public stormwater system pursuant to section 14 of the Urban Drainage Act 2013.

5) Section 71 Agreement

Prior to the sealing of the Final Plan of Subdivision, the landowner, under section 71 of the Land Use Planning and Approvals Act 1993, must prepare and enter into an agreement with the Break O'Day Council, to the satisfaction of the General Manager, establishing:

- a) a 'No Build Area' over all lots consistent with the 'No Build Area' necessary for flood management as required by Condition 2 and described in endorsed documentation. Restrictions for the 'No Build Area' are to prohibit buildings, structures, earthworks or infrastructure, including vehicle access ways being constructed within the 'No Build Area' unless otherwise approved in writing by Council.*
- b) that the landowner of a lot is responsible for the ongoing operation and maintenance of all portions of the lot necessary for flood management.*
- c) that the landowner must maintain the area in accordance with the Operation and Maintenance Manual following its submission and approval by Council's Manager of Infrastructure and Development.*
- d) that the landowner must rectify any nuisance from overland stormwater flow or flooding caused by the modification of areas within the 'No Building Area', to Council's requirements and at the owner's expense, within 14 days of Council giving notice of the requirement to do so.*
- e) That the failure by the landowner to comply with a term or condition set out in the agreement allows the Council to undertake that work, with the costs of doing so to be a debt due and payable by the landowner to the Council.*

The developer is to pay all costs associated with the preparation and registration of the agreement.

6) Stormwater Works

Prior to commencement of works, the developer is to apply and receive a permit to undertake Works & Development for the proposed concentrated discharge to Crown land managed by the Tasmania Parks and Wildlife Service. A copy of the permit must be provided to Council with the submission stipulated in Condition 2'.

- a) Refer to Flood Study Report which is contained within the Plans and Documents put forward for approval.*

5. Representations

The application was advertised 16th May 2026 to 29th May 2026 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. Three (3) representation was received prior to the closing date and time. The issues raised within the representation are as follows:-

Representation 01

Issue	Response
Acknowledges the substantial amount of technical work provided to support the proposal in relation to flooding, stormwater and onsite wastewater.	Commentary is noted.
Is concerned that the flood modelling contained within the flood study report remains predictive rather than empirically validated and it is unclear to the extent that future sea level rise, downstream tailwater effects, tidal locking and compound coastal flooding interactions have been considered given the subject site's characteristics.	As defined within C12.3 Definition of Terms, the applicant has provided a Flood Study Report to address the relevant performance criteria of the C12.0 Flood-Prone Areas Hazard Code. Notably, the predominant intent of the report is to demonstrate that a tolerable risk can be achieved and maintained for the proposed lots within the identified catchment area regarding the use of current data and detailed modelling.
While the proposal appears capable of managing current and modelled future flood risk, there is a question of whether ongoing intensification of low-lying coastal settlements should continue to rely on engineering mitigation in area likely to experience growing climate uncertainty.	Assessment of this application is limited to the relevant zone and code provisions contained within the Tasmanian Planning Scheme. Within the context of this application, it is a requirement that the subdivision is able to both achieve and maintain a tolerable risk.
Recognises that there is a strong counter argument exists as the land similar to surrounding properties, is subject to the 10.0 Low Density Residential Zone and the proposal is consistent with the settlement form contemplated by the Planning Scheme. Noted that refusing development on the site may therefore appear inconsistent with historical planning decisions and existing landowner expectations.	Commentary is noted and it is worth highlighting the purpose of the 10.0 Low Density Residential Zone including the objective of clause 10.6.1 <i>Lot Design</i> as outlined below: <i>'10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development'.</i> <i>'10.6.1 Lot Design</i> <i>Objective - That each lot:</i> <i>a) has an area and dimensions appropriate for use and development in the zone;</i> <i>b) is provided with appropriate access to a road; and</i> <i>c) contains areas which are suitable for residential development'.</i> There is a reasonable basis to assert that the proposed subdivision is consistent with the abovementioned zone purpose and clause objective. Specifically, the subject site is located

	within an established residential area which is currently constrained by a lack of reticulated water and sewer services in addition to being subject to mapped environmental hazards (i.e. flooding for this particular site). Each of the proposed lots exceed an area of 1500m², can achieve separate access onto the Council maintained roads of Franks Street and Grant Street further noting potential residential development of these lots will contribute towards infill development of previously underutilised land.
Suggests that climate change adaption requires planning systems to look beyond consistency with past development patterns and consider long-term impacts noting that incremental subdivision within coastal flood prone areas may appear manageable individually but do not consider future infrastructure burdens, increasing drainage dependence, reduced adaptive flexibility and increasing public and private adaption costs.	The commentary has been noted but assessment of this application will be limited to the relevant zone and code provisions contained within the current Tasmanian Planning Scheme.
Requests Council in addition to considering whether the subdivision can comply with the Tasmanian Planning Scheme but also the broader strategic transition regarding future zoning and intensification of low-lying coastal land. The representor proceeded to provide further recommendations/commentary on a suggested approach.	As per the above and further noting that strategic planning matters which are external to the assessment of this application, do not require consideration unless otherwise specified or amended within the Tasmanian Planning Scheme.

Representation 02

Issue	Response
Advised that they do not object to reasonable residential development but they are of the opinion that the submitted flood assessment does not adequately demonstrate that the subdivision can achieve and maintain a tolerable flood risk regarding the C12.0 Flood-Prone Areas Hazard Code.	The commentary is noted but please refer to the Planning Officer's assessment completed for performance criteria P1.1 and P1.2 for clause C12.6 Development Standards for Building s and Works in addition to performance criteria P1 of clause C12.7.1 Subdivision within a flood-prone hazard area. Further to the above, it is important to note that there was a recent TASCAT decision (Hookway v Northern Midlands Council [2025] TASCAT 106) that provided considerable guidance on determining whether a proposed subdivision is able to achieve and maintain a tolerable risk. Within the context of assessing

	tolerable risk, the Tribunal outlined the following definition derived from a previous decision (Au v Glenorchy City Council (No 2) [2024] TASCAT 50): <i>‘39. In assessing whether a risk is tolerable, we must consider the benefits of the development in the relevant area and the measures that can be put in place to manage the risk from the hazard. Assessing tolerable risk is not a purely quantitative or binary exercise. Nor does it involve replication of the Handbook’s H1 through to H6 risk categorisation’.</i> With reference to the completed planning scheme assessment and the inclusion of the conditions recommended by Council’s external consultant, there is a reasonable basis to claim that a tolerable risk can be achieved and maintained for each of the proposed lots.
Concerned that the flood solution appears to rely on future detailed design rather than a fully resolved subdivision design regarding the proposed subdivision works forming part of the application further noting an inconsistency in the submitted flood report regarding the size of the proposed outfall pipe as the report refers to a new DN450 outfall pipe and a new DN600 outfall pipe. Report acknowledges that flood depths will increase in the Franks Street table drain and in the new open drain downstream of the proposed outfall and concludes that this is regarded as tolerable. The representor does not consider this conclusion adequately demonstrated.	While it is acknowledged that the proposed works which intend to form part of this application will require further detailed design, the provision of engineering documentation/specification must be provided and endorsed by Council prior to the commencement of any work. Please refer to the entirety of condition 3 above which has been recommended for inclusion by Council’s external consultant.
Report confirms that the proposal will increase reliance on Council maintained stormwater assets and the representor deems this as a significant issue under C12.7.1 P1 and the Flood hazard outcome appears to rely on very shallow residual depths on proposed building platforms. Concerned that the roof drainage and drainage around future houses has not been properly modelled and that the report identifies remaining H2 hazard on Lots 1 and 2. The representor was concerned that this does not fully consider how the lots may be used.	Please refer to the Planning Officer’s assessment completed for performance criteria P1.1 and P1.2 for clause <i>C12.6 Development Standards for Buildings and Works</i> in addition to performance criteria P1 of clause <i>C12.7.1 Subdivision within a flood-prone hazard area</i>. Importantly, the proposed subdivision is not required to remove the flooding risk in its entirety from the site but rather demonstrate that a tolerable risk can be achieved and maintained. As seen on page 31 of the Flood Study Report, the applicant’s modelling does indicate that each of the proposed lots are able to accommodate potential development within

	areas subject to a H1 flood hazard classification further noting that the submitted report accounts for potential residential development to occur on each lot with topographical modifications/works. Any further mitigation measures and or stipulation of finished floor level height requirements for a dwelling, will be considered within any subsequent planning application that may be lodged in future.
Acknowledges that the report identifies that Falmouth Road is overtopped in both pre and post development conditions, while the subdivision does not worsen that road flooding, the creation of additional residential lots increases the number of future residents potentially affected by this access constraint. The representor believes this should be addressed in the context of safe access and egress.	The commentary is noted but please refer to the Planning Officer's assessment completed for performance criteria being assessed against as part of this application.
Concerned that the planning submission appears to describe the application as a subdivision that does not propose buildings or works while the flood report relies on physical flood mitigation works to make the lots acceptable. The representor asserts that these works should be assessed as part of the application rather than deferred.	The proposed works outlined within the submitted Flood Study Report prepared by PDA Surveyors, Engineers & Planners do form part of this application and are required to be completed prior to the sealing of the final plan. These proposed works require additional design detail and must be certified by a suitably qualified engineer. As evident within the conditions, the proposed works will not commence until such time that engineering documentation has been endorsed by Council noting that there are numerous requirements to be imposed upon the proposed works.

Representation 03

Issue	Response
Concerned about the potential impact to the character of the Falmouth locality.	Similar to representation 01, the commentary is noted and it is worth highlighting the purpose of the 10.0 Low Density Residential Zone including the objective of clause 10.6.1 <i>Lot Design</i> as outlined below: <i>'10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development'.</i> <i>'10.6.1 Lot Design</i>

	<i>Objective - That each lot:</i> <i>has an area and dimensions appropriate for use and development in the zone;</i> <i>is provided with appropriate access to a road; and</i> <i>contains areas which are suitable for residential development'.</i>
Outlines a number of concerns regarding Public Open Space Contribution and in particular the request for cash in lieu of the provision of public open space. Specific questions further included: • <i>Does this proposal mean the Developers assess the potential cash payment would be less than the value of the loss imposed by the provision of public open space?</i> • <i>Does this proposal mean the Developers have little interest in providing any benefit to the community that would result from the provision of open public space?</i> • <i>Is the proposed cash payment intended to off-set the costs to Council to install new drainage infrastructure, the proposed new outfall pipe and open drain?</i>	With reference to Council Public Open Space Contributions Policy, please refer to the below (see page 02 of AM02 – Public Open Space Contributions Policy): <i>In order to ensure an appropriate distribution of public open space, land contributions will be sought where one or more of the following apply:</i> • <i>There is a gap in public open space provision where residences have no public open space within 300m safe walking distance.</i> • <i>Acquisition of the land would further the objectives of any adopted Council's public open space objectives, or in order to meet any public open space or recreational needs.</i> <i>In other cases, cash in lieu is the preferred public open space contribution.</i> • <i>At Council's discretion, a cash contribution may be accepted in lieu of all or part of the land requirement.</i> • <i>The applicant must obtain a current (not less than one month old) valuation, by a registered land valuer, of the subject land, less one of the proposed lots. The cash in lieu contribution shall total 5% of that value.</i> • <i>The amount sought is to be included as a condition of the permit, thereby allowing any disagreement to be resolved at the initial stage of the process.</i> It is important to note that the subject site is located less than 300m to the recreation/sports ground adjoining 91 Grant Street which currently services the community. Please note that the Developer will be responsible for the cost and undertaking of the proposed works.

Observes that the written planning submission from the applicant does not reference the infilling of the pond currently existing on the subject site and notes inconsistencies between submitted reports.	All works proposed as part of the subdivision are defined within the advertised Flood Study Report. It is important to note that the previous Senior Planning Officer conducted a site inspection on the 27/09/2024 and noticed that there was fill on the site. An email was sent to the applicant on the 30/09/2024 which emphasised that no works are to commence prior to the issuing of a planning permit. The applicant responded on the same day advising that the owners were aware.
Concerned that the presence of endangered species (namely the Green and Gold Frog) and potential habitat for these species has not been considered. Reference is made to a previous subdivision application located directly south of the subject site (DA 466-2004) which included the following condition: <i>‘12. Prior to sealing the Final Plan of Survey the developer is to submit to Council evidence that the Threatened Species Unit has been consulted and that the unit agrees to the area being disturbed by future development in regard to disturbing the Green and Gold Frog habitat that may exist on the development site’.</i>	It is important to note that the existing pond is not natural to the subject site and was installed by a previous owner. This application did not require assessment against the C7.0 Natural Assets Code as the property was not subject to a priority vegetation area overlay notably, review of the available overlays on the Land Information System Tasmania did not illustrate the observed presence of threatened flora or fauna species on the subject site. In relation to the referenced subdivision, which was previously approved under DA 466-2004, there was no record on the file to indicate that the presence of the Green and Gold Frog was identified to be present. As outlined within the Department of Natural Resources and Environment Tasmania website: <i>‘Permit: A permit is required under the Tasmanian Threatened Species Protection Act 1995 to ‘take’ (which includes kill, injure, catch, damage, destroy and collect), keep, trade in or process any specimen or products of a listed species. Additional permits may also be required under other Acts or regulations to take, disturb or interfere with any form of wildlife or its products, (e.g. dens, nests, bones). This may also depend on the tenure of the land and other agreements relating to its management’.</i> The representor has not provided evidence to substantiate the presence of the identified species but in the unlikely event that the habitat of the Green and Gold Frog is identified on the subject site, the Developer will be subject to the requirements and processes contained within the Threatened Species

	Protection Act 1995 and Environment Protection and Biodiversity Conservation Act 1999.
Suggests consideration of landscaping to be undertaken	The commentary is noted but please refer to the Planning Officer's assessment completed for performance criteria being assessed against as part of this application.
Outlines that there are a number of issues that will need to be addressed pertaining to stormwater management, wastewater, filling works and building pads. The representor queries whether proposed lots 1 and 2 should be developed.	The commentary is noted but please refer to the Planning Officer's assessment completed for performance criteria being assessed against as part of this application. The reports provided by the consultants identified within this report, have been able to demonstrate that each of the proposed lots can be developed upon for future residential use and development.
Concerned about the existing stormwater arrangement and the proposed stormwater management for the subdivision.	The commentary is noted but please refer to the Planning Officer's assessment completed for performance criteria being assessed against as part of this application.
Notes the concerns raised by Council as evidenced in the submitted Flood Study Report.	Please refer to the Planning Officer's assessment completed for performance criteria P1.1 and P1.2 for clause C12.6 Development Standards for Building s and Works in addition to performance criteria P1 of clause C12.7.1 Subdivision within a flood-prone hazard area.
Confused about the intended size of the proposed outfall pipe has there is reference to DN450 and DN600.	The size of the proposed outfall pipe will be DN600.
Noted an inconsistency within the written planning submission in relation to the frontages of the proposed lots.	As evident within the advertised plans and documentation, there have been numerous requests for further information. The advertised proposal plan is reflective of the indented crossover location for each lot.
Queries whether the site is cleared of standing vegetation as noted within the written planning submission which proceeds to then note that there is an existing row of Macrocarpa pines. The representor also queries whether the existing row of pine trees have any status for protection further siting township character.	As corrected within the applicant's written planning submission, there is an existing row of pine trees but theses trees have not been identified as Significant Trees as evident upon review of the BRE-Table C6.5 Significant Trees from the Break O'Day Local Provisions Schedule. While these trees are not a declared weed within Tasmanian, it is important to note that this species are an environmental weed.
Outlines documents referenced within the applicant's written planning submission which were not included as part of the advertised documents.	The documents that would be necessary for potential approval of the application were advertised accordingly.
Included a suggested subdivision layout which included public open space.	Noted but not relevant for assessment of the relevant zone and code provisions.

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

6. Mediations

Nil

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 10.0 Low Density Residential Zone all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and nine (9) Performance Criterion. The received representations have been considered.

It is recommended for approval with conditions normally set to this type of development in addition to those recommended by Council’s external consultant.

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

ACTION	DECISION
COUNCIL MEETING DATE	17.08.2026
PROPONENT	Peter Angus
OFFICER	Alex McKinlay – Planning Officer
FILE REFERENCE	DA 2026 / 00054
ASSOCIATED REPORTS AND DOCUMENTS	1. Plans and Documents for Approval 2. Representation (1) 3. Applicant's Response to Representation 4. 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 Resource Development - Pepper Berry Cultivation on land situated at 302 Gardens Road, Binalong Bay described in Certificate of Title 80866/3 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Agricultural Assessment and Compliance Report	Nil	Pinion Advisory	29/05/2026

Plans / Documents to be Amended			
Plan / Document Name	Reference Number	Prepared By	Dated
Crop Layout Plan	A01	Peter Angus	30/04/2026

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	Resource Development – Tasmanian Pepper Berry Trees	

A	No more than 200 Tasmanian Pepper Berry Trees are permitted for cultivation of the approved Resource Development Use.	To Be Maintained At All Times.
B	Vegetation removal is not permitted to occur on the subject site in relation to the approved Resource Development Use.	To Be Maintained At All Times.
C	Irrigation of the Tasmanian Pepper Berry Trees must be undertaken with water captured and stored on the subject site. Use of water imported to the site for irrigation is not permitted to occur.	Prior to Commencement of Use and To be Maintained At All Times.
3	Soil Nutrient Management and Crop Layout	
A	Soil testing in addition to agronomist or horticulturalist advice on soil nutrient management must be submitted to the satisfaction of Council. The documentation and advice must demonstrate and further specify the maximum quantities of nutrient inputs that can be utilised without significantly impacting or harming existing native vegetation over time (particularly N, P and pH- Ca/Mg) ensuring regard is given to the threatened native vegetation community ' <i>Eucalyptus viminalis</i> - <i>Eucalyptus globulus</i> '.	Prior to Commencement of Use and To be Maintained At All Times.
B	A copy of the crop/farm layout plan must be submitted to Council which reflects the advice from the agronomist or horticulturalist that has been accepted by Council regarding the above-mentioned condition. Not limited to the following items, the plan should clearly demonstrate the approximate planting locations, number of plants per zone and location of the surface laid dripper lines.	Prior to Commencement of Use and To be Maintained At All Times.
4	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.

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. Should further rain-water tanks be required for onsite capture and storage to support the proposal, it is recommended that the requirements from exemption [4.6.14 rain-water tanks in Rural Living Zone, Rural Zone, Agriculture Zone or Landscape Conservation Zone \(Planning Scheme Viewer\)](#) are considered. If the additional rain-water tank/s are unable to satisfy the aforementioned exemption requirements, please contact Council for further advice.

3. The introduction of non-native plant species should be avoided and environmental weeds regularly monitored and targeted for removal.

- 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
<i>Development Description</i>	Resource Development - Pepper Berry Cultivation
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Nil
<i>Attachments</i>	Nil
<i>Representations</i>	One (1)

INTRODUCTION:

The applicant is seeking approval for the establishment of a resource development operation and subsequent cultivation of 200 Tasmanian Pepper Berry trees.

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER'S REPORT:

1. The Proposal

The applicant is seeking approval for the cultivation of 200 Tasmanian Pepper Berry Trees on the approximate 1.34ha subject site for commercial purposes. As seen within the submitted plan, the proposal further includes the installation of a third rainwater tank, installation of pressure compensating dripper lines, irrigation controller system and tree/shrub guards. It is important to note that the proposed rain-water tank is able to achieve the requirements outlined within 4.6.14 rain-water tanks in Rural Living Zone, Rural Zone, Agriculture Zone or Landscape Conservation Zone as the tank will be located to the side of the existing dwelling and exceeds the acceptable solution requirements outlined within clause 22.4.2 *Building height, siting and exterior finishes* of the **22.0 Landscape Conservation Zone**.

2. Applicable Planning Assessment

- 22.0 Landscape Conservation Zone
- C2.0 Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code

3. Referrals

- NRM Facilitator – A referral of the Agricultural Assessment Report in addition to a copy of the representation received for this application, was issued to Council’s NRM Facilitator for comment and advice regarding potential conditions. Generally, the NRM Facilitator was not of the opinion that the Tasmanian Pepper Berry Trees were unlikely to impact upon the landscape values of the subject site and surrounding properties. While this native species is not of a local provenance, it was discerned that landscape values could be protected through judicious establishment and use of non-local provenance native species that are managed to protect character of the coastal dry sclerophyll vegetation of the area. However, the NRM Facilitator was particularly concerned with the potential impacts that may arise due to nutrient inputs into the soil which would alter the conditions on the site and by extension, existing native vegetation with regard being given to the threatened native vegetation community (*Eucalyptus viminalis* – *E. globulus* coastal forest).
- Environmental Consulting Options Tasmania (ECOTas) - A referral of the Agricultural Assessment Report in addition to a copy of the representation received for this application, were issued to ECOTas for comment. In response, it was generally noted that the report largely relates to agricultural assessment rather than a natural values assessment. Believed threatened flora had not been considered and did not think threatened fauna to be an issue for the proposal.

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 16:

- 22.3.3 Discretionary use (P1)
- 22.4.4 Landscape protection (P1 and P2.1)

Detailed assessment against the provisions of the *Tasmanian Planning Scheme – Break O’Day* version 16 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

22.3 Use Standards

22.3.3 Discretionary use

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	Use listed as Discretionary must be compatible with landscape values, having regard to: a) the nature, scale and extent of the use; b) the characteristics and type of the use; c) the landscape values of the site; d) the landscape value of the surrounding area; and e) measures to minimise or mitigate impacts.

Assessment against the Performance Criteria is required.

Performance Criteria Assessment

The proposed cultivation of 200 Tasmanian Pepper Berry Trees on the subject site at 302 Gardens Road, Binalong Bay, is unable to satisfy the acceptable solution and as such assessment against the performance criteria is required.

The proposal seeks to establish a resource development use on the subject site and as per the 22.2 Use Table, this is identified as a discretionary use to occur further noting that the proposal does not include intensive animal husbandry or plantation forestry. However, the performance criteria can be considered appropriately satisfied as evident in the completed assessment below:

- a) The proposal seeks to establish a resource development use via the cultivation of Tasmanian Pepper Berry Trees. The applicant is seeking to sell the berries and leaves of the plants for commercial purposes noting that there are culinary uses associated with the products of the plant. As outlined within the advertised documents and namely the Agricultural Assessment Report prepared by Pinion Advisory, the plantings are intended to occur within 3 identified zones on the property. Specifically, zone 1 (530m²) is intended to be located directly north of the existing dwelling, zone 2 (3,600m²) will be located west of the dwelling noting that it is the largest of the 3 zones while zone 3 (2,070m²) will be located south-west of the dwelling. Each of the identified zones are intended to have a minimum distance of 5m from an adjoining property boundary.

In terms of additional infrastructure and or associated works which will form part of the proposal, this predominantly includes the additional placement of a rainwater tank on the property to increase onsite capture of water required for the proposal (i.e. irrigation purposes) which will be further accompanied by the installation of surface laid pressure compensating dripper lines and associated irrigation controller system in addition to plant protection measures (i.e. tree/shrub guards). While the extent of the proposal covers a fairly broad area on the subject site, the proposal is not intensive in nature and is of a relatively small scale when compared against typical commercial farming operations.

- b) Please refer to the completed assessment above.
- c) The subject site can be characterised by its relatively dense vegetation/coastal bushland coverage. There are existing cleared sites on the property being observable around the existing dwelling, adjacent areas to the north and south of the building in addition to the associated driveway. With regard being given to vegetation types mapped on the property, these include the following (note: 'TASVEG 5.0' overlay and the Threatened Native Vegetation Communities 2025 overlay available on the LIST):
 - Modified Land – (FUM) Extra-urban miscellaneous (Vegetation Community Description). This is observable around the location of the existing dwelling and areas immediately adjacent to the building.
 - Dry eucalypt forest and woodland – (DVC) (DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland (Vegetation Community Description). This vegetation community is located east and west of the dwelling further noting that this overlay correlates with the position of the mapped threatened native vegetation community Eucalyptus viminalis -

Eucalyptus globulus coastal forest and woodland. Additionally, this vegetation community is present within proposed zone 1 and 2.

- Non eucalypt forest and woodland - (NAV) Allocasuarina verticillata forest (Vegetation Community Description). This vegetation is located east of the dwelling and is primarily located along the rear boundary.
- Dry eucalypt forest and woodland - (DSG) Eucalyptus sieberi forest and woodland on granite (Vegetation Community Description). The majority of the subject site contains this vegetation community group.
- Dry eucalypt forest and woodland - (DAC) Eucalyptus amygdalina coastal forest and woodland (Vegetation Community Description). This particular vegetation community has been mapped to be present on a small section of the existing access from the subject site to Gardens Road.

d) Like the subject site, the surrounding area is characterised by native forests, woodlands and heathland vegetation associated with this part of Binalong Bay.

e) While Tasmanian Pepper Berry Trees are a mountain/sub-alpine species, the introduction of this plant for low-scale resource development use is unlikely to pose adverse impacts. Though coastal environments are not the typical or preferred environment for this plant species, it is important to note that it is not invasive in nature and is predominantly characterised as an understory plant. However, as per the referral advice received by Council's NRM Facilitator, the potential soil/nutrient inputs (i.e. irrigation and fertiliser) could result in changing the existing soil conditions on the site to the detriment of existing native vegetation. With regard being given to the referral advice, the following conditions are recommended for inclusion to minimise or where possible, alleviate potential impacts:

- o *Vegetation removal is not permitted to occur on the subject site in relation to the approved Resource Development Use (To Be Maintained At All Times).*
- o *No more than 200 Tasmanian Pepper Berry Trees are permitted for cultivation of the approved Resource Development Use (To Be Maintained At All Times).*
- o *Irrigation of the Tasmanian Pepper Berries must be undertaken with water captured and stored on the subject site. Use of water imported to the site for irrigation is not permitted to occur (Prior to Commencement of Use and To be Maintained At All Times).*
- o *Soil testing in addition to agronomist or horticulturalist advice on soil nutrient management must be submitted to the satisfaction of Council. The documentation and advice must demonstrate and further specify the maximum quantities of nutrient inputs that can be utilised without significantly impacting upon the existing native vegetation over time (particularly N, P and pH- Ca/Mg) ensuring regard is given to the threatened native vegetation community 'Eucalyptus viminalis - Eucalyptus globulus' (Prior to Commencement of Use and To be Maintained At All Times).*
- o *A copy of the crop/farm layout plan must be submitted to Council which reflects the advice from the agronomist or horticulturalist that has been accepted by Council regarding the above-mentioned condition. Not limited*

to the following items, the plan should clearly demonstrate the approximate planting locations, number of plants per zone and location of the surface laid dripper lines (Prior to Commencement of Use and To be Maintained At All Times).

22.4 Development Standards for Buildings and Works

22.4.4 Landscape protection

Acceptable Solutions	Performance Criteria
A1 Building and works must be located within a building area, if shown on a sealed plan.	P1 Building and works must be located to minimise native vegetation removal and the impact on landscape values, having regard to: a) the extent of the area from which vegetation has been removed; b) the extent of native vegetation to be removed; c) any remedial or mitigation measures or revegetation requirements; d) provision for native habitat for native fauna; e) the management and treatment of the balance of the site or native vegetation areas; f) the type, size, and design of development; and g) the landscape values of the site and surrounding area.
Assessment against the Performance Criteria is required. Performance Criteria Assessment The proposed cultivation of 200 Tasmanian Pepper Berry Trees on the subject site at 302 Gardens Road, Binalong Bay, is unable to satisfy the acceptable solution and as such assessment against the performance criteria is required. The proposal is located on a site that does not benefit from the presence of a building area but the performance criteria can be considered appropriately satisfied as evident in the completed assessment below: f) There is an area over 1000m² on the subject site that is currently cleared and specifically centred around the location of the existing dwelling. g) The proposal does not include nor require vegetation removal on the subject site. h) As above, the proposal does not include vegetation removal further noting that there are several conditions intended to be included on the permit which aim to minimise and where possible mitigate any potential impacts associated with the proposal. However, these conditions are largely centred around limiting nutrient input into the soil on the site which could pose adverse impacts if not limited in an appropriate manner. i) Refer to completed assessment above further noting that Tasmanian Pepper Berries are also a source of food and potential shelter for wildlife. j) Refer to the completed assessment above. k) The proposal effectively seeks to establish a resource development use on the subject site via the cultivation of 200 Tasmanian Pepper Berry trees for	

commercial purposes. Notably, the planting areas are intended to be confined to 3 zones which amount to a total area of 6,200m² of the approximate 1.34ha site (i.e. approximately 46% of the site).

- l) Like the subject site, the surrounding area is characterised by native forests, woodlands and heathland vegetation associated with this part of Binalong Bay.

Acceptable Solutions	Performance Criteria
A2 Buildings and works must: a) be located within a building area, if shown on a sealed plan; or b) be an alteration or extension to an existing building providing it is not more than the existing building height; and c) not include cut and fill greater than 1m; and d) be not less than 10m in elevation below a skyline or ridgeline.	P2.1 Buildings and works must be located to minimise impacts on landscape values, having regard to: a) the topography of the site; b) the size and shape of the site; c) the proposed building height, size and bulk; d) any constraints imposed by existing development; e) visual impact when viewed from roads and public places; and f) any screening vegetation. P2.2 If the building and works are less than 10m in elevation below a skyline or ridgeline, there are no other suitable building areas.

Assessment against the Performance Criteria is required.

Performance Criteria Assessment

The proposed cultivation of 200 Tasmanian Pepper Berry Trees on the subject site at 302 Gardens Road, Binalong Bay, is unable to satisfy the acceptable solution and as such assessment against the performance criteria is required.

P2.1

Similar to the above, the proposal is located on a site that does not benefit from the presence of a building area and it does not relate to either an alteration or extension to an existing building. However, the performance criteria can be considered appropriately satisfied as evident in the completed assessment below:

- a) The approximate 1.34ha internal lot can be described as having a slightly sloping downward to the rear/western boundary of the subject site.
- b) Refer to the completed assessment above.
- c) The proposed development does not include the construction of buildings.
- d) While there is an existing dwelling and associated buildings on the subject site, it is important to note that the operation of the proposed resource development use is partly reliant upon the continued presence of the applicant and property owner.
- e) Any visual impact associated with the proposal is anticipated to be minimal to non-existent. The proposal will not be viewable from Gardens Road given and does not include the construction of building or related structures. Additionally, the proposal is further

surrounded by existing vegetation on the subject site itself in addition to surrounding properties.

P2.2 – The proposal is not located less than 10m in elevation below a skyline or ridgeline. No further assessment is required.

5. Representations

The application was advertised 13th June 2026 to 26th June 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
The proposed plant species is not generally located within the forest types associated with the site nor is it a coastal zone species for the area. Acknowledges that while the Pepper Berry is unlikely to become a weed, they maintain that by using a plant species not typically found in a particular ecosystem, this results in the natural values/ecological integrity being diminished over time.	While the Tasmanian Pepper Berry Tree is of a non-local provenance native species, this does not necessarily indicate that the plant species would either diminish or detrimentally impact upon the existing landscape values observable on the subject site and the surrounding area. Predominantly, this species are located within the understory of existing vegetation and are not invasive in nature. However, since the proposal is intended to occur within a coastal location, the nutrient input required to facilitate successful growing conditions for the plants does pose a level of concern in relation to changing soil conditions and its impact upon native vegetation present on the subject site. Therefore, the entirety of conditions 2 and 3 have been informed by referral advice received by Council's NRM Facilitator.
Asserts that the proposal is unable to satisfy the performance criteria for clause 22.3.3 Discretionary use (22.0 Landscape Conservation Zone) as the proposal is inconsistent with maintaining landscape values and that it does not comply with the C7.0 Natural Assets Code.	Please refer to the response above in addition to the Planning Officer's assessment completed for performance criteria P1 of clause 22.3.3 <i>Discretionary use</i> and P1 and P2.1 of clause 22.4.4 <i>Landscape protection</i> from the 22.0 Landscape Conservation Zone. It is important to note that this application did not require consideration against the C7.0 Natural Assets code as the proposal did not include nor require removal of vegetation located within the priority vegetation area overlay.
Makes general comments regarding observable land clearing on the adjoining property at 324 Gardens Road that was previously approved and asserts that continued extensive vegetation clearance will result in natural values that are present on private property will be lost over time.	Commentary is noted but as outlined within the advertised documentation, vegetation removal is not required nor proposed as part of this application.

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

6. Mediations

Nil

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 22.0 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 with recommended conditions proposed in response to concerns.

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.

08/26.9.0

COUNCIL MEETING ACTIONS

08/26.9.1

Outstanding Matters



COUNCIL RESOLUTIONS - MEETINGS - PUBLIC

10/08/2026

23

GOALS

71%

GOAL COMPLETION

COUNCIL RESOLUTIONS PLAN

COUNCIL RESOLUTIONS - JULY 2026

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	20/07/2026	17/08/2026	07/26.8.1 DA 134-2024 – 70 Grant St, Falmouth - Subdivision – 6 Lot subdivision	That Council defer consideration to the August Council Meeting	Relisted for August 2026 Council meeting	Development Services Coordinator
0%	20/07/2026	17/08/2026	07/26.14.3.808 Policy review – AM13 Memorial Gardens Policy	That Policy AM13 Memorial Gardens, be accepted without amendment.		Corporate Services Coordinator
0%	20/07/2026	17/08/2026	07/26.14.4.809 Policy review – AM18 Nature Strip Planting Policy	That Policy AM19 Nature Strip Planting, be accepted without amendment.		Corporate Services Coordinator
100%	20/07/2026	17/08/2026	07/26.14.5.810 St Marys Parking Strategy 2026-2031	That Council endorse the St Marys Parking Strategy 2026-2031.	Council endorses the St Marys Parking Strategy 2026-2031 at the July 2026 Council meeting.	Manager Infrastructure and Development Services
100%	20/07/2026	17/08/2026	07/26.14.6.811 Pollardin gElm Trees on the Northern Side of Tully Street	That Council receives the Tully Street Elm Avenue, St Helens – Arboricultural Assessment 2026 prepared by Maine Tree Care (MTC) and retains the northern side trees in their current form, managing these trees under a routine inspection program set out in the report.	Council receives the Tully Street Elm Avenue, St Helens – Arboricultural Assessment 2026 prepared by Maine Tree Care (MTC) and report recommendation.	Manager Infrastructure and Development Services

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	20/07/2026	17/08/2026	07/26.15.3.814 Sponsorshi prequest-MoodMission - Mental Health Comedy Roadshow	That Council: 1. support this event by granting a full fee waiver for the hire of the Portland Hall. 2. support a \$1,000 financial sponsorship to Moodmission in delivering the Mental Health Comedy Roadshow.	Advised MoodMission of successful funding. Venue has been secured and awaiting relevant documentation from them. Event booked for October 10th at Portland Hall COUNCIL DECISION: 07/26.15.3.814 Moved: Cllr V Oldham/ Seconded: Cllr I Carter That Council: 1. support this event by granting a full fee waiver for the hire of the Portland Hall. 2. support a \$1,000 financial sponsorship to Moodmission in delivering the Mental Health Comedy Roadshow. CARRIED UNANIMOUSLY	Mental Health and Wellbeing Coordinator
100%	20/07/2026	17/08/2026	07/26.16.2.816 Memorial Park Amenities Upgrade	That Council: 1. Notes the proposed upgrade of the St Helens Memorial Park amenities block 2. Endorses the proposed community information approach, and 3. Approves the progression of the project to construction.	All actions complete and the construction phase is now progressing.	Development Services Coordinator
100%	20/07/2026	17/08/2026	07/26.17.2.819 St Helens Online Access Centre Funding	That Council: 1. Receive the report regarding the St Helens Online Access Centre noting the analysis of the service offerings by the St Helens Online Access Centre and Libraries Tasmania through the St Helens Library; 2. Note the response from Minister Palmer dated 3 July 2026; 3. Monitor the effectiveness of the Libraries Tasmania digital inclusion service in meeting community needs and advocate on behalf of the community when needs are not being met to the level required; 4. Not provide annual operational funding to the St Helens Online Access Centre		Executive Officer

COUNCIL RESOLUTIONS - JUNE 2026

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	15/06/2026	20/07/2026	06/26.15.3.793 Break O'Day Artists Inc - Art & Culture Funding Program 2025 - 2026	That Council approve funding of \$15,890 to Break O'Day Artists Incorporated under the Arts & Culture Community Grant Program to support delivery of the 12-month Exhibition and Workshop Program.	Council decision - That Council approve funding of \$15,890 to Break O'Day Artists Incorporated under the Arts & Culture Community Grant Program to support delivery of the 12-month Exhibition and Workshop Program.	Community Services Officer

COUNCIL RESOLUTIONS - MAY 2026

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
0%	18/05/2026	30/06/2026	05/26.11.2.760 Replace native grasses and rushes – Mayor Mick Tucker	That Council, over the next 12 months, remove and replace non- flowering grasses in the main CBD of St Helens and replace with colourful, vibrant plants that are drought resistant, in keeping with our town's coastal identity and in line with endorsed Council Planting Guidelines.	Action not yet commenced. Report to be prepared for workshop discussion with the Council.	Manager Infrastructure and Development Services

COUNCIL RESOLUTIONS - APRIL 2026

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
75%	20/04/2026	18/05/2026	04/26.15.6.744 Art & Culture Funding Program 2025 – 2026	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. 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.	Successful applicant was advised of the Council decision. The other applicant was requested to meet with Council staff, this has taken place and a new budget requested. Awaiting same and will take the requested budget to the June Council meeting	Manager Community Services
50%	20/04/2026	30/06/2026	04/26.17.3.753 Honour boards for Recognition of Service	That Council: 1. Establish a digital format Honour Board to recognise elected member service; 1. Endorse the publication of the Honour Board on Council's website to ensure broader public accessibility.	Council endorsed the digital Honour Board and its publication on Council's website. Officers are currently exploring options to design the Honour Board and related content in-house using an existing program already subscribed to by Council. Publication on the website will occur following the redevelopment of Council's website, which is currently in the tender evaluation stage.	Governance Officer

COUNCIL RESOLUTIONS - FEBRUARY 2026

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
90%	16/02/2026	16/03/2026	02/26.11.1.685 Petition State Government Department of State Growth for a speed limit reduction – Deputy Mayor Chapple	That council urgently petition the State Government Department of State Growth for a speed limit reduction on the section of Tasman Hwy between Golden Fleece Bridge on Georges Bay Esplanade to the northern end of Cecilia Street where it turns into Tully Street, St Helens from the current limit of 50KM per hour to 40KM per hour.	A report was prepared based on advice received from Traffic and Civil Services, supporting a 40km/hr shopping zone in St Helens and was discussed at the 3rd August Councillor Workshop. An agenda report recommending endorsement of TCS recommendations has been prepared for the August 2026 Council meeting. <i>attachment TCS Report - Proposed Cecilia Street Pedestrian Facility _ St Helens.pdf</i>	Manager Infrastructure and Development Services

COUNCIL RESOLUTIONS 2025

Current Co...	Meeting ...	Due D...	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: Cllr I Carter/ Seconded: Cllr 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
75%	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 assessment report has been prepared by Traffic and Civil services for information and discussion at the September 2026 Councillor Workshop. A capital allocation has been included in the draft 2026-27 capital budget. Subject to endorsement by the Council, an application will be made to the Transport Commissioner to approve an installation on Cecilia Street in front of the Pharmacy and frontage of the Mortys car park, and without loss if on-street parking.	Manager Infrastructure and Development Services
100%	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.	Arborist assessment report received on 1st May 2026. Workshop report prepared for information and discussion at the 6th July Councillor Workshop. Agenda Report prepared for the July 2026 Council meeting and endorsed by the Council at that meeting.	Manager Infrastructure and Development Services

COUNCIL RESOLUTIONS 2024

Current Co...	Meeting ...	Due D...	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	<i>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:</i> 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	<i>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:</i> 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	<i>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:</i> 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 been ongoing regarding Council's interest in securing this piece of land has been reinforced with the latest contact being on 26/5/26. An indicative Plan was prepared by a Surveyor indicating a minimum 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 D...	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 – Cllr J Drummond	<i>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:</i> That Council support the Indigenous name for St Patricks Head, which is Iumeragenena wuggelena according to the Department of Natural Resources and Environment Tasmania.	Following the change to the Reconciliation Action Plan process, the matter has been pursued with PWS requesting that they install the signage as per their internal processes. Council officers raise this periodically with PWS staff and it is not high on their priority list due to resource availability.	General Manager

COUNCIL RESOLUTIONS 2022

Current Co...	Meeting ...	Due D...	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 brought 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

08/26.10.0**PETITIONS**

Nil

08/26.11.0**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

08/26.12.0**MAYOR'S & COUNCILLOR'S COMMUNICATIONS****08/26.12.1****Mayor's Communications for Period Ending 17 August 2026**

24.07.2026	St Helens	St Helens Neighbourhood House, chaired the Special General Meeting of members to consider motions regarding the Board situation and to discuss the situation. Assisted by providing information from the SHNH Constitution.
24.07.2026	St Helens	Northern Tasmania Development Corporation (NTDC), initial meeting involving the General Manager and NTDC CEO, Michael Bailey, to provide Michael with an overview of priorities and opportunities within the Break O'Day area and to receive updates on NTDC activities and regional priorities.
24.07.2026	MS Teams	Local Government Association of Tasmania (LGAT), meeting with CEO Dion Lester and Kerry Vincent, Minister for Local Government to discuss strategic planning implementation.
30.07.2026	St Helens	Meeting with community members Fiona and Shane Voorham (Planning Application: DA 24/00134).
30.07.2026	MS Teams	Australian Local Government Association (ALGA), attended Board Meeting, which included consideration of motions arising from the National General Assembly (NGA).
31.07.2026	MS Teams	LGAT, meeting with CEO Dion Lester and Kerry Vincent, Minister for Local Government, to discuss planning matters and provide a general business update.
03.08.2026	St Helens	Council Workshop.
04.08.2026	St Helens	Premier of Tasmania, meeting with Jeremy Rockliff MP.
05.08.2026	Hobart	LGAT, attended Review Committee meeting prior to the General Management Committee (GMC) meeting.
05.08.2026	Hobart	LGAT, General Management Committee meeting.
06.08.2026	St Helens	Royal Flying Doctor Service (RFDS), meeting involving the General Manager, RFDS CEO Nicole Henty and Philanthropy and Communications Manager Corey Martin to discuss RFDS services, regional health initiatives and opportunities for collaboration within Break O'Day.

06.08.2026	St Helens	RFDS Networking Event, attended the RFDS networking event in St Helens, providing an opportunity to connect with local services and organisations and discuss the work they are undertaking across Break O'Day.
07.08.2026	St Helens	Tasmania Police, coffee meeting with Danny Jackson St Helens Police Inspector.
08.08.2026	St Helens	St Helens RSL, attended celebrations marking the St Helens RSL's 70th anniversary.
12.08.2026	Fingal	Fingal Valley Neighbourhood House, attended the Eating with Friends community lunch in Fingal.
17.08.2026	St Helens	Council Meeting.

08/26.12.2 Councillor's Reports for Period Ending 17 August 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

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:**Audit and Financial Reporting**

The commencement of the 2026/2027 financial year has seen a significant focus on year end financial reporting, audit preparation and implementation of Council's adopted Budget Estimates. Work has continued on the completion of end of financial year reconciliations, review of asset accounting treatments, grant recognition, capitalisation of completed works and preparation of audit supporting documentation. The Department has also been responding to information requests from Audit Tasmania as part of the annual financial audit process and progressing actions arising from previous audit recommendations.

The July monthly financial statements have been prepared and indicate that Council concluded the 2025/2026 financial year in a stronger position than originally budgeted. While the final result remains subject to audit review and year-end adjustments, preliminary outcomes continue to reflect strong expenditure control, improved revenue performance and careful financial management across the organisation.

Council also commenced participation in the annual Local Government Cost and Data Collection process during the month, with preparatory work underway to compile the information required for submission.

Asset Management and Strategic Planning

Work has continued on the refinement of Council's Strategic Asset Management Planning framework. A key focus throughout July has been progressing discussions regarding future asset

management system requirements and reviewing options available to improve asset intelligence, condition assessment processes and long-term infrastructure planning. These activities support Council's objective of strengthening evidence based decision making and improving the integration of asset management, financial planning and capital works delivery.

Aquatic Centre Feasibility Study

At its April 2026 Council Meeting, Council resolved to progress the Break O'Day Aquatic Facility Feasibility Study to Stage 2 - Business Case and Concept Design Development. This decision is consistent with Council's staged approach to assessing the feasibility, affordability and risk of any future aquatic facility before any decision is made regarding project scope, funding or delivery.

This next phase will further refine cost assumptions, potential funding models, facility design options and whole-of-life financial considerations. It will also test potential operating models and mixed-use facility designs to determine whether alternative approaches could deliver broader community benefits, improve the benefit-to-cost ratio, minimise the extent to which any future facility would need to be supported through general rates and strengthen the project's suitability for potential external grant funding.

Council has not made any decision to fund the construction of an aquatic facility. The current process remains a feasibility and business case development exercise, with further work required before any future decision could be made regarding project scope, affordability, funding sources, design or delivery. The feasibility work will not be complete before the upcoming Council election. Community members seeking further information are encouraged to refer to the material available on Council's website.

Rates and Customer Services

The Department has overseen the delivery of this year's Rates Notices to property owners following adoption of the 2026/2027 Rates Resolution, including the municipal revaluation outcomes. Customer contact has been in line with the level of enquiries normally experienced at this time of year, with staff responding to calls and written queries from property owners seeking to understand the effect of the revaluation and adopted rating model on their individual properties.

Given the complexity of a municipal revaluation and the fact that its impacts can vary significantly from property to property, officers have worked through these enquiries carefully and respectfully, providing explanations where required and assisting ratepayers to better understand the basis of their Rates Notice. Staff have also continued to support routine customer service, receipting, records administration, rate exemption requests and other rates matters requiring detailed legislative assessment.

ICT and Digital Transformation

The transition to Council's new ICT service provider continued during July. Work has focused on implementation planning, network infrastructure reviews, cyber security improvement initiatives and identification of priority hardware upgrades across Council facilities. These activities form part of Council's broader technology renewal program and are intended to improve system performance, resilience, security and operational efficiency.

In parallel, Corporate Services staff have commenced involvement in the Council website redevelopment project to ensure future online services, customer interactions and digital information systems better meet community expectations and support improved service delivery.

Governance, Risk and Compliance

Governance and compliance activities remained a significant area of focus during the month. The Department continued to review and implement risk management processes, insurance matters, legislative compliance requirements and corporate reporting obligations. Work also continued on policy reviews and governance documentation required to support Council's operational and strategic objectives. These activities are largely undertaken behind the scenes but remain critical to maintaining strong internal controls, organisational accountability and effective decision making.

Work Health and Safety

Routine work health and safety reporting, workers compensation management, insurance claims administration and return to work activities continued throughout July. These activities continue to require a significant amount of staff time and are undertaken with a high degree of care and diligence by Council's WH&S Coordinator

Council remains committed to providing a safe and healthy workplace and officers continue to monitor incidents, hazards and emerging risks across the organisation. Ongoing staff awareness, reporting and continuous improvement initiatives form an important part of Council's broader safety culture and risk management framework.

Financial Management

Following a valuable discussion with Councillors during the August Workshop, it was considered useful to provide additional context regarding Council's broader financial management outcomes and how these contribute to long-term financial sustainability and Council's capacity to deliver services to the community.

During a period characterised by economic uncertainty, elevated interest rates, increasing construction and infrastructure costs, ongoing cost of living pressures on households and growing exposure to natural disaster events, Council has continued to focus on strengthening its long-term financial sustainability and reducing financial pressure on ratepayers wherever possible. Maintaining a strong balance sheet and appropriate cash reserves is increasingly important in ensuring Council can respond to emerging challenges, including disaster recovery, infrastructure damage, service continuity and future renewal obligations, without placing unnecessary financial pressure on current or future ratepayers.

A key component of this approach has been maximising returns on Council's available funds while preserving capital for future infrastructure and community investment. During 2025/2026 Council generated approximately \$1.107 million in interest and investment income, equivalent to almost 9% of Council's current General Rate revenue requirement this financial year. This revenue source is now projected to exceed the annual rates revenue generated from several individual land use categories, including Commercial, Primary Production, Public Purpose and Industrial properties and represents funding that does not need to be recovered directly from property owners through rates.

Importantly, these financial outcomes have also supported Council's broader objective of reducing reliance on residential ratepayers. Following the 2026 Municipal Revaluation, Council adopted a revised differential rating structure that reduced the residential share of General Rate revenue from approximately 56.71% to 52.91%, representing a reduction of around 6.7% in the relative contribution borne by residential properties despite significant valuation movements across the municipality.

Collectively, these initiatives demonstrate that Council has strengthened its capacity to fund essential services and infrastructure while reducing future financial pressure on ratepayers. Through diversified revenue sources, responsible debt reduction, considered rating policy and careful management of available funds, Council has improved its financial resilience at a time when many councils are facing financial sustainability challenges, rising costs and changing community expectations regarding investment into new assets and expanded service delivery.

Investments

Council's investment portfolio continues to perform strongly and remains within the parameters established by Council's Investment Policy. Investment returns remain ahead of long-term expectations. The portfolio continues to be actively managed to balance return, liquidity and risk while ensuring sufficient funds remain available to support Council's operational and capital commitments.

Date Rolled Over	Maturing	Term (Months)	Principal Amount	Interest	Total Amount	Interest Rate	Bank	STATUS
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
21.07.2026	20.11.2026	4	1,000,000.00	16,766.67	\$ 1,016,766.67	5.03%	Westpac	CURRENT
21.07.2026	21.12.2026	5	1,000,000.00	21,250.00	\$ 1,021,250.00	5.10%	Westpac	CURRENT
21.07.2026	21.01.2027	6	1,000,000.00	26,000.00	\$ 1,026,000.00	5.20%	Westpac	CURRENT
21.07.2026	22.02.2027	7	1,500,000.00	45,762.50	\$ 1,545,762.50	5.23%	Westpac	CURRENT
21.07.2026	22.03.2027	8	1,500,000.00	52,700.00	\$ 1,552,700.00	5.27%	Westpac	CURRENT
				\$ 309,316.67				

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)	Principal 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

Rates Summary - 5 August 2026

RATES SUMMARY @ 5 AUGUST 2026	2026/2027		2025/2026	
Rates Brought Forward	%	\$	%	\$
Outstanding Rate Debtors		1,109,702.91		1,018,593.55
Less Rates in Credit		-341,854.05		-327,200.03
Net Rates Outstanding at 30 June 2026	4.45	767,848.86	4.57	691,393.52
Rates and Charges Levied	95.51	16,497,796.71	95.42	14,421,490.48
Interest and Penalty Charged	0.04	7,624.62	0.01	1,191.06
Total Rates and Charges Levied	100.00	16,505,421.33	100.00	14,422,681.54
Less Rates and Charges Collected	17.20	2,971,718.72	16.38	2,475,292.94
Less Credit balances (eg rates balance refunds) and Supplementary Rates Info (eg issuing of extra or new bins, property changes)	0.03	5,661.25	0.02	3,174.72
Remissions and Discount (exempt properties as per Council Policy & Council owned property)	3.60	622,640.54	3.76	568,969.18
Unpaid Rates and Charges	79.16	\$13,673,249.68	79.84	\$12,066,638.22

Remissions and Discounts	2026/2027	2025/2026
Early Payment Discount	\$54,826.74	\$120,293.88
Pensioner Rebates	\$567,813.80	\$523,180.24

Rate Payers on Direct Debits - Paid by 30 June 2027	334	Unable to calculate direct debit figures for comparison purposes for previous years
	\$596,396.25	
Flexipay Direct Debits - Paid by 30 June 2027	18	
	\$29,219.98	

Number Rateable Properties	6,914	6,915
Number Unpaid Rateable Properties	5,156	5,381

% Properties Not fully paid	74.57	77.82
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Right to Information (RTI) Requests

Nil

132 and 337 Certificates

	132	337
July 2026	68	35
June 2026	55	18
July 2025	75	18

Debtors/Creditors @ 31 July 2026

DEBTORS INFORMATION

Invoices Raised

Current			Previous Year	
Month	Mth Value	YTD 2025/2026	Month	YTD 2024/2025
89	\$161,885	89	90	90

CREDITORS INFORMATION

Payments Made

Current			Previous Year	
Month	Mth Value	YTD 2025/2026	Month	YTD 2024/2025
366	\$1,302,015.00	366	448	448

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

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 July 2026 be received:

1. Profit and Loss Statement;
2. Balance Sheet;
3. Statement of Cash Flows; and
4. Capital Works 2026/27.

INTRODUCTION:

Presented to Council are the monthly financial statements for the month ending 31 July 2026, being the first reporting period of the 2026/27 financial year.

PREVIOUS COUNCIL CONSIDERATION:

Council considers financial reports on a monthly basis.

OFFICER'S REPORT:

The attached financial statements present Council's financial position as at 31 July 2026, being the first month of the 2026/27 financial year.

At this early stage of the financial year, the reported position is necessarily influenced by the timing of annual rates recognition, early year grant receipts, investment decisions and the commencement profile of operating and capital programs. The July result should therefore be interpreted as an early indicator of financial settings and timing rather than as a full year performance trend.

Council has started the 2026/27 financial year from a sound position. Total trading income for July was approximately \$17.04 million, which was \$58,904 ahead of the year to date budget. Rates income was broadly in line with budget, while operating grant income was \$41,992 ahead of budget.

Operating expenditure for July was approximately \$2.21 million, which was \$261,787 below year to date budget. Employee costs were \$29,731 below budget and materials and services were \$209,987 below budget. The variance is largely timing related at this early point in the year as recruitment, programs, projects and procurement activities commence.

Council's balance sheet remains strong. Total cash and investments at 31 July 2026 were approximately \$19.44 million, consisting of \$6.94 million in cash and cash equivalents and \$12.50 million in investments. This compares with combined cash and investments of approximately \$18.24 million at 30 June 2026. During July, Council placed an additional \$5M into investments, resulting in

a reduction in cash balances and an increase in investment holdings. This reflects the ongoing management of Council's available funds to improve returns while preserving capital for future infrastructure and community investment.

The cash flow statement reflects the early year movement in Council's cash position. Net cash flows from operating activities were positive at approximately \$519,853, supported by early rates receipts and operating receipts.

Capital works expenditure to 31 July 2026 was approximately \$234,462 against a full year capital works budget of approximately \$8.58 million. This represents the expected early stage of the capital program, with expenditure to increase as design, procurement and delivery activities progress. It is also important to note that a significant amount of capital work will carry forward from the previous financial year as work in progress. The delivery of the adopted 2026/27 capital program, together with these carried-forward projects, will require ongoing focus, coordination and effort if the full program is to be delivered within the current financial year. Significant early expenditure has been recorded against plant and equipment, buildings, stormwater and waste management projects, including vehicle replacements, Memorial Park Toilet works and the Scamander Waste Transfer Station compactor replacement.

Overall, the July financial reports indicate that Council has commenced the 2026/27 financial year in a solid position. The early result reflects strong liquidity, limited debt exposure and operating expenditure below budget at this point in the year. However, the July position should be considered in the context of known timing factors, including annual rates recognition, rates collection patterns, carry forward capital grant income and the progressive delivery of operating and capital works programs.

The attached Profit and Loss Statement, Balance Sheet, Statement of Cash Flows and Capital Works Report are presented for Council's consideration.

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.

BUDGET AND FINANCIAL IMPLICATIONS:

The financial information contained within this report reflects Council's position as at 31 July 2026. Council has commenced the 2026/27 financial year in a sound position against year to date budget, with operating income slightly ahead of budget and operating expenditure below budget. Given this is the first month of the financial year, the result is strongly influenced by timing factors, including

annual rates recognition, early grant receipts, treasury investment decisions and the progressive commencement of operating and capital works programs. These matters will continue to be monitored through monthly reporting.

LEGISLATION & POLICIES:

N/A

VOTING REQUIREMENTS:

Simple Majority

Profit and Loss

Break O'Day Council

For the month ended 31 July 2026

Account	Actual YTD	Budget YTD	Budget Variance YTD	Budget Variance % YTD	Annual Budget	Notes
Trading Income						
Rates	16,483,594	16,455,473	28,121	0%	16,455,473	
User Fees	163,030	200,462	(37,432)	-19%	1,792,740	
Operating Grants	511,495	469,503	41,992	9%	4,684,185	
Interest & Investment Income	(156,967)	(155,818)	(1,149)	1%	1,272,277	
Contributions	23,373	0	23,373	0%	6,500	
Other Revenue	14,347	10,349	3,998	39%	124,183	
Total Trading Income	17,038,873	16,979,969	58,904	0%	24,335,358	
Gross Profit	17,038,873	16,979,969	58,904	0%	24,335,358	
Capital Grants						
Grants - Roads to Recovery	0	0	0	0%	1,230,076	
Grants - State Capital	961,516	0	961,516	0%	0	1
Total Capital Grants	961,516	0	961,516	0%	1,230,076	
Other Non Operating Income						
Net Gain/Loss on Disposal of Assets	2,116	0	2,116	0%	100,000	
Total Other Non Operating Income	2,116	0	2,116	0%	100,000	
Total Non Operating Revenue	963,632	0	963,632	0%	1,330,076	
Operating Expenses						
Employee Costs	394,535	424,266	(29,731)	-7%	7,706,040	
Materials & Services	1,308,101	1,518,088	(209,987)	-14%	10,041,562	2
Interest	(10,078)	(10,077)	(1)	0%	28,720	
Depreciation	499,382	515,019	(15,637)	-3%	6,180,253	
Other Expenses	17,675	24,106	(6,431)	-27%	427,003	
Total Operating Expenses	2,209,615	2,471,402	(261,787)	-11%	24,383,578	
Operating Net Profit	14,829,257	14,508,567	320,690	2%	(48,220)	
Net Profit (Including Non Operating Revenue)	15,792,889	14,508,567	1,284,322	9%	1,281,856	
Work in Progress						
Capital Work in Progress	234,462	0	234,462	0%	0	
Total Work in Progress	234,462	0	234,462	0%	0	

Notes

1. State Capital grants are \$960k higher than budget due to grant funds carried forward from the prior financial year.
2. Materials & Services are down \$210k (14%) on budget, due to timing issues in some areas of expenditure currently recording a lower level of spending than forecast.

Balance Sheet

Break O'Day Council

As at 31 July 2026

Account	31 July 2026	30 June 2026
Assets		
Current Assets		
Cash & Cash Equivalents	6,939,771	10,742,538
Investments	12,500,028	7,500,028
Trade & Other Receivables	14,275,530	1,757,885
Inventory	235,432	237,557
Other Assets	2,838	2,838
Total Current Assets	33,953,599	20,240,845
Non-current Assets		
Trade and Other Receivables	14,392	14,392
Property, Plant & Equipment	268,202,134	268,740,309
Right of Use Asset	734,211	734,211
Investment in Water Corporation	37,620,760	37,620,760
Other Investments	30,000	30,000
Mineral Resources Bond	151,500	151,500
Total Non-current Assets	306,752,997	307,291,173
Total Assets	340,706,596	327,532,018
Liabilities		
Current Liabilities		
Trade & Other Payables	594,120	1,505,608
Contract Liabilities	0	1,473,011
Lease Liability	75,199	75,199
Interest Bearing Loans & Borrowings	75,042	75,042
Provisions	1,068,965	1,068,965
Trust Funds and Deposits	374,990	374,340
Total Current Liabilities	2,188,316	4,572,165
Non-current Liabilities		
Lease Liabilities	659,012	659,012
Interest Bearing Loans & Borrowings	534,449	534,449
Provisions	778,068	778,068
Total Non-current Liabilities	1,971,529	1,971,529
Total Liabilities	4,159,846	6,543,695
Net Assets	336,546,751	320,988,323
Equity		
Accumulated Surplus	66,948,132	51,389,705
Reserves	269,598,619	269,598,619
Total Equity	336,546,751	320,988,323

Statement of Cash Flows
Break O'Day Council
For the month ended 31 July 2026

Account	YTD	2026
Operating Activities		
Receipts from customers	354,379	1,639,503
Receipts from rates	3,287,561	14,463,704
Receipts from Operational Grants	(934,563)	6,167,508
Contributions	23,873	83,197
Interest received	(156,967)	919,156
Dividends received	0	504,400
Payments to employees	(556,899)	(6,870,174)
Payments to suppliers	(1,666,188)	(9,099,926)
Finance Costs	(0)	(41,909)
Cash receipts from other operating activities	168,641	1,059,579
Cash payments from other operating activities	15	3,127
Net Cash Flows from Operating Activities	519,853	8,828,165
Investing Activities		
Proceeds from sale of property, plant and equipment	0	272,109
Payment for property, plant and equipment	(344,017)	(5,607,949)
Payment for investments	(5,000,000)	(2,500,028)
Capital Grants received	1,021,516	2,688,891
Other cash items from investing activities	(770)	(4,369)
Net Cash Flows from Investing Activities	(4,323,270)	(5,151,346)
Financing Activities		
Proceeds of trust funds and deposits	650	(202,904)
Repayment of loans	0	(384,494)
Repayment of lease liabilities	0	198,245
Net Cash Flows from Financing Activities	650	(389,154)
Net Cash Flows	(3,802,767)	3,287,666
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	10,742,538	7,454,872
Net change in cash for period	(3,802,767)	3,287,666
Cash and cash equivalents at end of period	6,939,771	10,742,538

Break O'Day Council

Capital Works Budget 2026-2027
For the month to 31 July 2026

Project Details	YTD @ 31/7/26	Estimated Carried Forward 30/06/2026	New Budget Items 2026/2027	Budget Estimates 2026/2027
Plant & Equipment				
New Case Loader	-		250,000	250,000
Replace Builders Ute with EV Truck	-		75,000	75,000
Replace 1318 Toyota Hilux 2 door flat tray (Valley Crew)	-		75,000	75,000
1378 Garbage Truck - Rear Loader Urban 6m3	-		250,000	250,000
Replace 1403 Toro G3- Z-Master 4000 Series 60"	-		55,000	55,000
Replace 1409 Toro Mower 52" side chute	-		55,000	55,000
1437 Triton Ute L64UG - Works Operations Manager	-		65,000	65,000
Small Plant	6,771		45,000	45,000
Development Services Coordinator - Car	49,490		55,000	55,000
Community Services Manager - Car	-		55,000	55,000
Building Surveyor - SUV	57,413	55,000		55,000
Infrastructure Manager - SUV	-		55,000	55,000
Senior Town Planner new vehicle	-		55,000	55,000
EV charging stations	-		185,000	185,000
Replace Plant 1303 - Hitachi ZX33U-5A Excavator	110	-	-	-
Total Plant & Equipment	113,784	55,000	1,275,000	1,330,000
Furniture & IT				
IT Hardware Upgrades (All sites)	1,405		50,000	50,000
CCTV - Additional cameras and installation	480	-	-	-
Total Furniture & IT	1,885	-	50,000	50,000
Buildings				
Demolition of Gazebo, Wombat Walk (Asset No. 8114) - Potentially operational	-		5,000	5,000
Demolition of Fingal Toilet Block, Short Street, Fingal - Potentially operational	-		5,000	5,000
Bus Shelter Replacement Project, Sites to be Confirmed	-		30,000	30,000
Scamander Sports Complex Kitchen Improvements & Internal Alterations	-		50,000	50,000
Portland Hall - New Windows & Curtains	3,036		45,000	45,000
Memorial Park Toilet - Construction Phase	37,392		400,000	400,000
Medea St land subdivision and dwelling	-		750,000	750,000
St Helens Old Police Station Acquisition	-		850,000	850,000
Roof Mounted Solar Panels - St Mary's Tip Shop, St Mary's Hall, St Mary's Indoor Centre	-		40,000	40,000
St Helens Foreshore Design	-		50,000	50,000
St Marys Exhibition Building Upgrades	328	80,000	20,000	100,000
Refurbish St Marys Sports Complex Main Toilet/Shower Facility	410	-	-	-
Hub 4 Health - Internal Renovations as per endorsed management plan	8,136	-	-	-
Falmouth - New Toilet Block	20	-	-	-
Total Buildings	49,323	80,000	2,245,000	2,325,000
Parks, Reserves & Other				
St Helens Foreshore Playground - Fence replacement	-		50,000	50,000
O'Connors Beach Toilets/Shower, BBQ	-		40,000	40,000
Pyengana BBQ & Shelter	-	10,000	60,000	70,000
Scamander Coastal Hazards Project	2,312	-	-	-
Total Parks, Reserves & Other	2,312	10,000	150,000	160,000
Roads - Streetscapes & Carparking				
CBA Carpark Acquisition and improvements	9,384	550,000	25,000	575,000
Total Streetscapes	9,384	550,000	25,000	575,000
Roads - Footpaths				
Campbell Street, Scamander	-		140,000	140,000

Break O'Day Council
Capital Works Budget 2026-2027
For the month to 31 July 2026

Project Details	YTD @ 31/7/26	Estimated Carried Forward 30/06/2026	New Budget Items 2026/2027	Budget Estimates 2026/2027
Pedestrian Refuge Installation - Cecilia Street	-	-	25,000	25,000
Total Footpaths	-	-	165,000	165,000
Roads - Kerb & Channel				
General asset renewals - municipality wide	-	-	100,000	100,000
Total Kerb & Channel	-	-	100,000	100,000
Roads - Resheeting				
2026/27 Road Resheeting Program	-	-	750,000	750,000
Davis Gully Rd- Resheeting	7,931	-	-	-
Total Resheeting	7,931	-	750,000	750,000
Roads - Reseals				
2026/27 Reseal Program	-	-	-	-
Total Reseals	-	-	-	-
Roads - Reconstructions / Construction				
2026/27 Reconstruction Program:	-	-	-	-
Beaulieu Street St Helens Reconstruction	-	-	300,000	300,000
Cameron Street - St Helens Design	-	-	80,000	80,000
Total - Roads Reconstruction / Construction	-	-	380,000	380,000
Totals Roads & Footpaths	17,315	550,000	1,420,000	1,970,000
Bridges				
Bridge 7032 - Davis Gully Road	-	-	320,000	320,000
St Marys - AHC Precinct - replace two walkway bridge superstructures	-	-	40,000	40,000
B1315 Anchor Rd - Timber deck replacement	-	-	20,000	20,000
Gillies Road	-	50,000	-	50,000
Total Bridges	-	50,000	380,000	430,000
Stormwater				
Minor Stormwater Works	-	-	50,000	50,000
Annie Street (Northern side)	26,766	-	100,000	100,000
Aerodrome Hill - St Helens Point Road	-	-	50,000	50,000
Beaulieu Street St Helens Reconstruction Stormwater (Cut off drain Long Hill side)	-	-	50,000	50,000
Tully Street / Northern end of Cecilia St Stormwater System Upgrade	13,400	-	-	-
Total Stormwater	40,166	-	250,000	250,000
Waste Management				
Waste Cardboard Compactor SH WTS	-	-	125,625	125,625
Scamander WTS Compactor Replacement	9,552	1,043,000	857,000	1,900,000
St Helens WTS - Waste drop off area reconfiguration	-	-	35,000	35,000
Hazardous Waste Temporary Storage Shed	-	-	5,000	5,000
Scamander WTS - Landfill Design & Construction	125	-	-	-
Total Waste Management	9,677	1,043,000	1,022,625	2,065,625
Total Capital	234,462	1,788,000	6,792,625	8,580,625

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 July 2026, along with details of scheduled activities for the coming month.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report to the Council.

OFFICER'S REPORT:

Works Operations	July 2026	August 2026
Aerodrome	Routine inspections. Update of Aerodrome Manual completed	Routine inspections.
Town Maintenance	Regular town maintenance including playgrounds. Tree work around the St Helens area including Kings Park reserve.	Preparing St Helens CBD flower beds for spring planting. Mowing across all towns as required.
Road Network	Maintenance grading Seymour, Davis Gully, North Ansons Road and Ansons Bay Road. Road shoulder work in the Mathinna area, Gardens Road, Upper Scamander Road, and Falmouth as required.	Maintenance grading of Policemans Point Road, Ansons Bay Road and Lottah Road. Gravelling of Blue Tier.
MTB Trails	Trail head tracks undergoing maintenance.	Trail head tracks undergoing maintenance.
Weed Management	Scamander – pampas, Spanish heath.	Weed management activity not available at time of preparing report.

	Ansons Bay and St Marys – Spanish heath.	
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CAPITAL WORKS PROGRAM

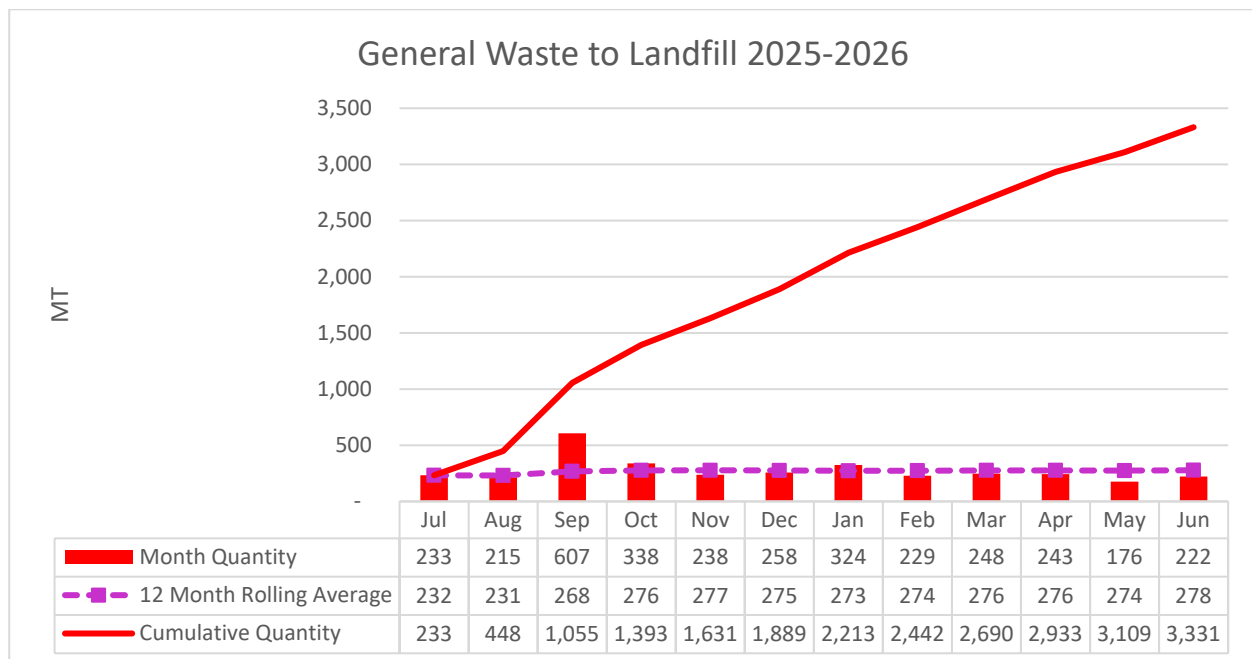
Project	Comment
Bridge 185 – Gillies Road	Council will deliver the bridge replacement works, with the construction schedule to be confirmed, after all components have been delivered. A temporary bypass will be provided for affected residents and the works schedule notified to residents closer to construction.
Bridge 1315 – Anchor Road – Timber Deck replacement	In-progress: Materials procurement.
Bridge 7032 – David Gully Road	In-progress – Public tender advertised. Tender Closes 4 th September 2026.
Bridge – St Marys – AHC Precinct – replace two walkway bridge superstructures	In-progress: Design check and engineering certification. Scheduled replacement – November subject to materials availability.
Roads – Footpaths: Pedestrian refuge Installation – Cecilia Street	Traffic Engineering Report completed. Report to Council in September 2026, to be followed by application to Transport Commissioner.
Georges Bay Walking Track Extension	In-progress: Preliminary design and Flora & Fauna study completed. AHT assessment is pending.
Roads – resheeting (Davis Gully Road)	In-progress
Roads – resheeting (Banticks Road)	In-progress
Roads – Beaulieu Street, St Helens Reconstruction	In-progress – survey and design
Roads – Cameron Street – St Helens Design	In-progress – Survey stage
Scamander Coastal Hazards Project	Engineering plans finalised and materials ordered. Revetment works pending approval from NRE Property Services/PWS.
Stormwater – Annie Street (Northern Side)	Design completed. Materials procurement in progress. Tentative works schedule
Stormwater – Tully Street Catchment System Design	In-progress – Catchment designs
Tully Street – Northern end: Stormwater System Design	In-progress – Catchment designs
Waste Management – Cardboard Compactor St Helens WTS	BODC Waste Strategy Action - Request for Quotations invited through LGAT Tender Panel.
Waste Management – Scamander Inert Landfill Development	Detail design under review/assessment by Tasmanian EPA.
Waste Management – Waste Loading Bay	In-progress – Design phase.
Waste Management – Hazardous Waste temporary storage shed	Funded by Circular North - completed

SUB-DIVISION INSPECTIONS.

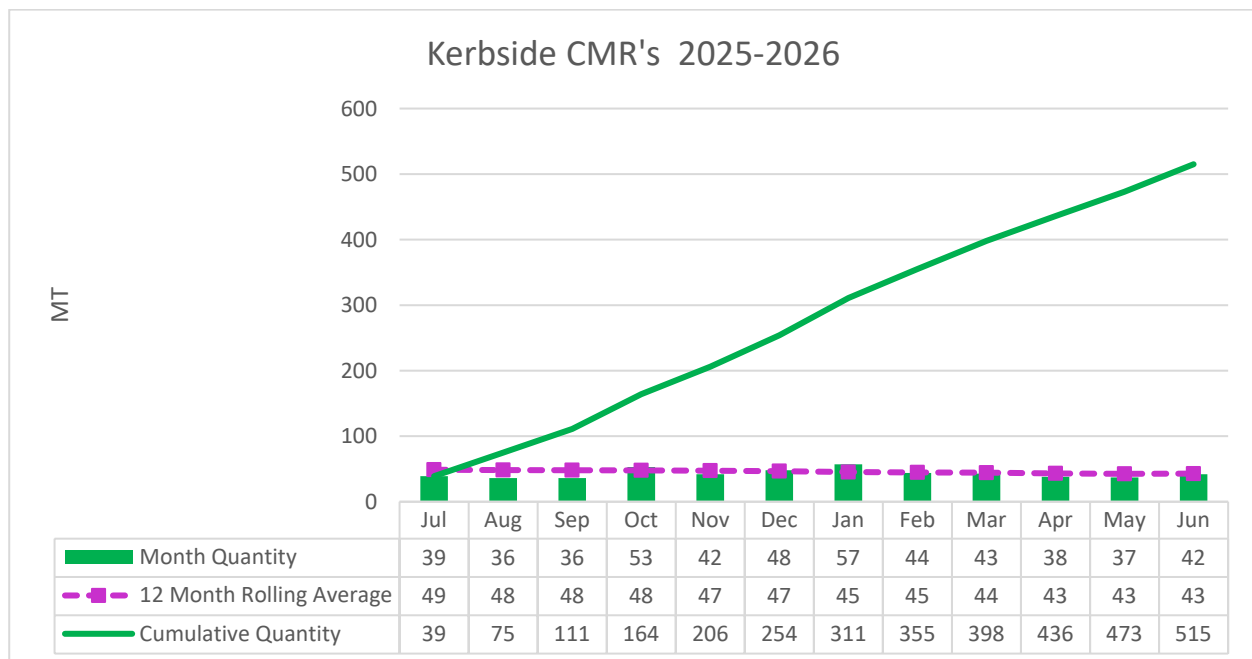
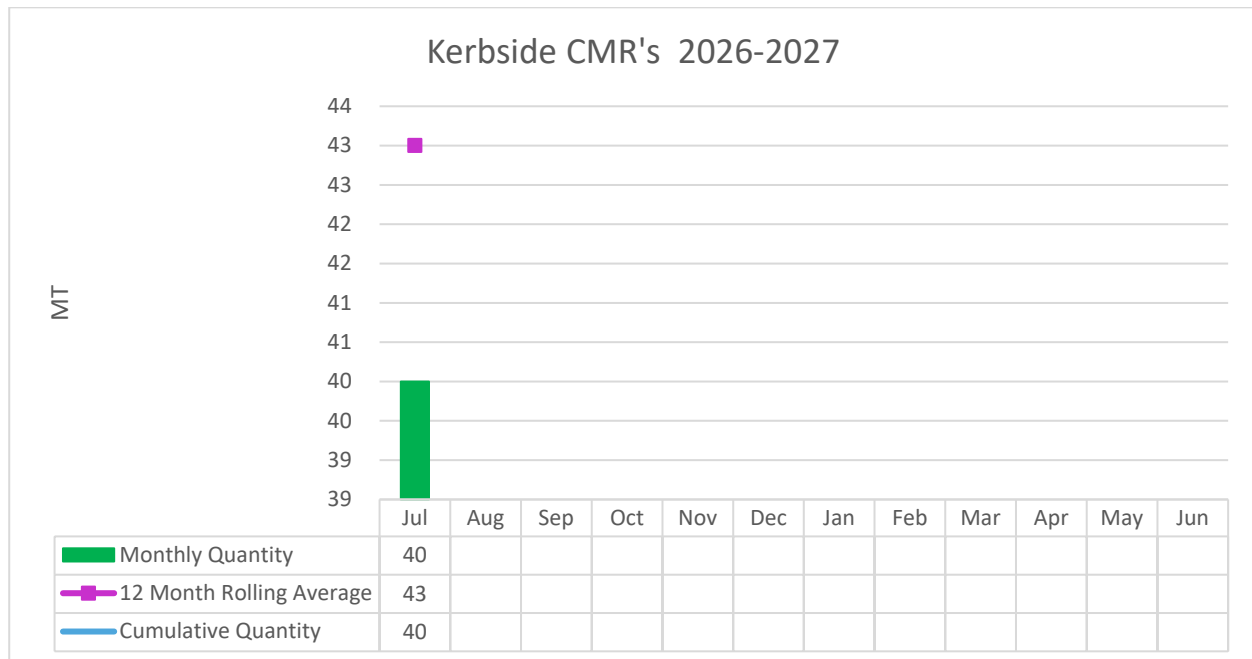
- Wrinklers subdivision – Stage 4/5 civil works.

WASTE MANAGEMENT

General Waste to Landfill



Kerbside Co-mingled Recyclables



External Waste Management Projects – BoDC participation

1. *Circular North: “Material Flow and Processing Options in the Northern region of Tasmania”*

Circular North has engaged RM Consulting Group (RMCG) to conduct an analysis of waste handled at regional waste management facilities. The project seeks to understand material flow and processing options for the Northern Tasmania region. The project will:

- Deliver a comprehensive analysis that maps quantities and pathways of material streams.
- Identify infrastructure gaps and priority opportunities to improve recovery rates, reduce contamination and optimise logistics across the network.

- Identify potential market gaps and opportunities for economic participation.
- Enable the region to transition from strategic planning to targeted implementation.

Break O'Day has been identified as a key stakeholder as it operates seven waste transfer stations and an inert landfill. The project includes:

- Verification of the status of resource recovery infrastructure, including treatment types and capacity.
- Determine current policy barriers and compliance challenges, plus risks to recovery capacity.
- Understand options for reduced contamination or increased processing that were considered unviable.
- Consideration of opportunities for shared services or infrastructure.

This project is aligned with Councils Waste Strategy 2025-2030: Action 3.1 "Support Circular North initiatives by contributing to and utilising annual material flow reports to improve understanding of Break O'Day Council's waste and resource recovery material flows, informing infrastructure planning, service design, and regional market development decisions.

2. Drum Muster – a national product stewardship program managed by Agsafe, designed to collect and recycle empty, cleaned, non-returnable agricultural and veterinary (AgVet) chemical containers. The program provides a safe, environmentally responsible solution for chemical users, helping to prevent contamination, encourage good farming practices, and support sustainability in agriculture. The specific project is the relocation of the underutilised drum muster collection facility at Scamander to Fingal WTS, where demand for this service is high and which also includes the collection of plastic bulk bags.

This project is aligned with Councils Waste Strategy 2025-2030: Action 1.4 Increase plastics capture by 36% by improving source separation and recovery of non-kerbside and low-value plastics currently entering landfill, supported by targeted education, improved segregation and drop-off arrangements at waste facilities, and participation in regional or product-stewardship programs where practical and cost-effective.

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

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 and year to date Animal Control metrics.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report.

OFFICER'S REPORT:**Dog registration update.**

At date	Dogs Registrations Paid	Unpaid Registrations	Total	% Registrations paid
30 June 2026	1,351	19	1,370	98.6
31 July 2026	1,119	216	1,335	83.8

Summary Statistics: YTD-July 2026

Category	Binalong Bay, The Gardens, Ansons Bay	Mangena, Fingal, Mathina	Falmouth, 4 Mile	Seymour, Denison	Beaumaris, Diana Basin	Scamander	St Helens, Stieglitz, Pyengana	St Marys, Cornwall	PERIOD TOTAL	2026- 2027 YTD
Dog - Attack on a person (Serious)	1								1	1
Dog - Attack on a person (Minor)									0	0
Dog -Attack on another animal (Serious)	1								1	1
Dog -Attack on another animal (Minor)						1	1		2	2
Dog - Declared Dangerous									0	0
Dog - Barking								3	3	3
Dog - Chasing a person									0	0
Dog - Impounded							1		1	1
Dog - in Prohibited Area									0	0
Dog - Lost Dogs Reported									0	0
Dog - Rehomed									0	0
Dog - Wandering/at large									0	0
Verbal Warnings							2		2	2
Unregistered Dog Notices									0	0
Caution Notices									0	0
Infringement Notices							1		1	1
Infringement Notice - Disputes									0	0
Written Letter to Dog owners	1	1					1		3	3
Patrols - Township/Urban Areas	1	2	2	2	1		12	6	26	26
Patrols - Beaches/Foreshore	5		4		2	3	11		25	25
Kennel Licence - Issued								2	2	2
Other animals									0	0
Other - RSPCA intervention									0	0
TOTAL	9	3	6	2	3	4	29	11	67	67

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

ACTION	DECISION
PROPONENT	Council
OFFICER	David Jolly, Manager Infrastructure & Development Services
FILE REFERENCE	032\005\013
ASSOCIATED REPORTS AND DOCUMENTS	Speed Zone Advice – Cecilia Street St Helens

OFFICER’S RECOMMENDATION:

That Council endorse the establishment of a 40 km/h Shopping Zone in St Helens, comprising approximately 570 metres of Cecilia Street between Georges Bay Esplanade and Mill Court, and approximately 330 metres of Quail Street between Bowen Street and Cameron Street, as recommended by Traffic & Civil Services, and apply to the Tasmanian Transport Commissioner for approval.

INTRODUCTION:

In response to Cllr. K, Chapple’s Notice of Motion of the February 2026 Council meeting, Traffic & Civil Services was engaged to provide advice on the proposed 40km/h Shopping Zone through the St Helens CBD.

The attached report supports a 40 km/h Shopping Zone in the St Helens CBD based on pedestrian safety, high seasonal tourist activity, community demand, compliance with speed zone guidelines, and consistency with similar Tasmanian towns. It recommends Council seek a formal review from the State Government

PREVIOUS COUNCIL CONSIDERATION:

Councillor Workshop 03 August 2026

Council Meeting 16 February 2026

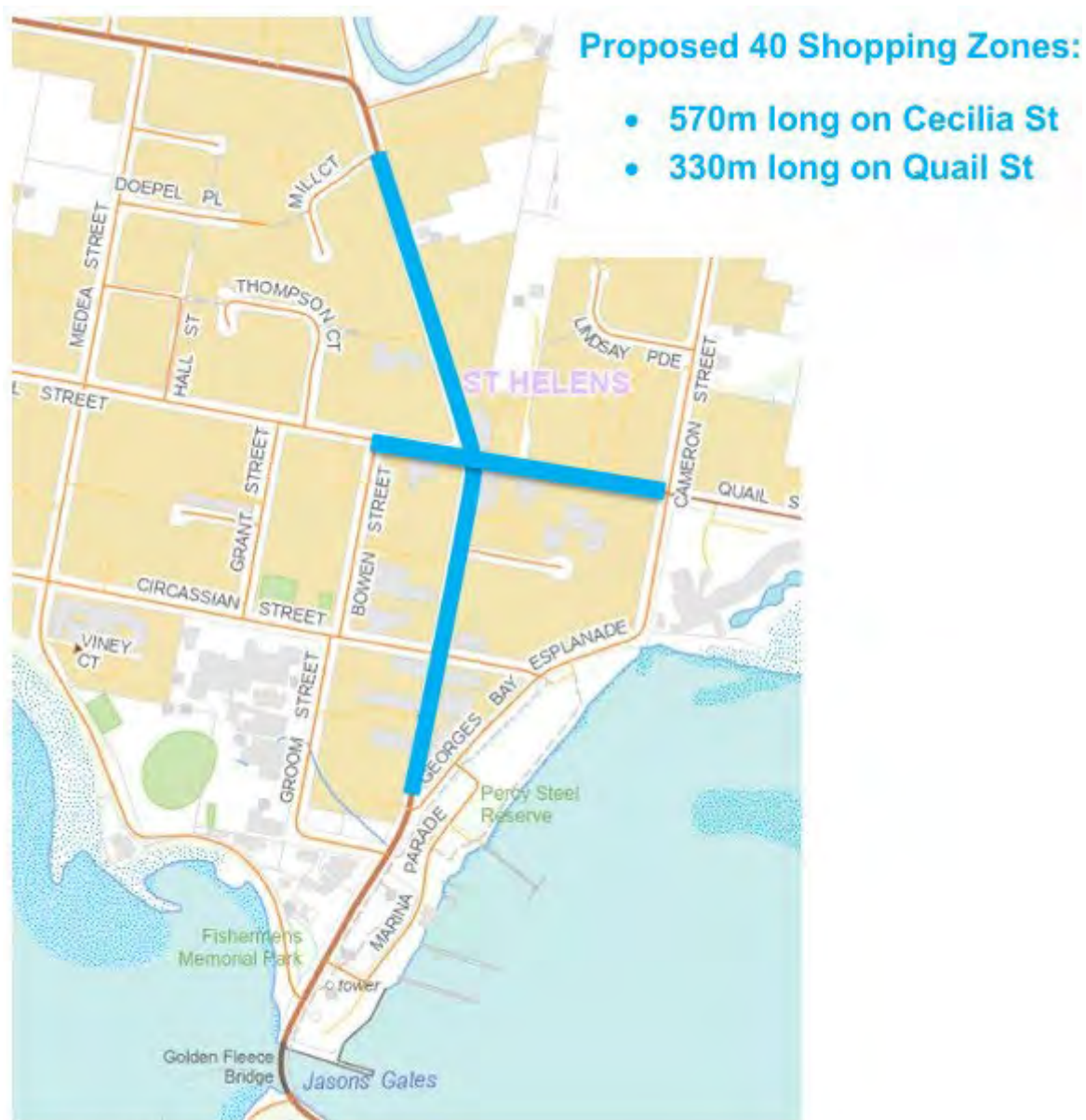
02/26.11.1.685 Moved: Cllr K Chapple/ Seconded: Cllr V Oldham

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 urgently petition the State Government Department of State Growth for a speed limit reduction on the section of Tasman Hwy between Golden Fleece Bridge on Georges Bay Esplanade to the northern end of Cecilia Street where it turns into Tully Street, St Helens from the current limit of 50KM per hour to 40KM per hour.

CARRIED UNANIMOUSLY

OFFICER'S REPORT:

The TCS assessment supports reducing the speed limit on Cecilia Street (Tasman Highway) through the St Helens CBD from **50 km/h to 40 km/h** within a designated Shopping Zone as shown below:



Source: The List, DPIPWE

The report notes that St Helens experiences significant seasonal increases in traffic, pedestrian activity and tourism, with activity levels estimated to rise by three to four times during holiday periods. Cecilia Street is the town's main commercial area and has a high concentration of businesses and pedestrian movements.

The consultant found that a 40 km/h Shopping Zone would comply with Tasmanian speed zoning standards and is justified due to:

- High pedestrian and vulnerable road user activity.
- Increased safety and reduced crash risk.
- Strong community support for lower speeds.

- Growing tourism, including mountain biking and motorcycle tourism.
- Consistency with similar 40 km/h zones in Tasmanian CBDs and tourist towns.

The report concludes that a 40 km/h Shopping Zone is appropriate and supported on technical and safety grounds. It recommends that Break O'Day Council formally request the Tasmanian Government to review the speed limit, with the final decision resting with the Commissioner for Transport.

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.

Key Focus Area:

Towns - Create townships that are vibrant and welcoming through improvements to infrastructure such as, streetscapes, parking, safety and signage.

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

To be considered in each Annual Planning cycle.

VOTING REQUIREMENTS:

Simple Majority

6th August 2026

Mr David Jolly

Manager Infrastructure & Development Services

Break O'Day Council

david.jolly@bodc.tas.gov.au

SPEED ZONE ADVICE – CECILIA & QUAIL STREET, ST HELENS

This letter is to provide advice on the proposed 40km/h Shopping Zone through the St Helens CBD.

1) Background and proposal

Cecilia St (Tasman Hwy) has a 50km/h Shopping Zone, see Figure 1, which is 1000m in length from Mill Crt to Medeas Cove Esplanade. Estimated AADT is 4,233 vpd (2023), see Appendix A. There is high roadside development density with St Helens CBD zoned General Business, see Figure 2. Figure 3 shows an aerial view of St Helens CBD and roadside development.

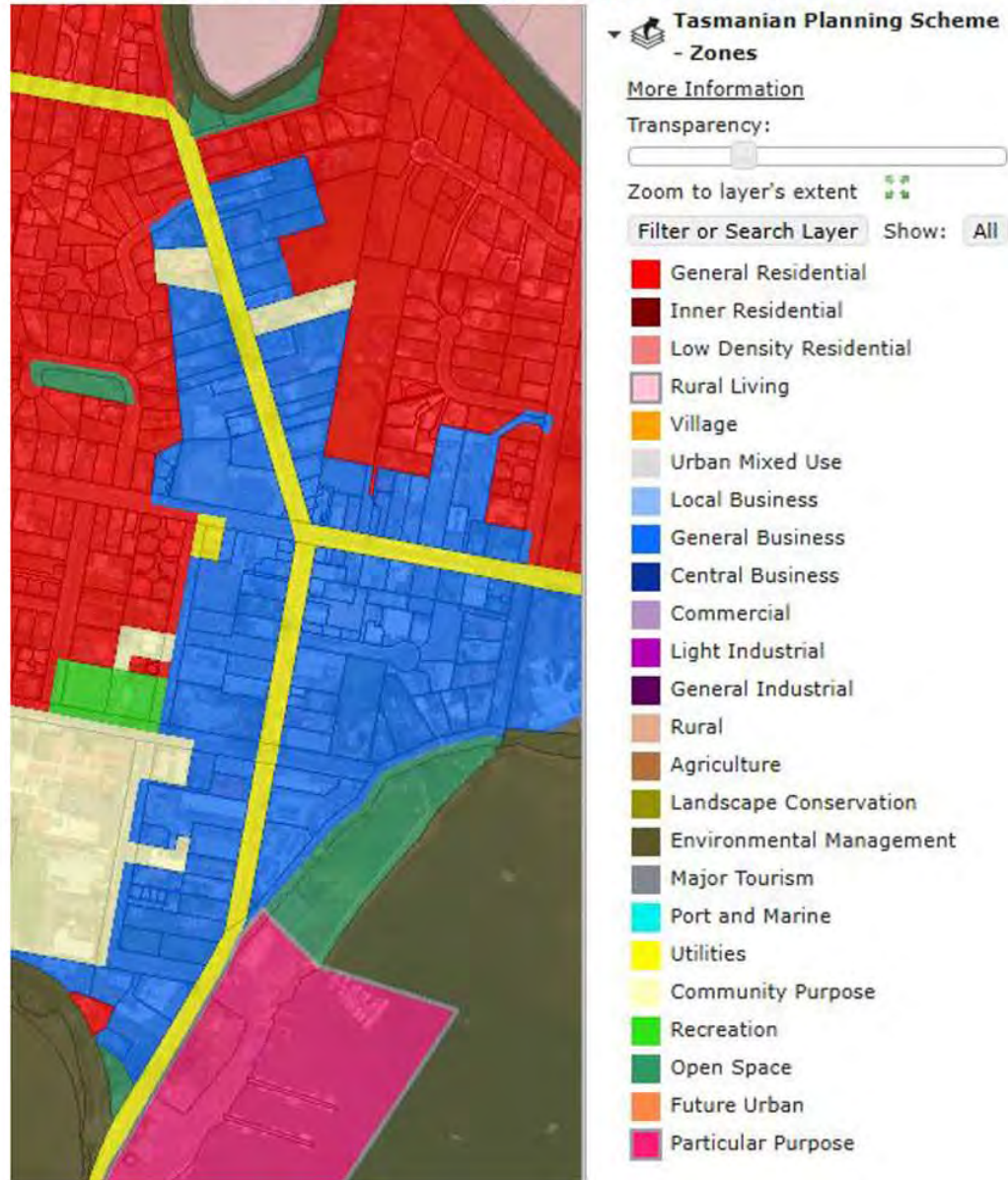
Figure 1 – 50SZ Looking South along Cecilia St approaching CBD



Source: Google Maps.

St Helens CBD traffic and vulnerable road user activity increases by 3 to 4 times during the holiday / tourist season. Quail St has a 50km/h Speed Limit.

Figure 2 – St Helens Lands Use Zoning – General Business for CBD



Source: The List, DPIPW

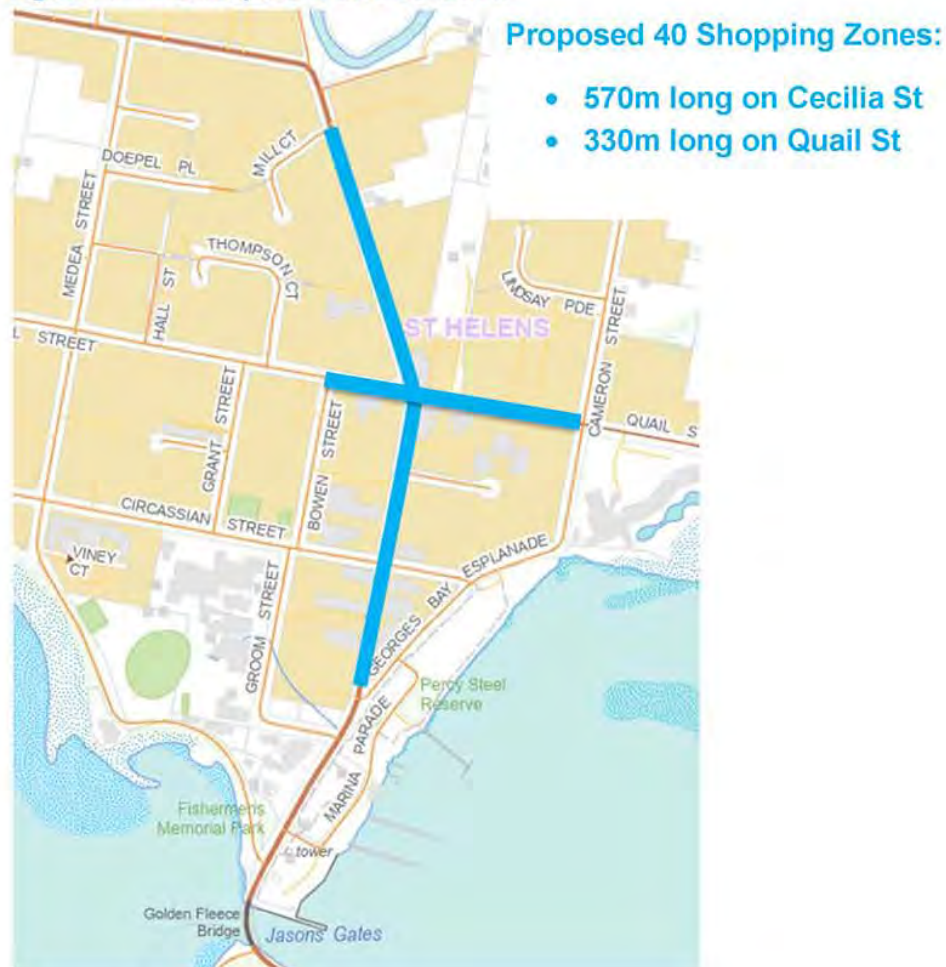
Figure 3 – Aerial view of St Helens CBD



Source: The List, DPIPWE

Members of the public have requested Council seek a 40 Shopping Zone on Cecilia & Quail Street through the St Helens CBD to further calm through traffic and reduce crash risk for vulnerable road users, especially as St Helens is a recreational centre with elevated activity during holidays and during the tourist season. Figure 4 shows the proposal.

Figure 4 – Development Site Location



Source: The List, DPIPWE

2) TCS Situation Appraisal

Technically the proposed 40km/h zone complies with AS 1742.4 – Speed Controls as access density is high, vulnerable road user activity is high, and the proposed zone would be 570m in length on Cecilia St satisfying the minimum 400m length requirement. The Quail St zone would be 330m long but is within context for the situation.

40 & 50 Zone proposals should be assessed on a case by case basis considering:

- Crash risk for vulnerable road users
- Credibility with exposed community and road users
- Site specific issues

Tasmanian use of 40 Zones includes the following examples:

Electronic 40 School Zones have been applied statewide on State & Council Roads due to crash risk and strong credibility with school communities and the public.

City CBDs around Tasmania have 40 Zones or 40 Shopping Zones e.g.:

- Hobart CBD streets e.g. Collins Street 40
- Launceston CBD – 40 Area
- Glenorchy CBD – 40 Area
- Bellerive CBD – 40 Shopping Zone

Rural activity centres also have 40 e.g.:

- Bridport – Main Rd - 40 Shopping Zone, see Figure 5.
- Deloraine – Emu Bay Rd – 40
- Coles Bay - Freycinet Drive – 40
- Exeter CBD – West Tamar Hwy – 40 Shopping Zone
- Westbury Historic Village – William St - 40
- Richmond Bridge approaches - 30

The proposal would:

- Reduce crash risk for vulnerable road users as there is high exposure, especially at the height of the summer holiday & tourist season when activity levels quadruple.
- Satisfy community demand, have high credibility and inferred compliance,
- Cater for area specific issues:
 - Mountain Bikers (St Helens Mountain Bike Base)
 - Motorcyclists (Tasman Hwy is branded as the Great Eastern Drive)
- Be consistent with application practice in Tasmania.

Accordingly, TCS considers the proposal is appropriate.

Figure 5 – 40 Shopping Zone on Main Road, Bridport



4) DSG Guidelines

As the Council is responding to community demand in relation to a State Road Speed Limit, Council needs to formally request in writing to the General Manager Transport Policy and Planning, James Verrier, a review of the speed limit be undertaken as only a road owner can make a request to the Commissioner for approval to change a speed limit.

The Commissioner for Transport is responsible for the final decision on speed limit proposals in Tasmania.

5) Assessor Credentials

Richard Burk is a qualified Traffic and Civil Engineer with over 39 years of experience with State and Local Government in the Roads and Traffic industry in Tasmania. Visit www.trafficandcivil.com.au.

Yours faithfully

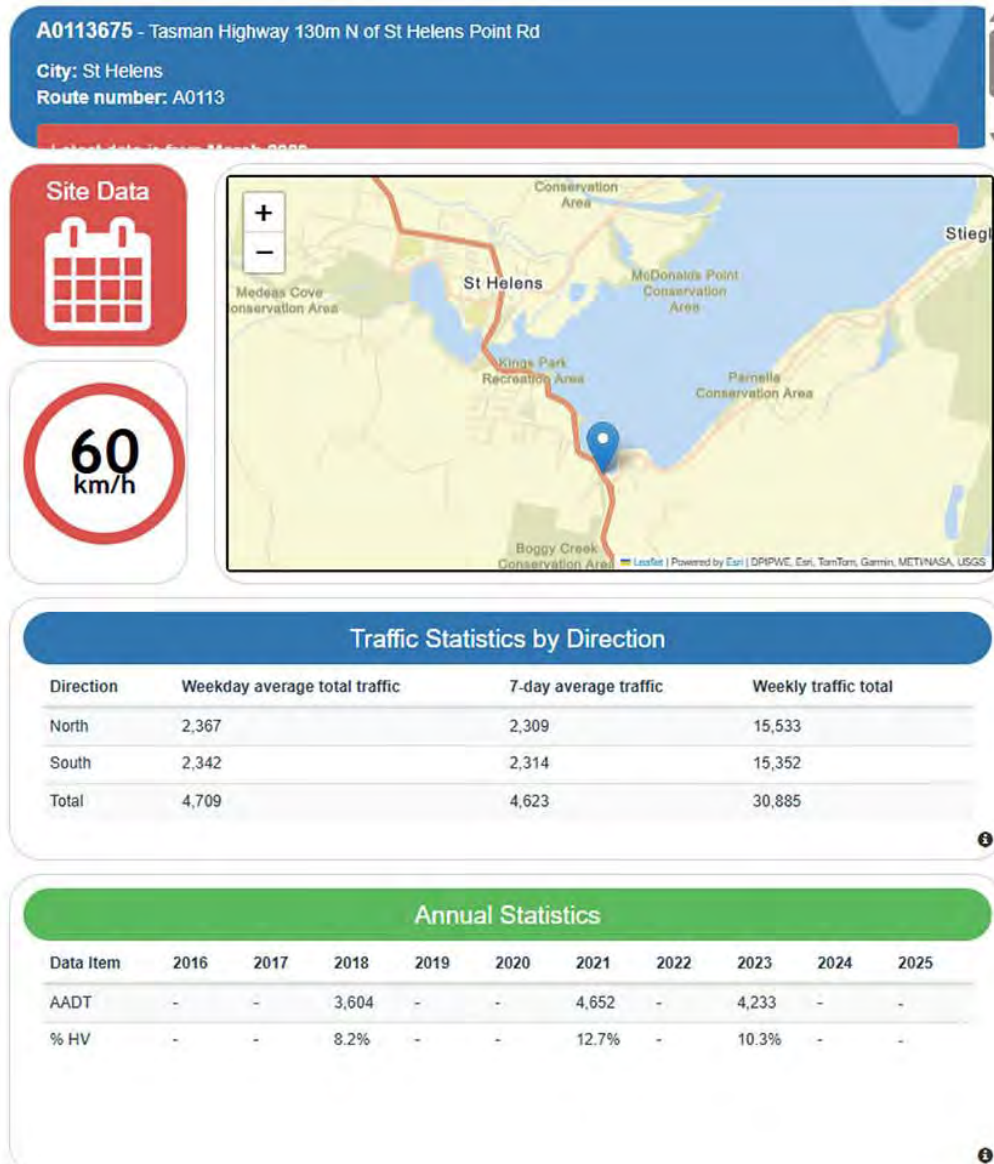
Richard Burk

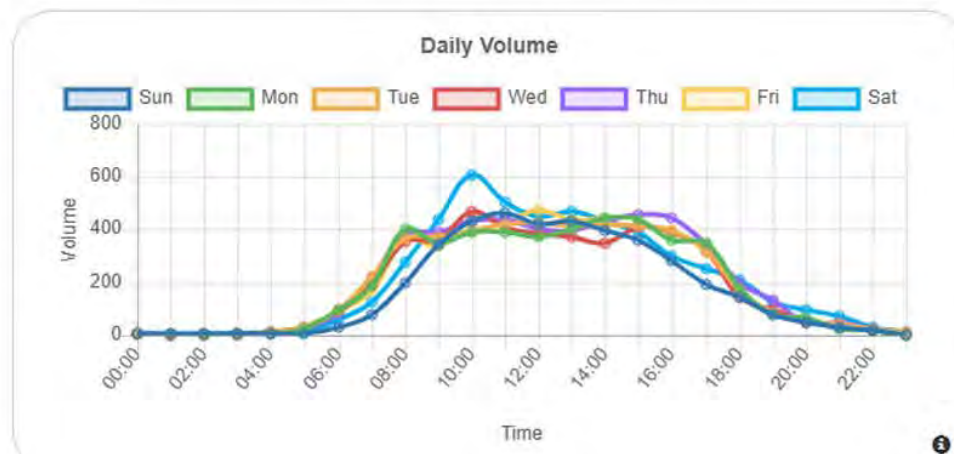
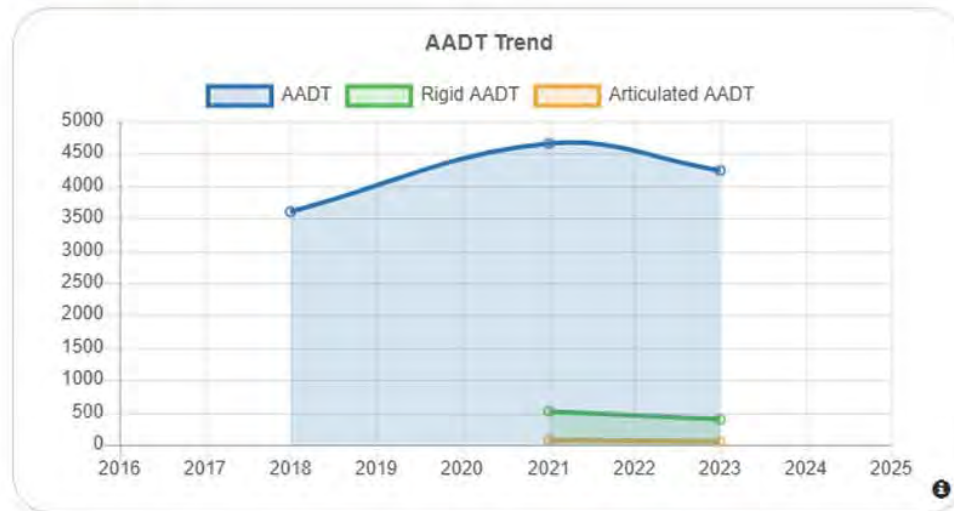
Director
Traffic and Civil Services

M: 0456 535 746
P: 03 63341868
E: Richard.burk@trafficandcivil.com.au

Appendices: Appendix A – DSG Traffic Data St Helens

Appendix A – DSG Traffic Data St Helens





08/26.15.0 COMMUNITY DEVELOPMENT

08/26.15.1 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 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.

2026 – 2027 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	2026-2027 Budget	Funds expended on project or forwarded to community group
Community Grants	60,000	
Art & Culture Community Grants	30,000	
School Prizes	1,000	

Contributions to Events		
Swimcart	1,000	
St Helens Athletic Carnival	2,500	
Carols by Candlelight	1,600	
Fingal Valley Coal Festival	2,000	
St Helens Game Fishing Comp	2,000	
Marketing Valley Tourism/Fingal Anniversary	2,500	
Bay of Fires Art Prize	10,000	
Bay of Fires Winter Arts Event – Sandcastle Building	4,000	
St Marys Community Car & Bike Show	2,000	
East Coast Masters Golf Tournament	2,500	
BODRA Winter Lights	2,000	
Suicide Prevention	1,000	
Pyengana Easter Carnival	1,000	
Australia Day Event – Woodchopping	\$5,000	
Misc Donations & Events	7,500	
East Coast Car Club	2,500	
Wellbeing Festival	3,500	
Mannalargenna Day	2,500	
Council Sponsorship		
Funding for BEC Directory	2,000	
St Helens Marine Rescue	3,000	
Council Sponsorship		
Seniors Day	3,000	
Australia Day event	5,000	
Volunteer Week	2,500	
Mental Health Week	500	
International Disability Day event	1,000	
Christmas Decorations	6,000	
Specific Programs & Initiatives		
Youth Services	8,000	
Welcome to Town Christmas Signs	1,500	

Updates on current projects being managed by Community Services:

Scope of works – Rail trail – Cornwall to St Marys

The Rail 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.

August 2026

8 – Private Hire – Public Meeting – St Marys Hall
18- Vietnam Veterans Day – St Helens Memorial Park
18- Vietnam Veterans Day – St Marys Hall
29- Fingal Valley Sustainability Expo – St Marys Hall

September 2026

3-6- Spinners and Weavers – Portland Hall
10-11 – Break O’Day Stitchers – Portland Hall
30- Rooke Circus Productions – St Marys Hall

Learner Driver Mentor Program

The Learner Driver Coordinator is currently implementing a new booking system for the program. This system will provide vehicle tracking while the vehicle is in use and enable the collection of more detailed data on program participation and vehicle usage.

The Learner Driver Mentor Program (LDMP) has successfully secured an additional 12 months of funding, ensuring the continuation of the program.

A new mentor has now been fully inducted and has commenced taking learners out for supervised driving sessions. This is a positive outcome for the program and will help increase the number of on-road driving hours completed each month.

Total on-road hours – 18
Total Mentors - 2
Learner in car - 8
Waiting list – 15
Graduated – 2

Community Wellbeing

Planning is underway for the Festival of Wellbeing, to be held on Wednesday, 7 October. Expressions of Interest have been advertised for stall holders, with event planning continuing.

The R U OK? Convoy will be visiting the Break O’Day municipality on Wednesday, 16 September. The convoy will host a community breakfast outside Portland Hall in St Helens before travelling to St Mary’s Hall to provide a community BBQ lunch.

This initiative provides an opportunity for community members to come together, start meaningful conversations about mental health and wellbeing, and connect with local support services.



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

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 TAS, VIC, WA, NSW
- Staff member attended Census Training via Teams as we are an outlet for campers to pick up Census forms.
- New area tourist map has arrived (thank you Chamber of Commerce)

The History Room Curator Report:

- **Heritage Walk panels:** These have come up very well and presently being placed into position around the main street on the bollards.
- **The Off Season:** As part of this campaign August is free for all visitors. Notices up.
- **New Volunteer:** Her name is Daphne Middleton and we are so pleased to have Daphne on board.
- **Dorset Historical Society:** Request has come from the society's President regarding 'Bowood' ledgers and records that are held at the St Helens History Room. They are known as the 'Brewer' records and the society has requested that they be transferred to Scottsdale under their custodianship.
- **Foyer Cabinet Display:** This has been changed over and is showing 'Historic Holiday Past times' from the collections
- **AGM:** This is being held by Friends of St Helens History Room in the Backroom on Tuesday 11th August 2026 at 5 pm.
- **Scamander Garden Club:** This group is borrowing some of its records for their High Tea event for August 2026.
- **Stats:** These are comparable with previous years.

Statistics:

Month/Year	Visitor Numbers	Daily Average	History Room
July 2012	636	20.52	42
July 2013	809	26.10	71
July 2014	1,064	34.32	121
July 2015	946	30.52	42
July 2016	1,048	33.80	119
July 2017	875	28.22	36
July 2018	912	29.42	47
July 2019	837	27.00	51
July 2020	730	23.55	52
July 2021	906	29.23	44
July 2022	1049	33.83	52
July 2023	1235	39.83	42
July 2024	1356	43.74	40
July 2025	1396	45.03	36
July 2026	1303	42.03	39

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	4,912.55	344.00	367.00
May	3,333.27	227.00	215.10
June	1,395.75	111.00	65.80

Revenue 2026/2027

Month	VIC Sales	HR Entry	HR Donations/Sales
July	3,467.75	171.00	47.77
August			
September			
October			
November			
December			
January			
February			
March			
April			
May			

June			
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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

ACTION	INFORMATION
PROPONENT	Department
OFFICER	Jake Ihnen, 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 is nearing completion;
- Recruitment process for Senior Planner Officer remains underway;
- Recruitment process for Technical Officer remains underway;
- Meetings arranged with local real estate agents with a focus on working together to improve processes relating to planning and development enquiries.

Although reported at July 2026 meeting, some high-level statistics provided for information purposes:

- Total planning approvals increased by 26.34% in the 2025/2026 financial year, rising from 205 approvals in 2024/2025 to 259 approvals in 2025/2026.
- Total number of building approvals is up 23.1% for 2025/2026 (165) compared to 2024/2025 (134) financial year.
- The total value of building approvals increased from \$28.41 million in 2024/2025 to \$29.92 million in 2025/2026, representing an increase of \$1.52 million, or approximately 5.3% year-on-year.

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 2025/ 2026
NPR	7												7	
Permitted	3												3	
Discretionary	8												8	
Amendment	3												3	
Strata														
Final Plan	1												1	
Adhesion														
Petition to Amend Sealed Plan														
Boundary Rectification														
Exemption														
Total applications	22												22	259

Ave Days to Approve Nett *	20.77												20.77
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* 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
118-2026	Scamander	Construction of a Carport	NPR	10	4
097-2026	Stieglitz	Construction of a New Dwelling with attached Deck and Amenities within Existing Shipping Container and Removal of Shipping Container, Shed and Vegetation PLUS Retrospective Approval of the Placement of Shipping Container and attached Deck	S57	38	38
109-2026	St Helens	Additions/Alterations to Dwelling plus Construction of Ramp & Awning to Secondary Residence	NPR	32	9
100-2026	Beaumaris	Construction of a New Dwelling with Attached Deck & Verandah and New Outbuilding PLUS Demolition of Existing Shed	S57	44	35
100-2024 AMEND	Scamander	Minor Amendment - Multiple Amendments	S56	23	23
113-2026	Binalong Bay	Construction of a New Dwelling and Separate Carport	S57	32	31
120-2026	Binalong Bay	Construction of Addition to Existing Dwelling	S57	25	25
033-2026	St Helens	Construction of a New Dwelling, Attached Garage and Retaining Wall	S57	131	42
093-2026	Gray	Retrospective Approval for Construction of a Shed	S58	27	26
008-2017	Stieglitz	Dwelling & Shed	NPR	3	3
106-2026	Stieglitz	Construction of a New Dwelling & Shed (Staged)	S57	32	32
064-2026 AMEND	Stieglitz	Minor Amendment - Change to design of proposed shed, due to change in supplier	S56	9	9
130-2026	Falmouth	Construction of Shed with Amenities	NPR	13	13

140-2026	Beaumaris	Additional Use for Visitor Accommodation	S58	8	8
022-2026	St Helens	Construction of a New Dwelling	S57	169	50
119-2026	St Helens	Construction of a Shed	NPR	34	13
136-2026	Stieglitz	Dwelling Alterations and Additions including Proposed Decks	NPR	13	13
146-2026	St Helens	Proposed Pergola Over Existing Deck	NPR	2	2
059-2024 AMEND	St Marys	Minor Amendment - Include Staging of subdivision	S56	22	22
226-2025	Binalong Bay	Final Plan of Survey - Two (2) Lot Subdivision	FINAL	19	19
053-2026	Douglas River	Constructions of Two Sheds	S57	34	33
114-2026	St Helens	Additional Use for Visitor Accommodation	S58	8	7

***Denotes Application Requiring a Planning Authority Decision due to Representations being received**

Strategic Planning Projects in the 2026/2027 financial year

Description	Percentage Complete	Current Update
Progress Final Adoption of Scamander - Beaumaris Structure Plan from 2025/2026 & Progress the highest priority actions contained with the Scamander-Beaumaris Structure Plan following approval by Council.	25%	Final Scamander – Beaumaris Structure Plan and Report is complete and to be presented for final endorsement by Council at the August 2026 Council meeting.
Regional Land Use Strategy - Participate in finalisation and adoption of the new Northern Tasmania Regional Land Use Strategy.	25%	Northern Tasmania Regional Land Use Strategy nearing completion – presentations to Council to follow on completion of this work;
Industrial Land Use Strategy - Finalise development of the Strategy; adoption by Council; and commence implementation of priority actions	25%	Industrial Land Use Strategy and associated report is nearing completion and to be presented for final endorsement by Council at the August 2026 Council meeting.
Progress 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.
Food Prone Areas - Develop and implement procedures to apply Municipal and State (State Emergency Service) flood modelling to avoid putting development and use of land at risk of flooding.	0%	Reframed from 2025/2026 to further progress Break O Day Councils Flood Policy Work.
Coastal Erosion Risk - Undertake assessment of erosion risk mapping and planning tools through Local Government Association's Coastal Hazard Resilience Planning Project.	0%	New Action for 2026/2027 Financial Year

Coastal Hazards Strategy - progress municipal and regional policy on managing coastal hazards and risks the community faces.	0%	New Action for 2026/2027 Financial Year
Scamander Coastal Hazards - Develop Council strategy for managing future coastal and flood risks at Scamander and coastal adaptation priorities.	0%	New Action for 2026/2027 Financial Year

BUILDING PROJECTS REPORT

Projects Completed in the 2026/2027 financial year

Description	Location	Updates
Internal Renovations	Hub 4 Health, Portland Court, St Helens	 Completed August 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 continues; - Air Conditioning Upgrades Completed;
Installation of Roof Mounted Solar Panels & New Electric Heaters	St Marys Hall	- Electric Heaters have been completed; - Thomas Wolf Energy have been appointed as successful contractor to complete work. Scheduled for Completion prior to end August 2026.

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 scoping now complete.
New Power Supply & Electrical Fit-out	St Marys Waste Transfer Station	- The process of seeking quotations determined that connection to the Grid is the most viable option as opposed to off-grid; - Thomas Wolf Energy have been appointed as successful contractor to complete work. Scheduled for Completion prior to end August 2026.
Installation of Roof Mounted Solar Panels	St Marys Indoor Centre	Thomas Wolf Energy have been appointed as successful contractor to complete work. Scheduled for Completion prior to end August 2026.
Improvements to St Helens Dog Exercise Yard	St Helens Sports Complex	- Completed work includes shelter and seating. - Installation of Water fountain remains outstanding.
Design & Construction Phase – Public Toilet Upgrades	Memorial Park, St Helens	Works Commenced, Scheduled for complete prior to mid November 2026.
Replacement of Roof Cladding	Pyengana Hall	- Completed June 2026. - Maintenance works remain outstanding
Structural Stabilisation Works	St Marys Exhibition building	- Conceptual Plans for endorsement to be presented to August 2026 Council meeting. - Structural engineering and further committee meeting to occur soon after.
Repair Render & Repaint Front Facade & New Windows and Curtains.	Portland Hall, St Helens	Contractor engaged for window & curtain replacements. Awaiting date for installation.
New Public BBQ Facility – Design Phase	Pyengana Recreation Ground	Designer engaged and consultation with committee to

		occur in August 2026 regarding design and siting.
Demolition of Structure at end of Use Life	Wombat Walk Gazebo, St Marys	Report prepared for consideration at August 2026 Council meeting.
Demolition of Structure at end of Use Life	Old Fingal Toilet Block (Short Street Reserve, Fingal	Report prepared for consideration at August 2026 Council meeting.
2 X New Shipping Containers	St Marys Waste Transfer Station	Report prepared for consideration at August 2026 Council meeting.

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

Description	Location	Updates
New Ceiling Insulation & Roof Replacement	St Helens Works Depot Office building	Budget approved in capital works program.
Toilet/Amenities Replacements – Design Phase	St Helens Foreshore	- Budget approved in capital works program. - On Hold – Pending outcome of Liveability strategy.
Bus Shetler Replacement Program	(Various Sites)	- Working with school trade certificate program. - Budget approved in capital works program.
Internal Upgrades & Improvements	Scamander Sports Complex (Main Building)	- Budget approved in capital works program. - Scoping to be finalised and is directly associated with ongoing strategic work being conducted by Otium planning.
Design Phase – Upgrades of Facilities	O Connors Beach, St Helens	- Budget approved in capital works program. - Scoping to be commenced in early 2027 calendar year.

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 July 2026

No.	BA No.	Town	Development	Value
1.	2025/00126-UNIT 1	Ansons Bay	New Visitor Accommodation - Unit 1	\$400,000.00
2.	2025/00126-UNIT 2	Ansons Bay	New Visitor Accommodation - Unit 2	\$400,000.00
3.	2026/00030-STAGE 1	Scamander	New Dwelling and Deck	\$250,000.00
4.	2024/00188	St Marys	New Dwelling & Deck	\$300,000.00
5.	2024/00100	Scamander	New Dwelling, attached garage, deck, solar panels & retaining walls	\$1,200,000.00
6.	2023/00039	St Helens	New x 2 Residential Units	\$450,000.00
7.	2026/00118	Scamander	New Carport	\$10,000.00
8.	2025/00218	Stieglitz	Alterations & Additions to Dwelling	\$140,000.00
9.	2026/00044	Scamander	Change of Use (Shed to Ancillary Dwelling)	\$60,000.00
10.	2026/00034-STAGE 2	Beaumaris	New Garage	\$50,000.00
11.	2025/00210	Falmouth	New Storage Shed	\$84,000.00
12.	2026/00057	St Helens	New x2 Dwellings & Garage	\$380,000.00
13.	2026/00111	Falmouth	Alterations & Additions to Fire Station - Storage	\$120,000.00
14.	2025/00132-STAGE 2	Fingal	Plumbing only – Onsite Waste Water Installation	N/A

ESTIMATED VALUE OF BUILDING APPROVALS FINANCIAL YEAR TO DATE	2025/2026	2026/2027
	\$2,324,000.00	\$3,844.000.00

ESTIMATED VALUE OF BUILDING APPROVALS FOR THE MONTH	MONTH	2026	2026
	July	\$2,324,000.00	\$3,844.000.00

NUMBER BUILDING APPROVALS FOR FINANCIAL YEAR TO DATE	MONTH	2025/2026	2026/2027
	July	12	14

ENVIRONMENTAL REPORT

Description	Updates
Dog Management and shorebirds	The North East Shorebird Working Group met in July to start preparing for the coming summer beach-going and bird breeding season. NE Bioregional Network representative Graeme Beech was leaving the Working Group, which prompted reflection on achievements and outstanding issues, and acknowledgement of Graeme's significant contribution to the group and efforts. NRM North's federally funded hooded plover project ended in June. Bird Flu (preparedness) was discussed and response actions locally will follow plans and advice of Biosecurity Tasmania.
Break O'Day Council NRM Committee	The NRM Committee met on 4 August with a quorum present. The Meeting confirmed a backlog of previous meeting Minutes, reviewed Council's Charter for the NRM Committee and decided to form a sub-committee for cat management. It also discussed strategic weed management, implementation of regulations for use and access to St Helens Point Reserves and briefly looked at a new barway protocol for Scamander River mouth and Bird Flu preparedness.
Community Awareness & Engagement	This year's Irapuna Community Weekend beach walks on 15, 21, 22 and 23 August has around 90 bookings already. Council contributes logistical support to this annual event organised by the Wildcare Friends of Irapuna Coast, the Parks and Wildlife Service, Tasmanian Walking Company, Tasmanian Aboriginal Land Council, St Helens Walking Group and others. A Tasmanian Nature Conservation Fund grant is making the bus shuttles for these all-day remote beach walks possible.  Well over 100 volunteers are expected, enjoying the spectacular coastline while helping clean-up sea spurge (an invasive weed) and marine debris from 60km of coastline.
Cat Management	More than 12 cats and their owners have taken up Council's cat desexing and microchipping subsidy offer. The offer is available by application online until the end of August. Both veterinary clinics in St Helens are participating with a fixed Council subsidy off their fees of \$20 for a microchip and \$60 and \$100 off desexing of male and female cats respectively.



PUBLIC HEALTH REPORT

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	[2026/2027]		[2025/2026]	
	Persons	Vaccinations	Persons	Vaccinations
July - December	0	0	0	0
January - June	-	-	43	84
TOTAL	0	0	43	84

Sharps Container Exchange Program as at 30 June 2026

Current Year	Previous Year
YTD [2025/26]	YTD [2024/25]
79	71

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

08/26.16.2 Demolition of the Gazebo, Wombat Walk, St Marys

ACTION	DECISION
PROPONENT	Development Services Coordinator
OFFICER	Jake Ihnen, Development Services Coordinator
FILE REFERENCE	004\018\005
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICERS RECOMMENDATION:

That Council:

1. To proceed with the demolition of the existing gazebo in the interests of public safety and responsible asset management located at the Wombat Walk, St Marys, and
2. Seek community input to consider the community need for a new structure in the same location to be considered for future budget allocations.

INTRODUCTION:

To advise Council of the condition of the gazebo located at the St Marys Wombat Walk and seek endorsement to proceed with demolition due to the structure having reached the end of its useful life.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 3 August 2026

OFFICER'S REPORT:

The gazebo located at the St Marys Wombat Walk was relocated from the St Helens District High School in 2009. The relocation was supported by the Lions Club of St Helens, who provided a donation of \$750.00 towards the removal and re-erection of the structure at the Wombat Walk site.





While the relocation represented a positive community initiative at the time, the structure was not purpose-built for its new location and has deteriorated significantly overtime.



Assessment

Recent inspections have identified that the gazebo has reached the end of its useful life. Council's building inspection identified that the roof trusses have deteriorated, gang nail connections are progressively failing and temporary strengthening has previously been undertaken using structural screws. The inspecting officer concluded that the structure required significant structural remediation and currently presents a potential safety risk due to the deteriorated framing system. In addition, the shade cloth has deteriorated beyond repair and would also require replacement.

Further assessment has determined that the structural deterioration is such that repair or refurbishment is no longer considered economically viable. Given the age of the relocated structure, the condition of the framing and the extent of reconstruction that would now be required, demolition represents the most appropriate course of action.

Consideration could be given to a new shelter in the same location if the community need exists.

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; FUNDING AND FINANCIAL IMPLICATIONS:

\$5, 000 included in the current capital works program.

VOTING REQUIREMENTS:

Simple Majority

08/26.16.3 Demolition of Old Toilet Facility, Fingal Swimming Hole

ACTION	DECISION
PROPONENT	Development Services Coordinator
OFFICER	Jake Ihnen, Development Services Coordinator
FILE REFERENCE	004\018\005
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICERS RECOMMENDATION:

That Council proceed with the demolition of the Old Public Toilet facility located at Fingal Swimming Hole (Short Street, Fingal) due to the asset reaching the end of its useful life.

INTRODUCTION:

To inform Council of the intention to demolish the public toilet facility which has reached the end of its useful life.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 3 August 2026

OFFICER'S REPORT:

The Fingal Swimming Hole public toilet facility has been closed to the public for a number of years. It is understood that the building was partially demolished in approximately 2012, with the remaining structure subsequently secured and locked to prevent public access.

The remaining structure has reached the end of its useful life and is no longer considered suitable for public use. Due to its age, condition and partial demolition, significant investment would be required to reinstate the facility to a standard that complies with current building, accessibility and public health requirements.

Given the extent of deterioration and the anticipated cost of refurbishment, reinstatement of the facility is not considered a practical or financially responsible option.

Demolition of the remaining structure represents the most appropriate course of action to remove an ageing and redundant asset from Council's asset portfolio and eliminate any ongoing maintenance, safety and liability risks associated with the building.

The demolition costs are included in Councils current capital works program.





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; FUNDING AND FINANCIAL IMPLICATIONS:

\$5, 000 included in the current capital works program.

VOTING REQUIREMENTS:

Simple Majority

08/26.16.4 Endorsement of Concept Plan - St Marys Exhibition Building

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Jake Ihnen, Development Services Coordinator
FILE REFERENCE	027\030\002
ASSOCIATED REPORTS AND DOCUMENTS	Proposed Concept Plans

OFFICER'S RECOMMENDATION:

That Council:

1. Endorses the attached concept plans for the proposed extension and structural remediation of the St Marys Exhibition Building for the purposes of lodging a Development Application.
2. Authorises the General Manager to lodge the necessary Development Application under the *Land Use Planning and Approvals Act 1993*.
3. Notes that the concept plans represent the preferred design developed through the community consultation and Working Committee process and may be refined through the planning assessment and detailed engineering design process.
4. Notes that detailed structural engineering, certification and associated documentation will continue concurrently with the planning approval process.
5. Notes that endorsement of the concept plans does not commit Council to construction, with a further report to be presented upon completion of detailed design, engineering and project costing.

INTRODUCTION:

The purpose of this report is to seek Council's endorsement of the attached concept plans to enable a Development Application to be lodged for the proposed extension and structural remediation of the St Marys Exhibition Building.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 3 August 2026

Council Meeting 17 November 2025

11/25.16.2.633 Moved: Clr B LeFevre / Seconded: Clr J Drummond

It is recommended that Council:

1. Appoint Bronwyn Sullivan, Barry Hancock, Barbara Longue and Geraldine O'Connor as the elected Community Members.
2. Appoint Graeme Wathen as the Community Assistant Project Manager;
3. Appoint Cr Johnstone as the Council representative to the Committee.

CARRIED UNANIMOUSLY

Council Meeting 14 April 2025

04/25.9.2.578 Moved: Mayor M Tucker/ Seconded: Clr L Johnstone

That Council:

1. Thanks the community for having their say on the future of the St Marys Exhibition Hall, and notes the clear message that locals want to see the Hall kept for community use.
2. Agrees to keep the Hall and get on with the job of making it safe and usable again by doing the structural repairs and basic maintenance that are needed.
3. Sets aside \$100,000 in the 2025/2026 budget to get those safety and maintenance jobs done, and gives the go-ahead for Council staff to follow the process required to bring in the right engineers and builders to get the work underway as soon as possible in the new financial year.
4. Acknowledges the Expression of Interest process and thanks everyone who put forward a proposal. A decision about the future use or management of the Hall will be put on hold until the building works are finished.
5. Reconfirms Council's commitment to balancing responsible spending with delivering real value to the community. By backing this motion, we're taking a practical approach—keeping costs down while getting a good outcome that lines up with what the community's asked for.

CARRIED UNANIMOUSLY

Council Meeting 18 March 2024

03/24.9.3.325 Moved: Clr J Drummond/ Seconded: Clr K Wright

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 rescind any former decision to demolish the Exhibition Hall at St Marys Recreation Ground and provide an assurance that the Exhibition Hall will not be demolished.

CARRIED UNANIMOUSLY

Council Meeting 21 November 2022

11/22.16.2.235 Moved: Clr J Drummond/ Seconded: Clr I Carter

1. Accept Community Feedback attached, and
2. Provide Endorsement of the attached concept plans for the development of the St Marys Indoor & Evacuation Centre,
3. Progress Construction and Tender Documentation with Successful Consultant.

CARRIED UNANIMOUSLY

OFFICER'S REPORT:

Following Council's direction, a detailed design brief was prepared to investigate options for the structural remediation and future use of the Exhibition Building.

The brief incorporated both Council's objectives and concepts submitted by community representatives, including investigation of an external structural buttress system designed to retain the existing building while providing additional community storage.

MV Consulting was subsequently engaged to prepare concept plans addressing the design brief. Two concept options were initially prepared comprising:

- Option 1 – Extension incorporating three storage rooms.
- Option 2 – Extension incorporating four storage rooms.

Following review by the Working Committee, Option 2 was identified as the preferred concept as it provides greater flexibility for current and future community storage requirements. The Committee also recognised that should future construction costs exceed available funding, the project could readily be reduced to Option 1 without compromising the overall structural remediation concept.

During the review process several refinements were requested and have subsequently been incorporated into the concept plans, including:

- revision of the external wall cladding to better reflect the existing building;
- reduction in the wall height to improve constructability;
- increased access openings to selected storage rooms;
- confirmation that the new floor level will match the existing Exhibition Building; and
- alignment of the internal wall layout with the proposed structural tie rod locations to facilitate the detailed structural engineering design.

The attached concept plans are considered sufficiently developed to enable a Development Application to be lodged while the detailed structural engineering documentation is finalised.

Progressing the planning application concurrently with the structural engineering package represents an efficient project delivery approach and will minimise overall project timeframes. It is important to note that endorsement of the concept plans is solely for the purpose of obtaining planning approval. Detailed structural engineering, building approval and associated certifications will continue following planning approval.

Should planning approval be obtained, a further report will be presented to Council detailing the completed engineering design, project costs, procurement strategy and funding requirements before any decision is made to proceed with construction.

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 a range of community facilities and programs, which strengthen the capacity, wellbeing and cultural identity of our community.

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. Support and encourage innovation and growth in the economy through local leadership; infrastructure provision; support services and customer focussed service delivery

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; FUNDING AND FINANCIAL IMPLICATIONS:

There is currently approx. \$100,000 remaining in the budget allocated to the project. Based on the concepts provided it is highly likely further funding will be required.

VOTING REQUIREMENTS:

Simple Majority

LEGEND
 PAGE 1# COVER PAGE
 PAGE 2# SITE PLAN
 PAGE 3# FLOOR PLAN
 PAGE 4# ELEVATIONS

COUNCIL - BREAK O'DAY COUNCIL
 ZONE - RECREATION
 CODE - BUSHFIRE PRONE AREA
 LANDSLIDE BAND - NIL

TITLE REFERENCE - 152716/1
 PROPERTY ID - 3231533

BUSHFIRE-PRONE AREA BAL RATING N/A

CORROSION ENVIRONMENT - MEDIUM

CLIMATE ZONE FOR THERMAL DESIGN = 7

ALPINE AREA - N/A LESS THAN 900m AHD

OTHER HAZARDS - N/A

ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF
 BRICKWORK CLADDING OR TIMBER FRAMING ON
 CLAD HOUSES UNLESS NOTED OTHERWISE

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE
 PRIOR TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES
 THEN THESE MUST BE CONFIRMED ONSITE BY A
 SURVEYOR PRIOR TO SETOUT

ENSURE DRAWINGS USED ONSITE ARE STAMPED
 'APPROVED' PLANS BY BUILDING SURVEYOR AND
 PERMIT AUTHORITY

IF ANY DISCREPANCIES, APPARENT ERROR,
 ANOMALY OR AMBIGUITY WITHIN THE
 DOCUMENTATION IS FOUND, THE DESIGNER IS TO BE
 CONTACTED PRIOR TO ANY MORE CONSTRUCTION
 CONTINUING.

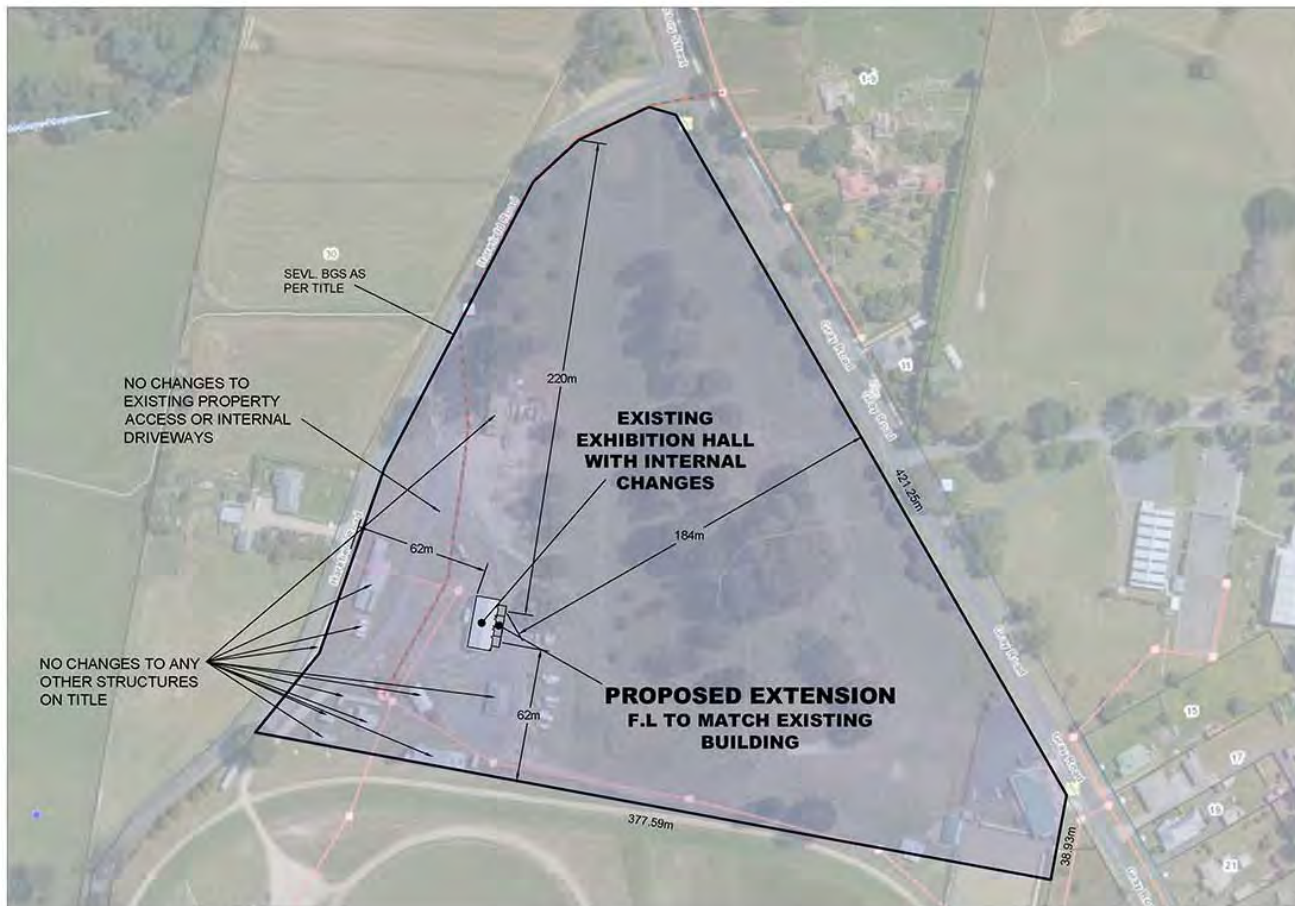
ENSURE THAT DRAWINGS ARE NOT SCALED AND
 THAT THE NOTED DIMENSIONS ARE USED FOR
 ACCURACY. IF IN ANY DOUBT CONTACT DESIGNER

PROPOSED EXTENSION FOR BREAK O'DAY COUNCIL AT 2 GRAY ROAD ST MARYS 7215

REVISION NUMBER	DATE
REVISION 1	08/08/2006
REVISION 2	10/07/2006
REVISION 3	11/07/2006



FOR ALL YOUR DESIGN, DRAFTING
 AND ENGINEERING NEEDS
 ACCREDITATION CC565H
 MEINDERT VAN DER MOLEN
 52 NEWDEGATE STREET
 WEST HOBART
 PH 0407 802 037
 EMAIL : MVCONSULTINGTAS@GMAIL.COM



SITE PLAN

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**MV CONSULTING (TAS)
PTY LTD**

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52 NEWDEGATE STREET
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PH 0407 802 037
EMAIL : MVCONSULTINGTAS@GMAIL.COM

PROJECT: PROPOSED EXTENSION
FOR BREAK O'DAY COUNCIL
AT 2 GRAY ROAD
ST MARYS 7215

DRAWING: SITE PLAN

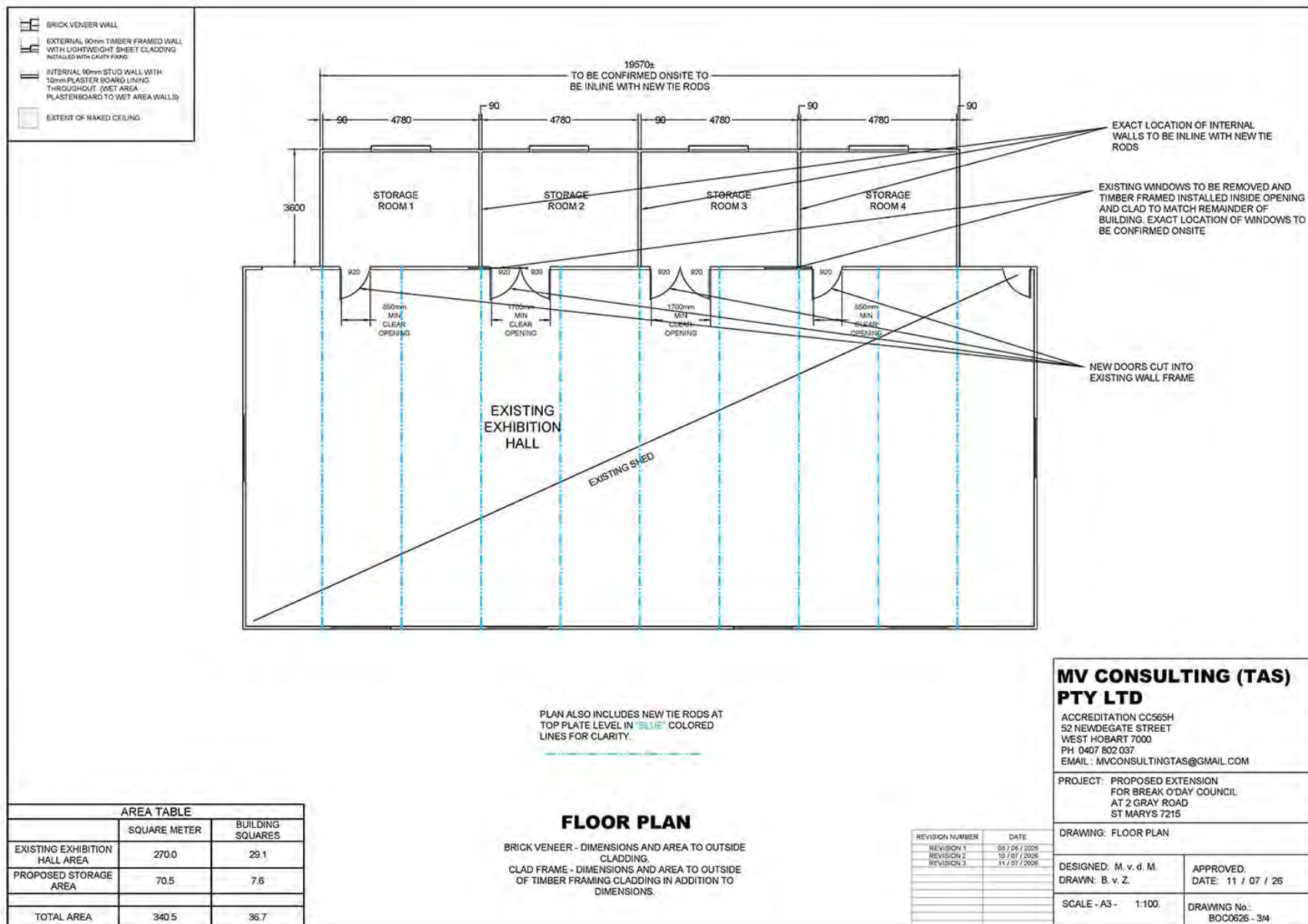
REVISION NUMBER	DATE
REVISION 1	08 / 06 / 2026
REVISION 2	10 / 07 / 2026
REVISION 3	11 / 07 / 2026

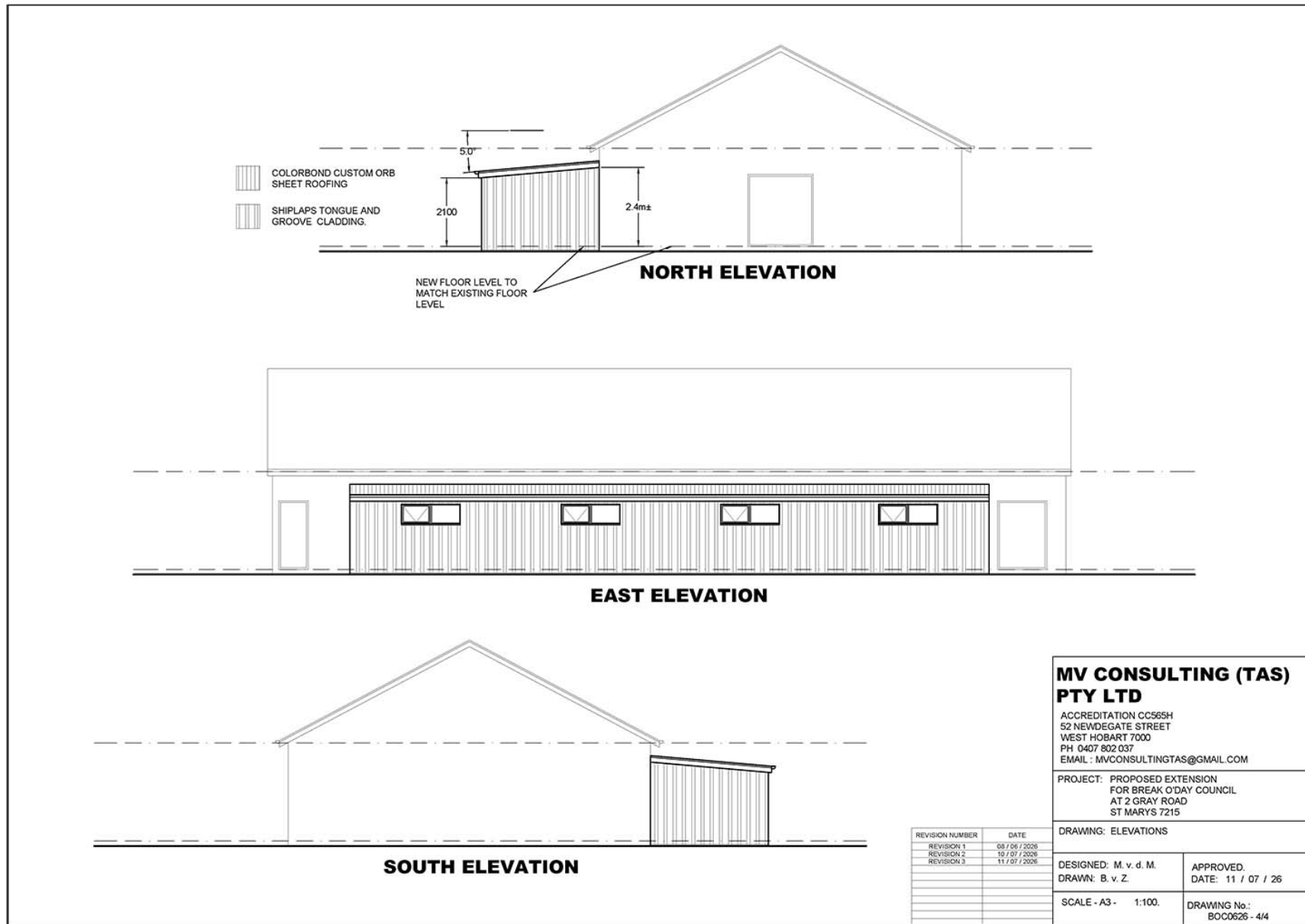
DESIGNED: M. v. d. M.
DRAWN: B. v. Z.

APPROVED.
DATE: 11 / 07 / 26

SCALE - A3 - 1:2000.

DRAWING No.:
BOC0626 - 2/4





ACTION	DECISION
PROPONENT	St Marys Hospital Auxiliary
OFFICER	Jake Ihnen, Development Services Coordinator
FILE REFERENCE	033\038\002
ASSOCIATED REPORTS AND DOCUMENTS	Project Proposal Form Site Sketch

OFFICERS RECOMMENDATION:

That Council:

1. Approve the St Marys Hospital Auxiliary for the installation of two shipping containers at the St Marys Tip Shop as per attached project proposal;.
2. Approve the progression of a Development Application;
3. Provide strategic direction regarding the future development of the Tip Shop precinct.
4. Progress the revised Memorandum of Understanding to be provided under a separate report to Council.

INTRODUCTION:

Council has received a Project Proposal from the St Marys Hospital Auxiliary seeking approval to install two shipping containers adjacent to the existing Tip Shop.

PREVIOUS COUNCIL CONSIDERATION:**Council Workshop 3 August 2026****OFFICER'S REPORT:**

The proposal seeks to improve the storage and management of reusable items collected from the St Marys Waste Transfer Station, thereby increasing opportunities for recycling and diverting waste from landfill.

Whilst officers acknowledge the community benefits associated with the proposal, the more significant issue for Council is the ongoing expansion of infrastructure within the Tip Shop precinct.

Council has progressively supported improvements to the facility over many years, most recently installing a veranda, polly tunnels and electrical improvements. Individually these improvements have been relatively minor; however collectively they have resulted in continued expansion of Council assets and associated future maintenance responsibilities.

The Memorandum of Understanding (MOU) with the St Marys Tip Shop is also approaching renewal, presenting an appropriate opportunity for Council to consider the longer-term strategic direction of the site before additional infrastructure is approved.

Given that the Memorandum of Understanding between Council and the Tip Shop is due for review, officers consider this an appropriate opportunity to determine:

- Council's long-term vision for the site;
- whether further physical expansion should occur;
- responsibility for maintenance and replacement of infrastructure;
- approval pathways for future improvements; and
- whether future works should be guided by a site master plan.

The proposal states that:

- the Hospital Auxiliary will fund the purchase of the containers;
- the containers will provide secure storage for reusable items;
- additional storage will allow more items to be diverted from landfill;
- volunteers have the support of the Hospital Auxiliary for the project.

A concept sketch showing the proposed location of the containers has been submitted with the application.

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; FUNDING AND FINANCIAL IMPLICATIONS:

Nil

VOTING REQUIREMENTS:

Simple Majority

Project for Council Consideration

Proponent Name & Contact Details:

- Sandra French. 156 Scamander Av. Scamander 7215
- Dexter French. 156 Scamander Av. Scamander. 7215

Project Name:

St Marys Tip Shop.

Project Description/Outline:

To install 2 containers within the footprint of the Tip shop, allowing items to be out of the weather.

Project History (any previous actions/deliberations in Break O'Day or elsewhere):

Volunteers run the Tip Shop with the monies going to the St Marys Hospital Auxiliary, who then purchase items for the Hospital.

Budget/Cost Estimate (provide any documentation/evidence):

The Hospital Auxiliary will purchase the 2 containers at a cost of \$5000 each.

Alignment with any Council Strategies/Plans (eg Strategic Plan, Annual Plan)

The Tip Shop is recycling, upcycling & saving big and many items going to the tip face, therefore savings are being created for the Council.

Any identified funding options/opportunities:

The Auxiliary are buying the containers as an investment.

Any identified time frames/constraints (eg funding opportunities):

We are wanting Council to agree to this project ASAP because the owner of the containers wants them removed quickly from his property.

Expected role of Break O'Day Council (funding/lobbying/support):

The Auxiliary in purchasing the items, would like the support for the agreement of Council in such a worthwhile project.

Any identified community support/consultation:

Have secured the agreement with all the volunteers & all the members of the Hospital Auxiliary.

Any other stakeholders (business, not-for-profits groups):

Nil.

Any other relevant comments:

The Auxiliary in purchasing the said containers will be the owners of the containers & if changes occur in the future with the Tip Shop, the containers could be sold on behalf of the Auxiliary's investment.

OFFICE USE ONLY

Responsible Officer:

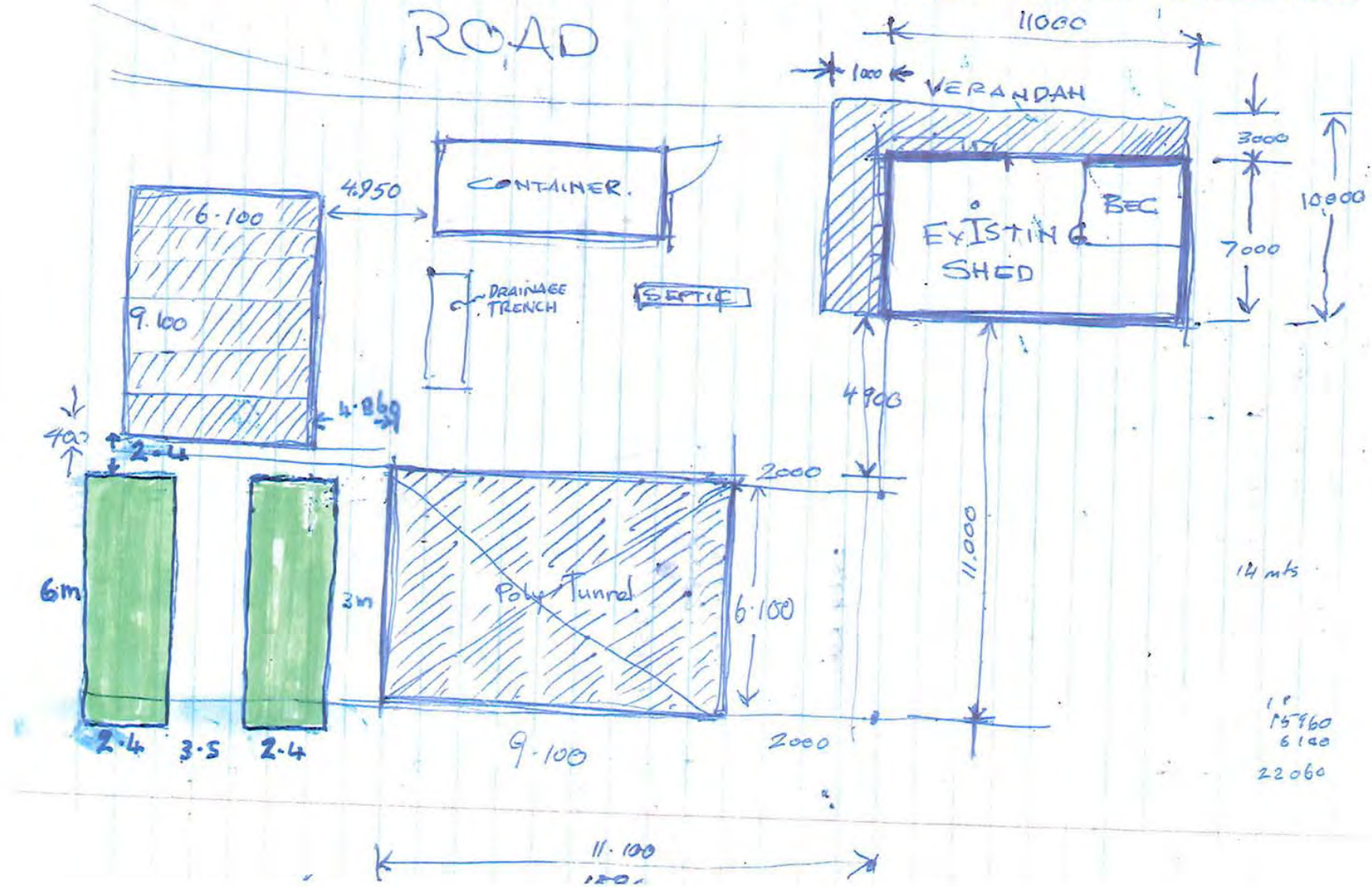
Identified Regulatory/Approval Processes:

A. J. French - AM
President St Marys
Hospital Auxiliary.

Project Description.

I believe that the St Marys Hospital Auxiliary are being most visionary & supportive of this project, realising that they are helping the volunteers in their quest to reduce items going to the skips & landfill. The containers will allow many more items to be collected & stored in safe & protective containers, & not be compacted & taken elsewhere. This project can be seen to be part of Council's Waste Management Strategy.

2 CONTAINERS PROPOSED ON EXISTING FOOT PRINT. 8th JULY 2026.



BUILDING DESIGNER: JONATHAN PUGH
 ACCREDITATION NO.: CC 6894
 TITLE REFERENCE: C.T. 223161/1
 DESIGN WIND SPEED: ASSUMED N3 WIND CLASSIFICATION
 SOIL CLASSIFICATION: ASSUMED 'M' SOIL CLASSIFICATION
 CLIMATE ZONE: 7
 BUSHFIRE PRONE BAL RATING: N/A
 ALPINE AREA: N/A
 CORROSION ENVIRONMENT: MODERATE
 FLOODING RISK: UNKNOWN
 LANDSLIP: NO
 DISPERSIVE SOILS: UNKNOWN
 SALINE SOILS: UNKNOWN
 SAND DUNES: NO
 MINE SUBSIDENCE: NO
 LANDFILL: NO
 DATUM LEVEL AT KERB: UNKNOWN
 GROUND LEVEL: MIN 160mm BELOW F.L.
 FINISHED FLOOR LEVEL: AS PER PLANS / OR 160mm ABOVE G.L.
 OVERFLOW RELIEF GULLY LEVEL: MIN 160mm BELOW F.L.

Development Application

July 2026

Proposed Shipping Containers (x2)

St Marys Waste Trasfer Station
 #80 Gray Road, St Marys
 TAS 7215

for Break O'Day Council

Building Areas	
Proposed Shipping Container 1	14.86m ²
Proposed Shipping Container 2	14.86m ²

Drawing Schedule	
Dwg No.	Drawing Name
A01	Proposed Location Plan
A02	Proposed Part Site Plan
A03	Proposed Floor Plans & Elevations

jon pugh home design | ccnoho, CC6894
 jonkip1@pimus.com.au | 0459 506 213
 PO BOX 287 ST HELENS TAS 7216



PROPOSED LOCATION PLAN
1:1750 @ A3



All Dimensions and Site Levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works.

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residential building design + documentation

jon pugh home design : acc/no. CC6894
jackp1@primus.com.au : 0459 586 013
PO BOX 397 ST HELENS TAS 7218

client:

BODC

project:

St Marys Waste Transfer Station
Proposed Shipping Containers (x2)

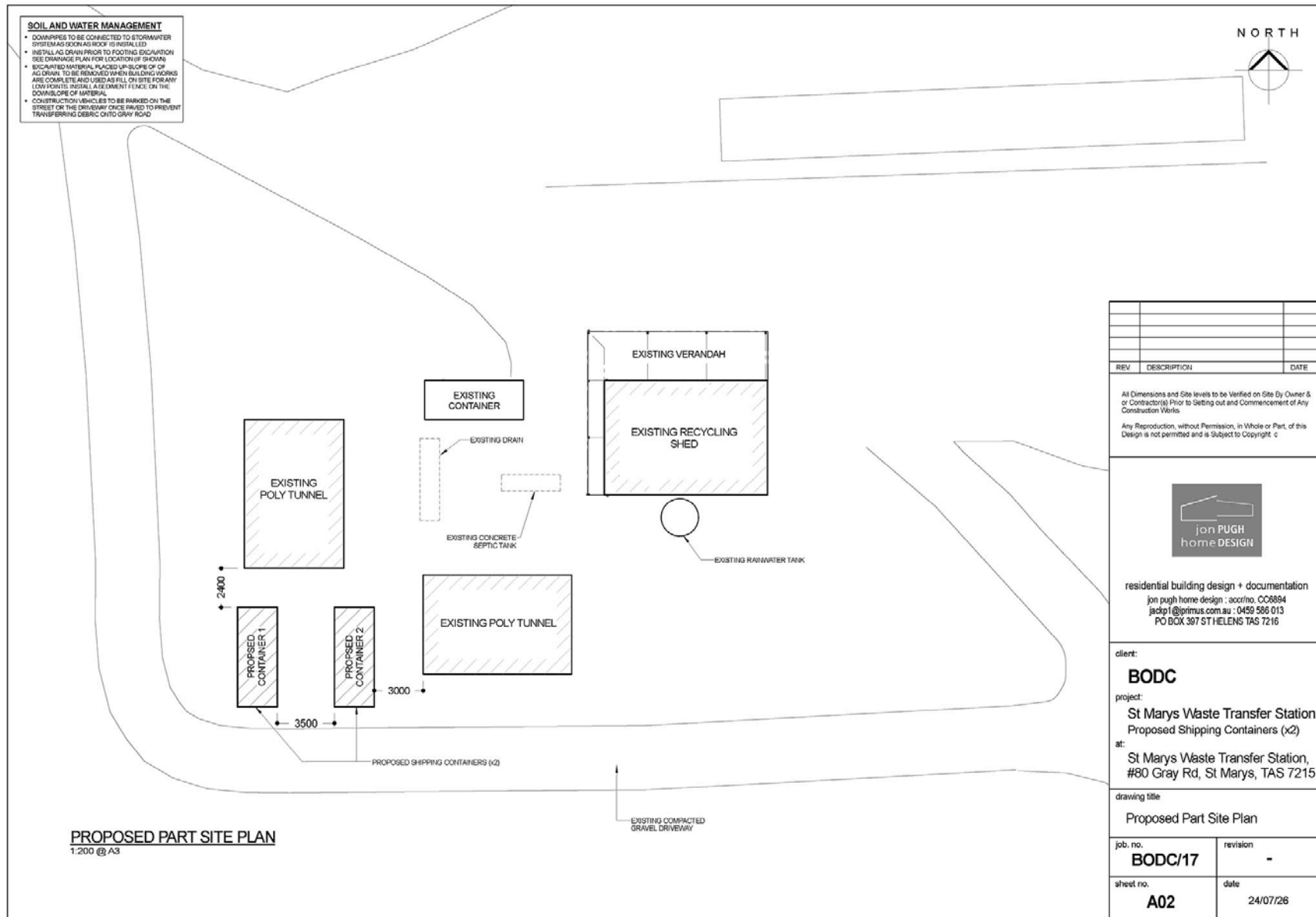
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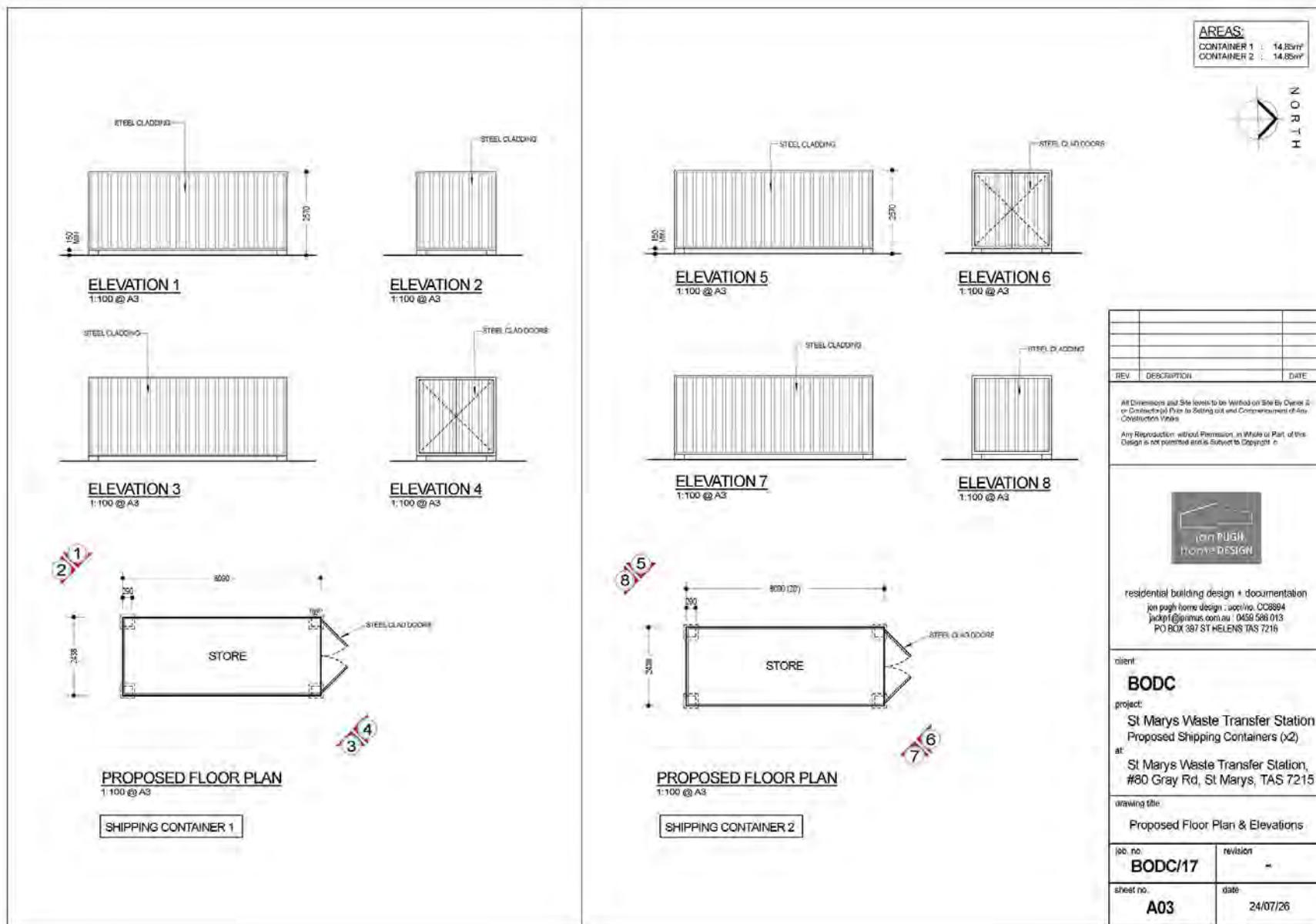
St Marys Waste Transfer Station,
#80 Gray Rd, St Marys, TAS 7215

drawing title:

Proposed Location Plan

REV	DESCRIPTION	DATE
job. no.	revision	
BODC/17	-	
sheet no.	date	
A01	24/07/26	





ACTION	DECISION
PROPONENT	Council
OFFICER	Jake Ihnen, Development Services Coordinator
FILE REFERENCE	031\010\000
ASSOCIATED REPORTS AND DOCUMENTS	Industrial Land Use Study – Final Draft Report

OFFICER'S RECOMMENDATION:

That Council:

1. Adopt the Break O'Day Industrial Land Study as Council's strategic evidence base to guide future industrial land planning across the municipality, and
2. Note that the recommendations contained within the Study will be considered and progressed through future strategic planning projects, infrastructure investigations, budget processes and, where required, separate reports to Council.

INTRODUCTION:

The preparation of an Industrial Land Study was identified as a Key Annual Plan deliverable to establish a strategic evidence base to guide future industrial land planning and support economic growth within the Break O'Day municipality.

PREVIOUS COUNCIL CONSIDERATION:**Council Workshop 3 August 2026**

Industrial Land Study – Final

Council Workshop 7 April 2025

Draft Industrial Land Study – Submissions

Council Workshop 3 March 2025

Update - Expressions of Interest – Scamander Beaumaris Structure Plan & Industrial Land Study – PowerPoint Presentation

Council Meeting 20 January 2025

01/25.16.2.533

Moved: Clr B Le Fevre/ Seconded: Clr K Chapple

Development Services release the brief publicly to attract quotations for services specified in the brief.

CARRIED UNANIMOUSLY

Council Workshop May 2024

Council Workshop 7 October 2024

Project brief industrial land study

OFFICER'S REPORT:

The preparation of the Break O'Day Industrial Land Study was identified as a Key Annual Plan deliverable to establish a comprehensive evidence base to guide future industrial land planning and support sustainable economic development across the municipality.

Following a Request for Quotations process undertaken in late 2024, Council engaged REMPLAN in February 2025 to prepare the Industrial Land Study. The project was undertaken over approximately 18 months and comprised several stages, including background research, economic and employment analysis, industrial land audits, infrastructure assessment, stakeholder engagement and the identification of future industrial land opportunities.

During May and June 2025, REMPLAN completed the first stage of the project, preparing a comprehensive Background Report that examined the municipality's economic profile, strategic planning context, existing industrial land supply and emerging employment trends. This work established the evidence base that informed the subsequent stages of the project.

Stakeholder consultation was subsequently undertaken with Council officers, key service providers, businesses and industry representatives to better understand the current challenges, opportunities and future industrial land requirements across the municipality. Feedback received through this consultation informed the preparation of the Draft Industrial Land Study and the development of the study's recommendations.

The Final Industrial Land Study was completed in July 2026 and provides Council with a robust, evidence-based framework to guide future industrial land planning. The study recognises that future industrial land demand within Break O'Day is expected to be incremental, locally driven and responsive to infrastructure constraints, rather than requiring a single large-scale industrial land release.

As part of the study, all potential industrial land opportunities identified by Council officers and through stakeholder engagement were assessed using a multi-criteria analysis. While a number of sites demonstrated merit, some ranked lower due to infrastructure servicing constraints, including the distance to reticulated water and sewer services, road upgrade requirements and the associated cost of development. The recommendations contained within the Study do not preclude Council from investigating alternative sites in the future should opportunities arise or circumstances change.

Councillor feedback received during the workshop demonstrated broad support for the strategic direction of the Study, particularly the recommended investigation of future industrial land opportunities within St Helens and Scamander.

Final feedback expressed a desire to ensure that productive agricultural land is protected when considering future industrial land opportunities. REMPLAN subsequently confirmed that the

recommended eastern expansion area at St Helens is not identified as prime agricultural land under the State's agricultural capability mapping. Notwithstanding this advice, any future rezoning or expansion of industrial land will be subject to detailed site-specific investigations, statutory planning processes and future Council consideration.

It is important to note that the Industrial Land Study is a strategic planning document only. Adoption of the Study does not approve or commit Council to any rezoning of land or implementation of individual recommendations. Rather, it provides Council with a strategic framework to guide future investigations, planning projects, infrastructure planning and economic development initiatives. Any future planning scheme amendments, land acquisition, infrastructure investment or rezoning proposals will be the subject of separate investigations, community consultation and future reports to Council for consideration.

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.

Break O Day Annual Plan 2026 – 2027

Actions:

Industrial Land Use Strategy - Finalise the Industrial Land Use Study resulting in adoption by Council, progress any Immediate Recommendations of the report/findings

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:

The study was funded under the 2025/2026 operational budget. A budget allowance has been approved in the current budget to consider the priorities and start progressing the higher priority items as resources permit.

VOTING REQUIREMENTS:

Simple Majority



BREAK O'DAY INDUSTRIAL LAND STUDY

Final Report



Break O'Day Industrial Land Study

This report has been prepared by the team at REMPLAN

July 2026

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1. EXECUTIVE SUMMARY

The Break O'Day Industrial Land Study provides Council with a local evidence base to guide the future supply, zoning, servicing and delivery of industrial and employment land. It responds to constrained industrial land supply in St Helens, limited activation of existing land in Fingal, growth pressures in Scamander / Beaumaris, and the need to align future industrial land planning with local demand, infrastructure capacity and state and regional planning directions.

The central finding is that Break O'Day does not require a single large industrial land release. Future demand is likely to be modest, incremental and place-specific. It is expected to be driven mainly by trades, storage users, repair and maintenance services, construction-related businesses, small-scale production, food and beverage activity, aquaculture support, local service businesses and niche industrial users. The priority is therefore not simply to increase the amount of zoned industrial land, but to ensure that future land is well-located, capable of being serviced, flexible in format and realistic for local businesses to occupy.

The existing industrial land supply is constrained. St Helens is the municipality's primary industrial precinct and is operating at or near functional capacity, with only a small number of vacant lots remaining and limited opportunities for expansion due to surrounding residential, environmental, flood and infrastructure constraints. Fingal contains existing industrial-zoned land, but currently functions more as a low-activity land reserve than an active industrial precinct. Scamander / Beaumaris and St Marys do not have dedicated industrial land, despite Scamander / Beaumaris being the fastest growing township area in the municipality and St Marys playing a local service role for surrounding rural areas.

Economic and employment analysis confirms that Break O'Day's economy is increasingly service-oriented, but that several locally important sectors still generate practical demand for industrial and employment land. Construction, repair and maintenance, transport and storage, food and beverage production, aquaculture, agriculture-related activity and selected manufacturing all require some combination of workshops, yards, storage, depots, servicing areas, production space or separation from sensitive uses. Employment forecasts point to stable-to-modest growth, reinforcing the need for a staged and targeted land response rather than a large-scale industrial expansion program.

Stakeholder engagement reinforced these findings. Businesses and landowners identified the need for smaller, lower-risk and development-ready premises, including small sheds, workshops, storage units, yards and flexible spaces. Infrastructure was raised as a critical barrier, particularly stormwater, digital connectivity, power reliability, servicing costs and road access. Cost, workforce availability and the difficulty of delivering industrial premises on a site-by-site basis were also identified as constraints on business growth.

A multi-criteria analysis, Council officer review and staged site filtering process identified five strategic investigation areas:

- **St Helens Industrial Estate Expansion:** the priority near-term opportunity to expand the municipality's main industrial precinct, with approximately 13.5 hectares of potentially developable land across western and eastern expansion areas.
- **Scamander Service and Industrial Precinct:** a priority future industrial precinct within a broader government-owned landholding, with an initial 5 to 10 hectare development envelope recommended for further investigation.
- **St Helens South Expansion:** a conditional opportunity for low-activity storage, depot or service uses, subject to environmental, wastewater, stormwater and access considerations.
- **St Marys:** a conditional local service option that may support small workshops, storage, trade or local enterprise uses if demand and servicing feasibility are confirmed.
- **Fingal Outer West:** a long-term strategic investigation area linked to highway, rail and energy infrastructure, to be monitored for larger or specialised industrial opportunities rather than rezoned in the near term.

The study recommends a staged and trigger-based planning pathway. The immediate priority is to progress a staged Light Industrial Zone expansion at St Helens, supported by precinct structure planning, servicing investigations and design principles. Scamander should be advanced as a future General Industrial precinct within a defined development envelope, subject to landholder agreement, technical investigations and alignment with the Scamander-Beaumaris Structure Plan. St Helens South and St Marys should be retained as conditional opportunities, while Fingal Outer West should be recognised as a long-term strategic investigation area for potential anchor uses.

Across all future industrial land, rezoning should not be relied on as the only delivery mechanism. Council should support land release with precinct design principles, servicing and funding plans, early agency engagement and coordinated stormwater, access, utility and telecommunications planning. This approach will allow Break O'Day to grow its industrial land supply in step with demand, while improving the quality, flexibility and deliverability of employment land across the municipality.

2. INTRODUCTION

2.1 Purpose

The purpose of this study is to evaluate the current and future need for industrial and employment land in the Break O'Day Local Government Area (LGA). The study provides an evidence base to guide future industrial land planning, recognising that demand is likely to be modest, incremental and place-specific rather than driven by large-scale industrial expansion. It identifies the capacity and constraints of existing industrial areas, considers the role of different townships, and assesses future land options that could support local enterprise, trades, storage, light industry, service businesses and emerging niche sectors. The findings are intended to inform future planning scheme amendments, infrastructure investigations, precinct planning and implementation priorities, ensuring industrial land supply is appropriately located, capable of being serviced, and aligned with Council's economic development, community wellbeing and land use planning objectives.

2.2 Background

The Break O'Day region is at a pivotal moment in planning for the future of its industrial land. Due to shifting economic trends, emerging opportunities, and the evolving employment landscape, Council is aiming to establish a clear evidence base to guide sustainable industrial land development in Break O'Day. This study aims to place Break O'Day LGA in the best position, to meet demand, support residents' well-being and liveability, and provide opportunities for emerging and expanding sectors and entrepreneurship, in terms of industrial land and activity.

In this context, industrial land in Break O'Day plays a vital role in accommodating a wide range of activities, including manufacturing, construction, logistics, and a growing mix of service-based businesses. While traditional industrial users remain important, there is increasing demand from smaller, more flexible operators—such as trades, repair services, and even recreational or creative enterprises—seeking affordable space with suitable access and servicing. This diversity in industrial land use underscores the need for adaptable planning frameworks that support both economic growth and evolving business models.

A forward supply of industrial land is important to ensure sufficient land is available to support expanded or new activities and incentivise diversity within industry. The region's industrial precincts, in St Helens and Fingal, support a variety of businesses, but land availability remains a key constraint in St Helens and demand is a limiting factor in Fingal. A lack of available, serviced industrial land could hinder investment and growth, especially in industries requiring flexible and scalable spaces.

2.3 Council Objectives

Break O'Day Council commissioned this study to establish a clear, evidence-based understanding of the municipality's industrial land needs and translate that understanding into practical planning guidance. Council's central objective is to ensure an adequate forward supply of appropriately zoned, serviced and developable employment land that supports business growth, economic diversification, local employment and community wellbeing.

The study responds to Council's recognition that existing industrial areas, particularly in St Helens and Fingal, face capacity, servicing and activation constraints. It also recognises that future demand may not be limited to traditional industrial activities, but may include smaller and more flexible employment uses such as trade services, storage, light manufacturing, food and beverage production, creative industries and other local enterprise activities.

The study is intended to provide Council with a defensible local evidence base to guide future planning scheme amendments, infrastructure priorities, precinct planning and engagement with regional and state-level planning processes. This is particularly important given the broader strategic context, including the statewide industrial land study and the review of the Northern Tasmania Regional Land Use Strategy.

2.4 Project Scope and Objectives

The Break O'Day Industrial Land Study has been commissioned to provide a practical evidence base to support future industrial land planning and economic development within the Break O'Day municipality. The study responds to the region's evolving economic landscape and aims to help Council manage industrial land supply, support local enterprise, facilitate employment diversification and plan for sustainable growth.

The original objectives of the project were to:

- Assess the current supply and constraints of industrial land in St Helens, Fingal and other relevant areas.
- Identify key economic trends and industries likely to influence future demand.
- Forecast future industrial land requirements across different sectors.
- Explore options for brownfield redevelopment and intensification.
- Recommend suitable areas for industrial land expansion.
- Provide advice on planning controls, infrastructure and incentives to support development.
- Align the study with broader goals around economic growth, sustainability and liveability.
- Ensure findings reflect local knowledge through targeted stakeholder engagement.

These objectives are addressed through the economic analysis, infrastructure review, industrial land audit, stakeholder engagement findings, site assessment and recommendations that follow. As the study progressed, the analysis indicated that Break

O'Day's future industrial land needs are best understood as modest, incremental and place-specific, rather than as a single quantified municipal land requirement. The report therefore focuses on identifying realistic land options, staged planning pathways and implementation actions that can support Council decision-making over time.

Figure 1 Project stages



3. STRATEGIC CONTEXT

Key Takeaways

- State and regional planning directions support a local place-specific approach, including maintaining industrial capacity in St Helens, investigating future options around Scamander/Beaumaris, and recognising constraints and longer-term opportunities around Fingal.
- Broad industrial trends such as e-commerce, advanced manufacturing, low-carbon industry and circular economy activity are relevant, but are unlikely to drive large-scale industrial land demand in Break O'Day.
- Local demand is more likely to come from trades, storage, construction services, repair and maintenance, small-scale production, tourism-supporting businesses, primary industry value-adding and other flexible local enterprises.
- Infrastructure and environmental constraints will strongly shape where future industrial land can realistically be delivered, particularly in relation to servicing, road access, stormwater, flood risk, landscape values and sensitive interfaces.

3.1 Planning and Policy Framework

Land use and development in Tasmania is guided by a statewide planning system that aims to provide consistency while allowing local conditions to be recognised. The Land Use Planning and Approvals Act 1993 provides the legislative foundation for the system, supported by the Tasmanian Planning Policies, Regional Land Use Strategies and the Tasmanian Planning Scheme.

The Tasmanian Planning Policies set high-level directions for land use planning across the state. These directions are implemented through both the Tasmanian Planning Scheme and the Regional Land Use Strategies. For Break O'Day, the key regional document is the Northern Tasmania Regional Land Use Strategy (NTRLUS), which guides land use and development across Northern Tasmania to 2032, including settlement planning, economic development, infrastructure coordination and environmental management.

The Tasmanian Planning Scheme provides the statutory planning framework for land use and development. It is made up of the State Planning Provisions, which apply consistently across Tasmania, and a Local Provisions Schedule for each municipal area. The Break O'Day Local Provisions Schedule came into effect in August 2023 and applies the planning scheme to local land use, zoning and development matters.

The NTRLUS is currently being reviewed, which means future industrial land planning in Break O'Day will need to align with an evolving regional planning framework. This study supports that process by identifying the current and future need for industrial and employment land in Break O'Day. It provides an evidence base to guide potential changes to the Local Provisions Schedule, ensuring that any new or expanded industrial land is strategically justified, capable of being serviced, compatible with surrounding land uses and responsive to local economic and infrastructure needs.

National to Local Strategies

The Tasmanian Planning Policies (TPPs) provide detailed principles that the NTRLUS must apply to land use planning for the State. TPPs direct the contents and form of the TPS. This report focuses on the TPS, NTRLUS and the following relevant strategies:

- Statewide Industrial Land Study 2025
- Tasmanian Advanced Manufacturing Action Plan 2024
- Tasmanian Integrated Freight Strategy
- Break O'Day Strategic Plan 2022
- Break O'Day Economic Development Strategy
- Break O'Day Land Use and Development Strategy
- Strategic Asset Management Plan 2020-2029
- Community Infrastructure Design Guidelines 2013
- Access and Inclusion Action Plan 2024-2026
- St Helens Township Plan 2022-2025
- Fingal Township Plan 2022-2025
- Draft Scamander-Beaumaris Structure Plan

Together, these strategies provide the broader policy context for industrial land planning in Break O'Day. They point to a consistent need for industrial land that supports economic diversification, local employment, infrastructure efficiency, land use compatibility and community and environmental values.

At the state and regional level, the Northern Tasmania Regional Land Use Strategy remains a key statutory planning reference and is currently under review, with the emerging regional framework expected to shape future Local Provisions Schedule amendments and rezoning decisions. The Statewide Industrial Land Study 2025 also provides specific direction for Break O'Day, including investigating light industrial rezoning at Scamander and Beaumaris to support population growth, addressing flood constraints at Fingal, and maintaining local industrial capacity at St Helens while balancing residential interfaces. These directions align closely with the place-specific approach taken in this study.

Local strategies reinforce this direction. The Break O'Day Economic Development Strategy supports diversification and local employment growth, the St Helens and Fingal Township Plans identify community priorities for infrastructure, servicing and local activity. This study builds on that policy context by providing a local evidence base to guide future land use decisions, infrastructure priorities and potential amendments to the Break O'Day Local Provisions Schedule.

3.2 Strategic Drivers of Industrial Land Demand

A range of broader economic, demographic, technological and environmental trends are influencing industrial land use across Australia. These include changes in manufacturing, the growth of e-commerce, the transition to low-carbon industry, increasing interest in circular economy approaches, and the continued expansion of digital and remote work. These trends are relevant to the broader context for industrial land planning, but they do not affect all regions in the same way.

In Break O'Day, the direct influence of large-scale industrial trends is moderated by the municipality's scale, settlement pattern, infrastructure capacity and distance from major freight corridors. Large-format logistics, high-volume manufacturing and major industrial precincts are unlikely to be the drivers of future demand. Instead, industrial and employment land needs are more likely to be shaped by local and regional conditions.

The key strategic drivers considered in this study are outlined below. These drivers provide the strategic lens for the analysis that follows. The subsequent sections test these issues through economic and employment trends, infrastructure assessment, industrial land supply analysis and stakeholder engagement findings.

Ageing population and local service demand

Break O'Day's older population profile is likely to influence demand for local services, including health, personal services, home maintenance, repair, vehicle servicing and trade-based activity. While many of these businesses are not traditional industrial users, they often require affordable and accessible premises such as workshops, sheds, storage areas and small service commercial spaces.

Tourism and visitor economy

Tourism is an important part of Break O'Day's economy and creates demand for a range of supporting activities. These include construction and maintenance services, food and beverage supply, equipment storage, cleaning, laundry, vehicle and boat servicing, and other back-of-house functions. Industrial land planning therefore needs to consider not only visitor-facing businesses, but also the service businesses that support the visitor economy.

Primary industry and value-adding

Agriculture, aquaculture and fishing remain important parts of the regional economy. These sectors can generate demand for industrial land through storage, handling, equipment maintenance, cold chain infrastructure, processing, packaging and other value-adding activities. There may also be longer-term opportunities linked to circular economy approaches and productive use of industry by-products, although the scale and feasibility of these opportunities would require further investigation.

Construction and trade activity

Construction and trade-based businesses are typically important industrial land users in regional municipalities. Housing demand, renovations, tourism-related investment and local infrastructure works can all support demand for builders' yards, equipment storage,

workshops, depots and building supply businesses. This form of demand is generally incremental and local-serving, but can be significant in areas with limited existing industrial land supply.

Small-scale enterprise and flexible premises

Future industrial land demand in Break O'Day is likely to include small operators, sole traders and micro-businesses. These businesses often need modest, flexible and relatively affordable spaces, including small sheds, workshops, storage units, serviced yards and shared facilities. This points to the importance of providing a range of lot sizes and tenancy formats, rather than relying only on larger industrial parcels.

Infrastructure and environmental constraints

Infrastructure capacity strongly influences the location, scale and type of industrial activity that can be supported. Road access, freight constraints, power, telecommunications, water, sewer and stormwater all affect development feasibility. Environmental and hazard constraints, including flooding, coastal exposure, bushfire risk and sensitive landscapes, also influence the suitability of land for future industrial use.

4. ECONOMIC AND EMPLOYMENT TRENDS

Key takeaways

- Break O'Day's economy is becoming more service-oriented, with employment growth concentrated in sectors such as health care, accommodation and food services, retail, professional services and administrative support. These sectors are important to the local economy, but are not all direct drivers of industrial land demand.
- The sectors most relevant to industrial land planning are those that require workshops, yards, storage, depots, production space, servicing areas or separation from sensitive uses. In Break O'Day, this includes construction, repair and maintenance, transport and storage, food and beverage production, aquaculture, agriculture-related activities and selected manufacturing.
- Future industrial land demand is likely to be incremental and local-serving rather than driven by large-scale industrial expansion. Demand is more likely to come from small operators, trades, storage users, service businesses and niche production activities than from major freight, logistics or heavy manufacturing users.
- Headline economic output does not always translate into local employment or land demand. Some high-output sectors, such as mining, have limited local employment and supply chain impacts, while sectors such as construction, agriculture, food production and repair services are more embedded in the local economy and have clearer land-use requirements.
- Overall, the economic evidence supports a targeted approach to industrial land planning. The priority is not simply to increase the amount of industrial land, but to ensure that appropriately located, serviced and flexible land is available to support local enterprise, economic diversification and the practical needs of existing and emerging businesses.

4.1 Current Strengths and Emerging Sectors

The service sector forms the backbone of Break O'Day's employment base, both in absolute job numbers and in growth over the past decade. Sectors such as health care and social assistance, accommodation & food services, and retail trade collectively represent the largest sources of local employment, driven by tourism, lifestyle migration, and the region's ageing population. While annual growth in these sectors has been modest (1–2%), their scale makes them foundational to the local economy.

Some of the strongest growth rates were observed in smaller but important service sectors. Administrative and Support Services—which includes office administration, labour hire, building cleaning, and gardening services—grew at an impressive 10% per year, reflecting growing demand for both back-office support and property maintenance services. Similarly, other services, encompassing hairdressing, beauty therapy, and automotive repair and maintenance, grew by 7% annually, suggesting robust demand for personal and localised trade services.

Growth in professional, scientific and technical services (6% annually) and arts and recreation services (5% annually) also points to the emergence of more knowledge-based, creative, or lifestyle-oriented economic activity. These sectors may not yet account for large employment numbers but show potential for expansion, particularly in flexible, mixed-use or 'creative precinct' models that accommodate diverse business needs. These trends align with broader national shifts toward service-oriented, entrepreneurial, and digitally-enabled local economies.

While traditional industrial sectors such as manufacturing, transport and warehousing, and wholesale trade saw either flat or negative growth, construction showed solid performance with 6% annual growth, likely supported by housing activity and demand from both residents and seasonal visitors. Agriculture, forestry and fishing also recorded modest growth (1% annually), underpinned by aquaculture and fishing operations which remain important to the region's economic identity.

These trends point to a diversifying economy in Break O'Day where service delivery, care, construction, and local enterprise are increasingly important. Future industrial and employment land planning will need to support both traditional uses and emerging sectors through flexible zoning and modern infrastructure.

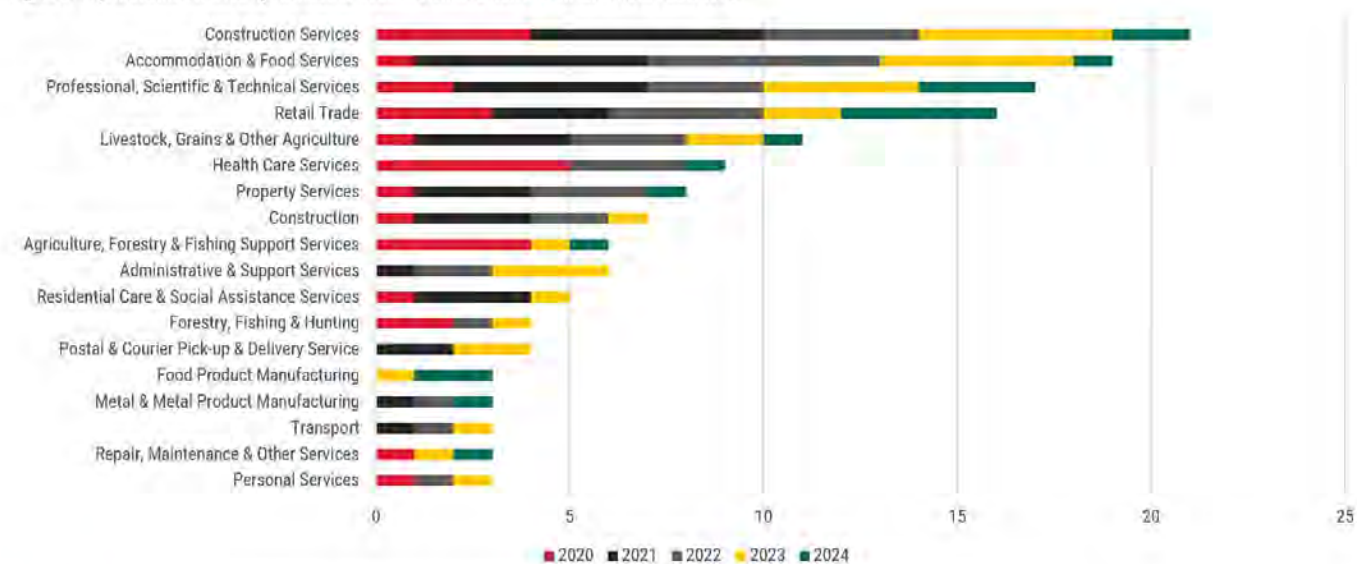
Figure 2: Employment by Industry, 2011 to 2021



Source: REMPLAN Community

Between 2020 and 2024, Break O'Day recorded over 160 business entries, with the most activity in construction services (21 entries), followed by accommodation & food services (19), professional, scientific & technical services (17), and retail trade (16) (Figure 3). Many of these sectors are known for having a high number of new entrants, often due to relatively low barriers to entry or seasonal demand. For example, professional services can be easier to establish and wind down due to lower capital requirements, while construction and hospitality often reflect local demand cycles and contractor models. Importantly, traditional industrial land uses are still visible among the top sectors for business formation. This includes new entries in food product manufacturing, repair, maintenance & other services, and transport, which typically require access to industrial-zoned land and appropriate servicing. While this data captures entries only—not survival rates or employment levels—it supports earlier findings that Break O'Day's economy is increasingly driven by service provision, local trades, and knowledge-based enterprise. These trends point to the need for adaptable industrial and mixed-use precincts that can accommodate both traditional and emerging business types.

Figure 3: Top industries ranked by number of business entries from 1 Jan 2020 to 31 Dec 2024



Source: ABR, February 2025 (compiled by REMPLAN). Includes only businesses registered for GST. Excludes certain non-trading entities.

4.1.1 Location Quotient

Location quotient (LQ) measures how concentrated an industry is in a region compared to the state average, helping to identify areas of local specialisation. LQ can be considered as:

- **1.55-2.0:** Local strengths worth supporting or expanding
- **2.0+:** Highly specialised or export-orientated
- **5.0+:** Often linked to niche or single-employer dominance

LQ should be considered alongside industry size and employment growth to identify competitive advantages, structural risks, and opportunities for strategic investment. Figure 6 presents LQ data for key industry sectors in Break O'Day, showing current LQ (2021), five-year job change (2016–21), and employment size in 2021.

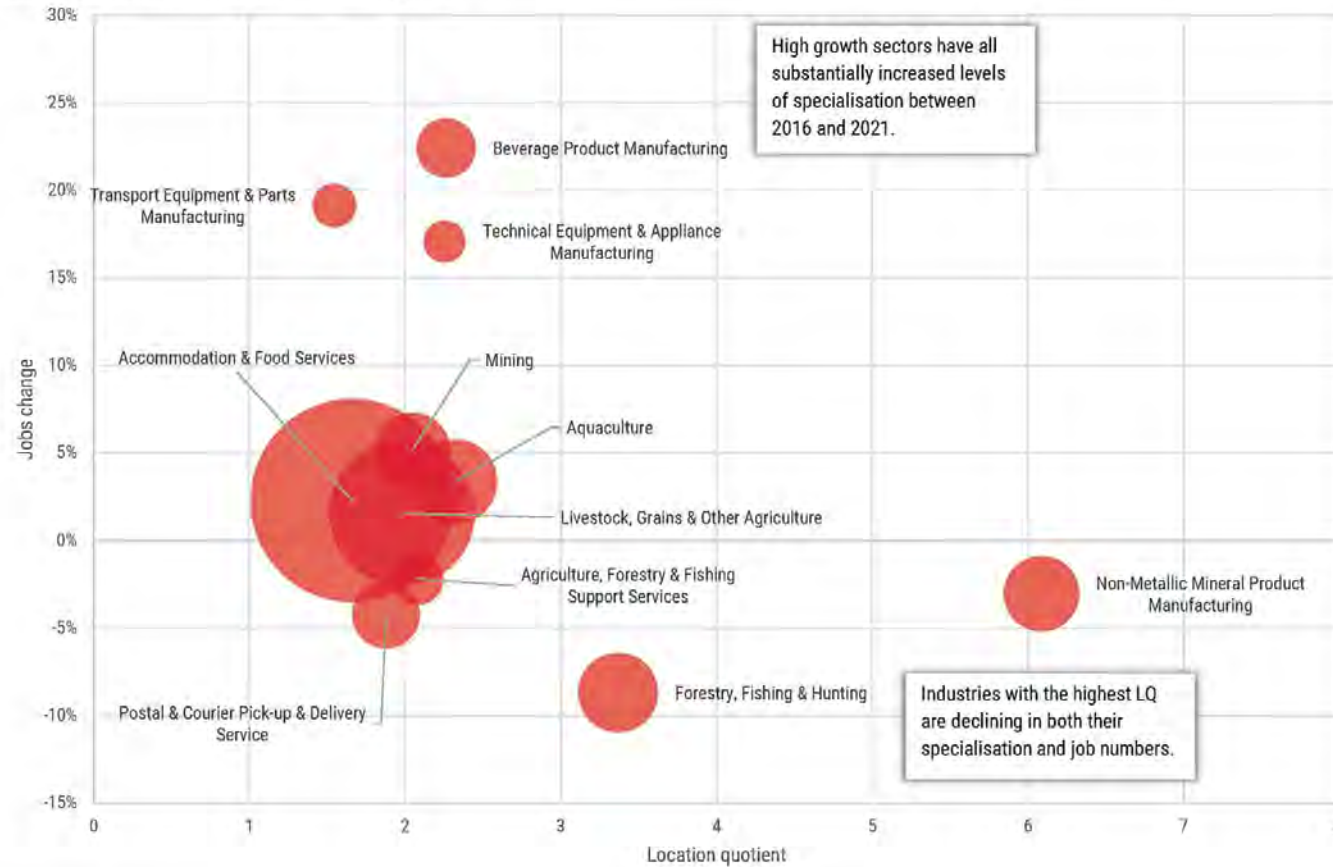
Notably, some industries have seen an increase in specialisation (e.g. beverage manufacturing, technical equipment), while others have experienced a decline in LQ despite being large employers or traditional strengths (e.g. forestry, agriculture support services).

In relation to industrial demand, many of the specialised sectors identified in Break O'Day have a direct need for industrial land or a strong operational connection to industrial activity. Industries such as beverage and equipment manufacturing require spaces for production, storage, and distribution, while mining and agriculture-related sectors often depend on logistics depots, machinery servicing, and downstream processing facilities. Even emerging or niche sectors, like aquaculture and artisanal manufacturing, rely on cold storage, packaging, and supply chain infrastructure typically located in industrial zones.

Table 1 Local specialisation industry summary

Highly Specialised or Export-Orientated	- Beverage Product Manufacturing: Niche and artisanal market. Opportunities exist to expand into premium and export-ready products. - Transport Equipment & Parts Manufacturing: Regional demand and potential synergies with local mining and construction industries. - Technical Equipment & Appliance Manufacturing: Innovation and regional supply chain needs. Could attract high-skill jobs and investment.
Local Strengths	- Aquaculture: Strategic, needs processing/logistics to add value. - Accommodation and food services: Tourism and population driven. - Livestock, Grains & Other Agriculture: Could support food manufacturing or agribusiness. - Mining: Presents opportunities for expansion and value-added downstream processing.
Specialised but Contracting	- Non-Metallic Product Manufacturing: Key industry. Could require innovation or diversification. - Postal & Courier Pick-up & Delivery Services: Facing pressure from digital disruption and changing consumer habits. Potential for e-commerce logistic adaptation. - Agriculture, Forestry & Fishing Support Services: Pressure due to shifts in primary production methods. Targeted support and innovation could help stabilise.
Declining	Forestry, Fishing & Hunting: Driven by changing environmental regulations, market conditions, and resource constraints. Could benefit from transitioning towards other value-added uses.

Figure 4: Location quotient for Break O'Day Industry Sectors



Source: REMPLAN Economy

4.2 Economic Performance Review

Break O'Day's economy generates over \$715 million in gross revenue and supports approximately 2,000 jobs across a diverse range of sectors. Mining, construction, and property services are the largest contributors to output, collectively accounting for over half of total economic production. However, headline figures alone provide an incomplete picture of regional economic performance.

A more meaningful assessment comes from analysing the relationship between output, employment, value added, exports, and local expenditure. For example, while mining leads in gross output and exports, it contributes relatively few jobs and low local expenditure, indicating a weak local multiplier effect. In contrast, sectors like construction or agriculture provide stronger local linkages and broader benefits despite more modest output.

This multidimensional view highlights the importance of looking beyond singular metrics. It also supports a more strategic approach to industrial land use planning, one that considers where economic productivity overlaps with employment intensity, local value capture, and long-term development potential.



\$715.4 million in gross revenue



Supports around 2,000 jobs



\$332.5 million in regional exports



\$234.6 million in regional imports



\$129.1 million in local expenditure



\$351.7 million in value-added

Source: REMPLAN Economy 2024

4.3 Employment Outlook

This section reviews employment forecasts prepared for the project to inform future planning. These forecasts offer a forward-looking view of how the structure and scale of Break O'Day's economy may change over time. In the context of industrial land planning, they are especially useful for identifying long-term demand trends in sectors such as manufacturing, transport, logistics, construction, and services, all of which typically require dedicated employment land.

Forecasts are particularly valuable in regional areas like Break O'Day, where limited existing industrial development and constrained land supply can mask underlying demand. In these contexts, employment trends help highlight latent or emerging needs that may not be captured by recent development activity alone.

The forecasts draw on REMPLAN's employment modelling framework and consider:

- Population projections for Break O'Day and its surrounds.
- Patterns of commuting and workforce participation.
- Industry trends, including structural change post-COVID, demographic drivers, and macroeconomic conditions.
- Education, accessibility, and occupation profiles to understand local workforce capacity and sectoral alignment.

Employment outlook summary

Figure 5 Break O'Day employment projections, all industries



Source: REMPLAN

The employment outlook for Break O'Day is broadly positive over the long term, with the number of employed residents projected to grow steadily following a recovery from earlier decline (Figure 9). However, this upward trajectory masks several important structural and demographic dynamics that influence both the short-term outlook and the types of employment the region can sustain.

One notable period of change is the sharp decline in employment between 2011 and 2017, followed by rapid growth through to 2021. This recent growth phase coincided with a broader Tasmanian population boom, driven by a strong economy and relatively affordable housing, which saw an influx of new residents to Tasmania, including coastal and lifestyle-oriented regions such as Break O'Day. Since 2021, however, net migration has slowed sharply, and although the population continues to grow, growth rates have contracted significantly. This transition is a key reason why employment growth is expected to stabilise in the short-to-medium term, rather than continuing at the pace observed over the past decade.

At the same time, Break O'Day's ageing population is quietly reshaping the labour force. While locals may notice the arrival of new construction workers, remote professionals, and creative sector migrants, these highly visible trends are not enough to offset the steady outflow of residents into retirement. As shown in Figure 8, which charts annual change in the working-age population (15–70 years), the number of workforce participants declined through the mid-2010s, rebounded briefly, and is expected to remain subdued for the next several years. Most new arrivals are either retired or nearing retirement, and the small number of younger in-migrants is insufficient to replace those leaving the workforce, placing pressure on many local industries that rely on an accessible pool of labour.

Another critical factor illustrated in Figure 5 is the persistent gap between the number of employed residents (those living in Break O'Day) and the number of jobs located in the region (those working in Break O'Day regardless of where they live). This gap suggests a level of out-commuting and remote work, as well as a possible mismatch between local skills and available jobs. While this reflects Break O'Day's appeal as a lifestyle destination, it also

presents opportunities to expand local employment offerings, either by supporting home-based work infrastructure, encouraging the growth of local service industries, or making strategic investments in facilities or precincts that align with evolving workforce and business needs.

Figure 6 Change in working age population, Break O'Day



Source: REMPLAN

Note: Working age population here includes people aged 15-70 years old.

Employment outlook by industry

This section provides a breakdown of employment forecasts by industry, focusing on sectors relevant to industrial land demand. The figures presented reflect people living in Break O'Day, regardless of where they work, rather than jobs located within the region. While service-based industries are expected to drive overall growth, traditional industrial sectors show more varied trends, highlighting the need for targeted and flexible land use planning.

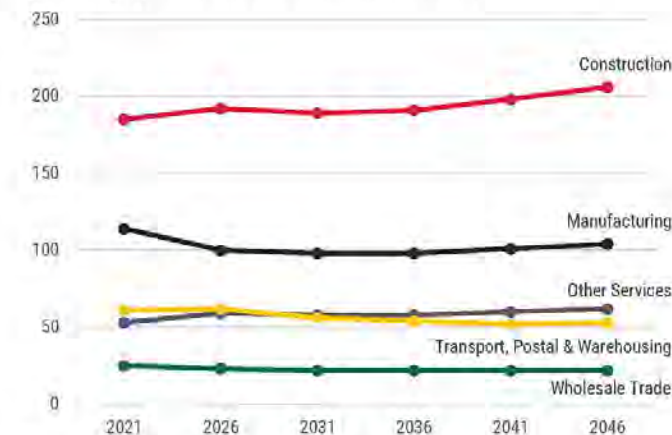
The strongest forecast employment growth in Break O'Day is in population-serving sectors, particularly accommodation and food services, health care, and retail, driven by tourism, an ageing population, and steady household demand. While these industries are not major direct users of industrial land, their expansion may reinforce demand for supporting sectors such as construction, transport, and repair services.

In contrast to the above, employment forecasts for traditional industrial sectors, such as manufacturing, construction, wholesale trade, and transport—show more varied outlooks:

- Construction (increasing): This remains one of the most important sectors for industrial land. It is forecast to grow steadily through to 2046, continuing its upward trend seen over the past decade. Growth may support demand for yards, workshops, storage, and trade supply services.
- Other Services (slight increase): While this sector includes personal services not typically associated with industrial activity, the repairs and maintenance subsector has shown consistent growth over the past decade and will likely continue to drive demand. Needs are focused on light industrial and mixed-use premises for service-based businesses.

- Manufacturing (flat or declining): Manufacturing in Break O'Day is small and specialised, with likely growth in food and beverage production supported by local inputs. This may be offset by declines in other subsectors, resulting in flat employment but potential opportunities for niche or value-added activity.
- Transport, Postal & Warehousing (declining): Forecasts suggest continued softening in this sector, likely due to centralised logistics hubs and the region's remoteness. However, targeted local infrastructure (e.g. courier depots, storage sheds) will remain important.
- Wholesale Trade (stable): This sector is expected to remain small and relatively flat. Demand for industrial land is typically co-located with construction and transport services rather than as standalone activity.

Figure 7 Employment forecasts, selected industrial sectors.



Source: REMPLAN

4.4 Key Sector Profiles

A summary of selected industries that are either significant contributors to local economic activity, are typically demand sectors for industrial land, or potential growth industries are provided in Table 2 below.

Table 2 Selected industry economic summary

Sector	Economic role	Industrial land relevance
Mining <i>(Solely coal mining in Break O'Day)</i>	High output, limited local flow-on benefits. Highest output and exports (\$82.5M and \$81.6M respectively), with high economic value per worker (\$1.69M). Generates very low direct employment (36 jobs) and a low share of spending retained locally (5.7% of output), suggesting a large share of profits and supply chain activity may flow outside the region.	Not a direct driver of industrial land demand in the LGA. May require access to operational and maintenance infrastructure, but limited local flow-on benefits suggest it does not justify significant new industrial land provision beyond existing needs.
Construction <i>(Residential, non-residential and civil construction; excludes individual trades)</i>	Mid-sized sector with strong local links. One of the highest shares of spending retained locally (32.4%), reflecting good regional supply chain integration. Solid balance between output (\$69.9M) and employment (62 jobs).	A direct and consistent industrial land user. Supports demand for builders' yards, workshops, equipment storage, depots and trade supply premises. Well-placed to benefit from dedicated light industrial zones.
Livestock, Grains & Other Agriculture	Locally valuable, with scope to develop further. Third highest employment in the LGA (134 jobs) with high value added. Moderate local purchasing and sales (21.7% and 16.8% respectively) indicate positive supply chain links with potential to develop further.	May support demand for small-scale processing, storage, equipment servicing and value-adding facilities where linked to local producers.
Non-Metallic Mineral Product Manufacturing <i>(concrete and ceramic products)</i>	High output relative to employment. Generates \$44.0M in output with 36 jobs. Good local sales integration and some regional export activity. Reasonable share of spending retained locally (22.7%).	May require continued access to industrial land with good road access, buffers and space for materials handling. Linked to regional construction and mining supply chains.
Food Product Manufacturing	Strong local supply chain links and value-add potential. One of the highest levels of local purchasing of all industries (33.7%), with strong connections to the local agricultural sector. Moderate export exposure with potential to grow.	Supports demand for small-scale production space, cold storage, packaging and shared processing facilities. Opportunity to support emerging producers through shared or low-cost industrial premises.
Beverage Product Manufacturing	Efficient and export-oriented. Strong economic value per worker (\$222k) with moderate local spending supporting both local and external market integration. Export-oriented (3.3% of regional exports).	May support demand for small production premises, storage and visitor-facing production spaces where appropriate. Shared facilities could benefit small-scale producers.
Repair, Maintenance & Other Services	Broadly embedded in the local economy.	A direct and consistent industrial land user. Justifies provision in light industrial precincts or

<i>(vehicle and machine repair and maintenance)</i>	Purchases from and supports a wide range of local sectors, including transport, construction and agriculture. Broad demand base with strong local retention of economic activity.	mixed-use employment zones, particularly near main population centres.
Aquaculture	Small but specialised, with growth potential. Employs 46 workers with output of \$23.5M. Highly export-oriented (90.0% of output). Moderate local spending (20.2% of output).	May require access to land for storage, processing, cold chain, equipment servicing and marine support activities, subject to environmental and infrastructure constraints.
Electricity, Gas, Water & Waste Services	Capital-intensive with low direct employment. Employs 13 workers, generating \$15.09M in output. Moderate local purchasing and sales suggest some potential to support broader local economic activity.	May require specialised sites with appropriate buffers and infrastructure, particularly for waste, recycling or circular economy activities.

Note: Creative and maker-based activities (including arts, cultural and performing arts industries) may be relevant to mixed employment precincts and place-making, but are not a primary driver of industrial land demand and are not included in the table above.

5. REGIONAL INFRASTRUCTURE

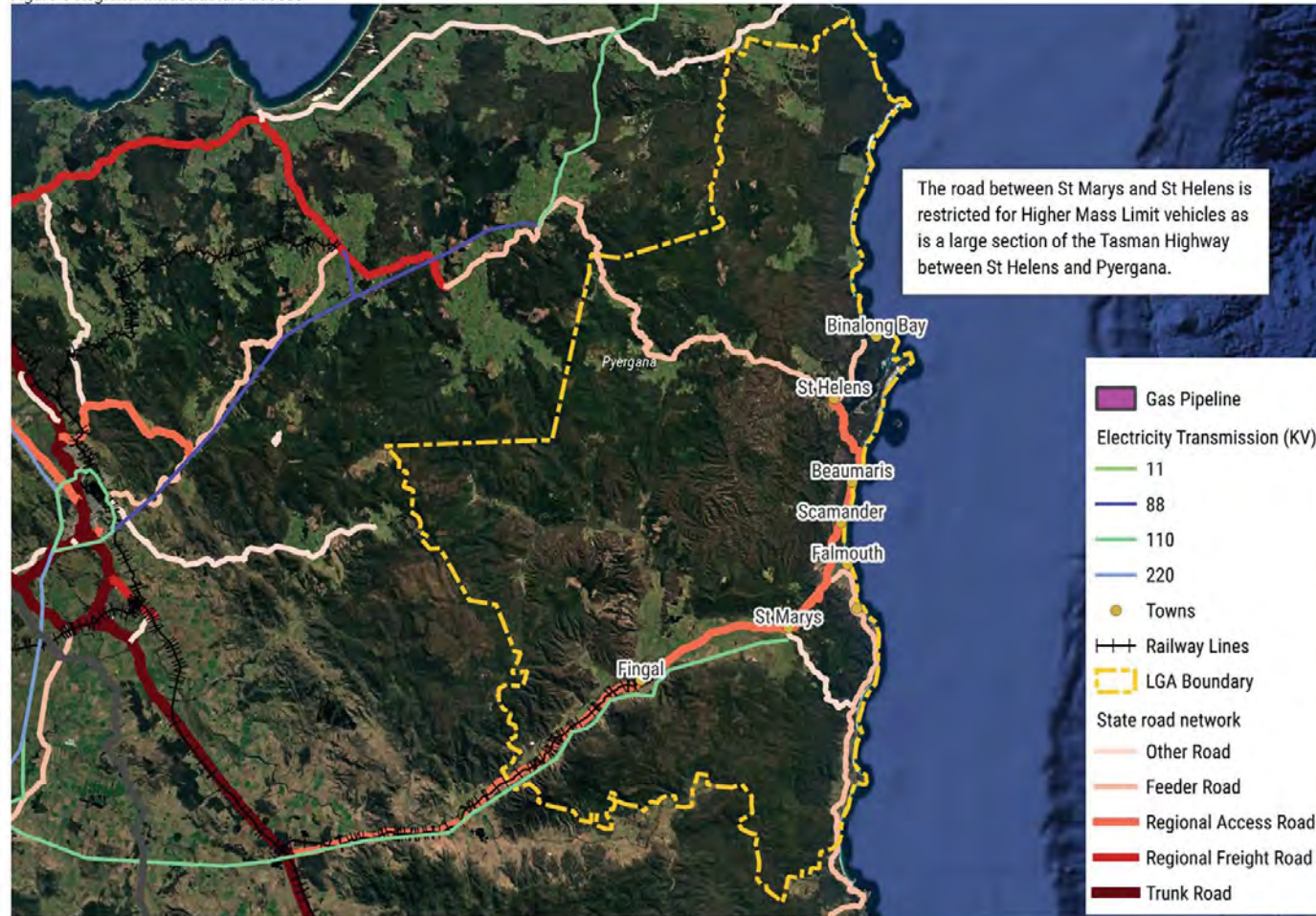
Industrial growth in Break O'Day is shaped by a combination of regional infrastructure constraints and selective infrastructure assets. While St Helens and Fingal provide a modest level of local industrial land, the municipality's broader connectivity, energy and servicing limitations reduce its competitiveness for large-scale, freight-intensive or energy-intensive industrial investment. At the same time, some parts of the municipality, particularly around Fingal and the western corridor, have strategic attributes that may support longer-term opportunity-driven industrial uses.

Key regional infrastructure considerations include:

- **Limited regional road access:** Break O'Day is not connected to Tasmania's major freight corridors. Key routes, including the Esk and Tasman Highways, are classified as regional access roads with limited capacity and geometry. Sections east of St Marys are also largely excluded from the state's Higher Mass Limit (HML) network, limiting the efficiency of heavy vehicle movements.
- **St Marys Pass constraints:** St Marys Pass is a key connector between the east coast and the broader regional road network. Its narrow, winding alignment and history of closures is an identified issue with the Department of State Growth undertaking an options assessment to investigate potential upgrades or alternative routes, with findings expected in late 2026.
- **Rail corridor access in Fingal:** Fingal is located on the rail corridor associated with the Duncan Colliery. While rail access does not on its own create industrial demand, it is a strategic asset that may be relevant if a larger or specialised industrial opportunity emerges over the longer term.
- **Variable energy infrastructure:** The eastern part of the municipality is serviced by distribution-level electricity infrastructure, with an 11 kV line terminating at St Marys. Energy-intensive industries in eastern areas may require site-specific confirmation of network capacity. The Fingal corridor has access to higher-capacity electricity infrastructure, which may improve its suitability for larger or more energy-reliant industrial uses, subject to detailed servicing assessment.
- **No access to reticulated gas:** The state gas pipeline bypasses the municipality, limiting opportunities for industrial activities that rely on high-temperature processes, on-site energy generation or lower-cost fuel for continuous operations.
- **Inconsistent digital infrastructure:** Telecommunications coverage and NBN reliability remain inconsistent, with stakeholders reporting issues in both St Helens and Fingal. This can affect the viability of digitally enabled businesses, remote work, modern service industries and technology-reliant operations.

Overall, Break O'Day's infrastructure setting points to two different industrial land roles. In and around the main population centres, particularly St Helens, Scamander / Beaumaris, and St Marys, future demand is likely to be local-serving industrial activity. Around Fingal, road, rail and energy assets create a longer-term strategic opportunity for larger or specialised industrial uses if demand emerges. This distinction is considered further in the precinct audit and future land assessment sections that follow.

Figure 8 Regional infrastructure access



6. INDUSTRIAL LAND SUPPLY AND USE

St Helens



47 Total Industrial Lots (ex strata)
43 Occupied, 4 Vacant (2 with permits) - At Capacity
269,537m² of Zoned Industrial Lots



General Industrial Zoning
 Surrounded by **Rural Residential, Recreational, and Environmental Management Zones**
Restrict Expansion due to Incompatibility, Environmental Sensitivity and Potential Flood Risk



Land is at Capacity
 Lack of Dedicated **Utility Zoned Land**
 Reliance on Rural-Standard Roads **Limits** the Potential for **Heavy Freight or Heavy Industrial Uses**
 Industrial Expansion Options are Limited due to **Regulatory and Physical Constraints**

Fingal



6 Total Identified Industrial Lots
1 Single Occupied Depot (partially developed), 1 dwelling, 1 vacant lot
93,397m² of Zoned Industrial Lots



General Industrial Zoning
 Adjacent to **Rural Residential and Rural Zones**
 Fewer Surrounding Land Use Conflicts
Moderate Expansion Potential, Subject to Environmental Considerations, and Community Infrastructure Proximity



Low demand and infrastructure required
 Despite a large vacant site and fewer constraints, there is minimal current activity.

6.1 Audit of Existing Precincts

6.1.1 St Helens Industrial Area

Overview

The St Helens Industrial Precinct is the primary industrial area in the Break O'Day region, comprising two distinct sub-areas.

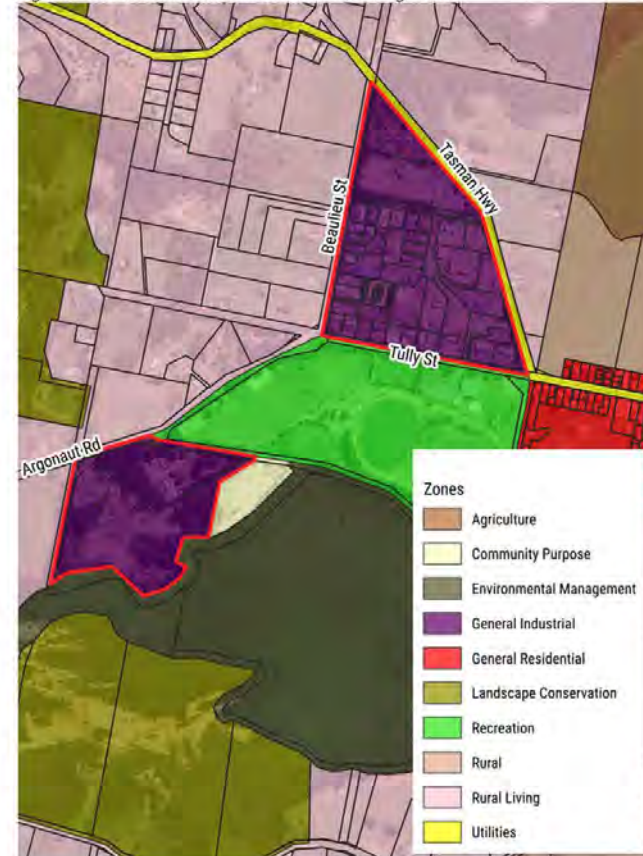
To the south, the Argonaut Road precinct is dedicated exclusively to government depot uses, including essential services and operational facilities on large, consolidated lots.

To the north, the Tully Street precinct accommodates a diverse mix of trade services, repair and maintenance, light manufacturing, and a significant concentration of warehousing and general storage uses.

Tully Street is operating near full capacity, with limited vacant land available and few opportunities for expansion due to surrounding residential and environmental constraints. This places growing pressure on the existing supply to meet future industrial and service sector needs.

- Total zoned land area: 27.0ha (excluding roads)
- Number of industrial lots: 47 (excluding strata)
- Vacant lots: 4 (2 undergoing permit assessment)
- Key uses: Warehousing/storage, manufacturing, Automotive repair and maintenance, transport.

Figure 9 St Helens industrial areas land use zoning context



Land use and vacancy

The St Helens industrial precinct comprises two areas: Tully Street, the main hub for general industrial activity, and Argonaut Road, which hosts government depots.

Tully Street is dominated by warehousing and storage, spanning 44 lots (70 including strata) over 16.6 ha. This includes identified storage businesses, primarily self-storage, and properties with no registered business but containing sheds or miscellaneous goods.

This mix highlights the informal, flexible nature of land use in the precinct, serving a range of storage and operational needs for small to medium-scale operators. Other notable land uses in Tully Street include:

- Repair and maintenance: 6 lots (~18,650 m²), mainly automotive and equipment servicing
- Manufacturing: 5 lots (~19,400 m²), generally light-scale operations
- Transport: 2 large lots (~30,950 m²), used by service operators
- Vacant: 4 lots (~12,000 m²), with 2 under current development assessment

While some sites could be redeveloped, limited vacant land means the precinct is functionally at capacity (Figure 10).

Surrounding sensitive uses

Sensitive uses are encroaching on the precinct from the north and west, constraining opportunities for outward expansion. However, there remain some parcels within the precinct that could accommodate development with appropriate setbacks, particularly for lower-intensity industrial activities. (Figure 11).

Infrastructure and servicing

While centrally located and well-used, the precinct faces notable infrastructure constraints:

- Roads: Reasonable access, but narrow widths and tight corners restrict heavy vehicles
- Water and Sewer: Reticulated services are available
- Recycled Water: Available in the township but not extended to the precinct
- Stormwater: Present but inadequate—runoff is often redirected or blocked, causing local flooding
- Electricity: High voltage is available and TasNetworks indicate distribution substations have 'Good Capacity'
- Gas: No reticulated gas
- Telecommunications: Service is patchy and inconsistent across the township

Natural constraints and built form

The precinct is constrained by natural factors and outdated design:

- Flooding: Some industrial land is prone to overland flow and local flooding
- Environmental and scenic constraints: Overlays for scenic protection, natural assets, landslip, and hazards limit expansion. A broad bushfire overlay also applies
- Built form and character: The area is functional but dated—marked by chain mesh fencing, barbed wire, minimal landscaping, and utilitarian buildings. This detracts from visual quality and creates challenges for aligning with modern design, environmental, or mixed-use standards.

Figure 10 St Helens industrial precinct context

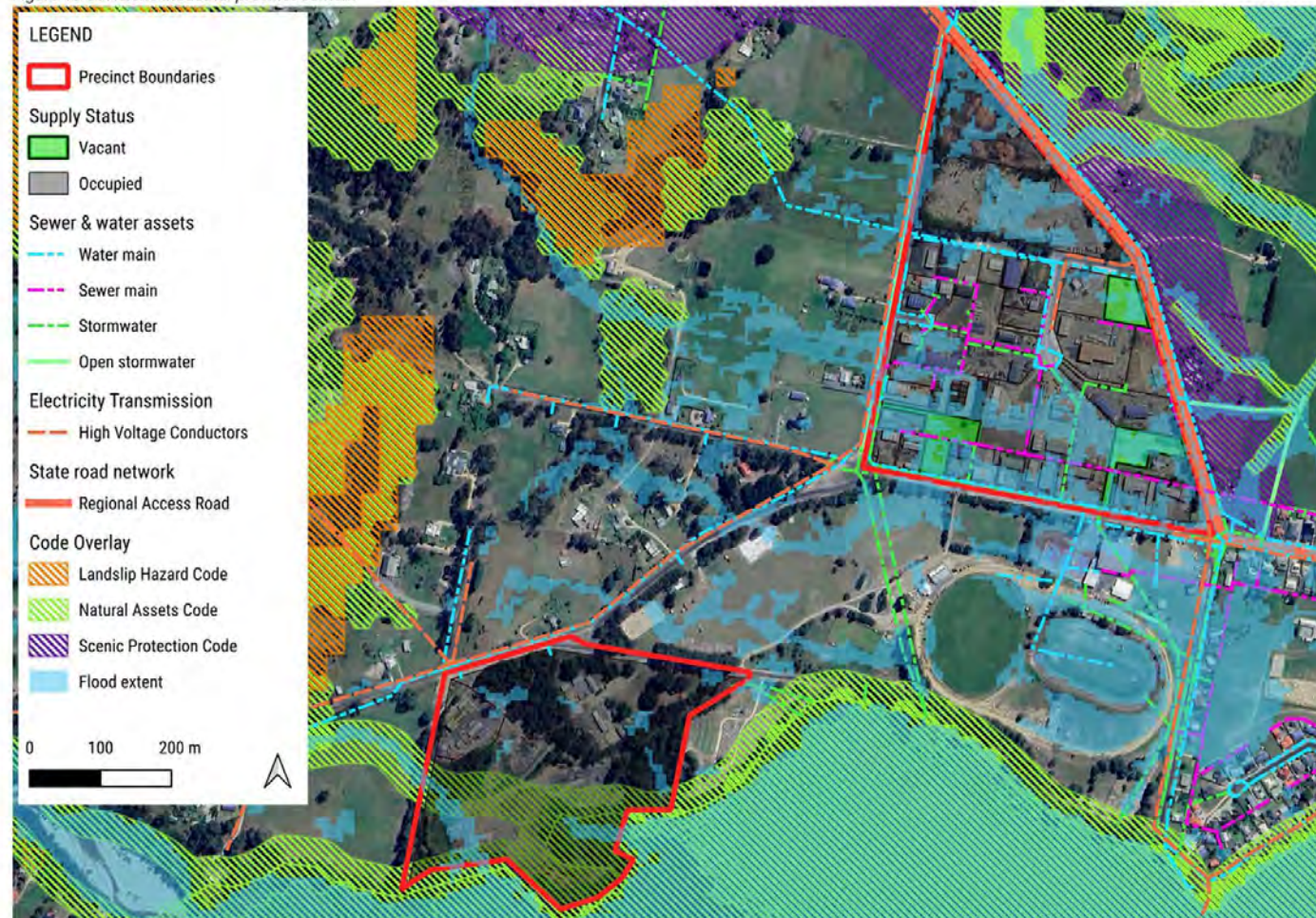
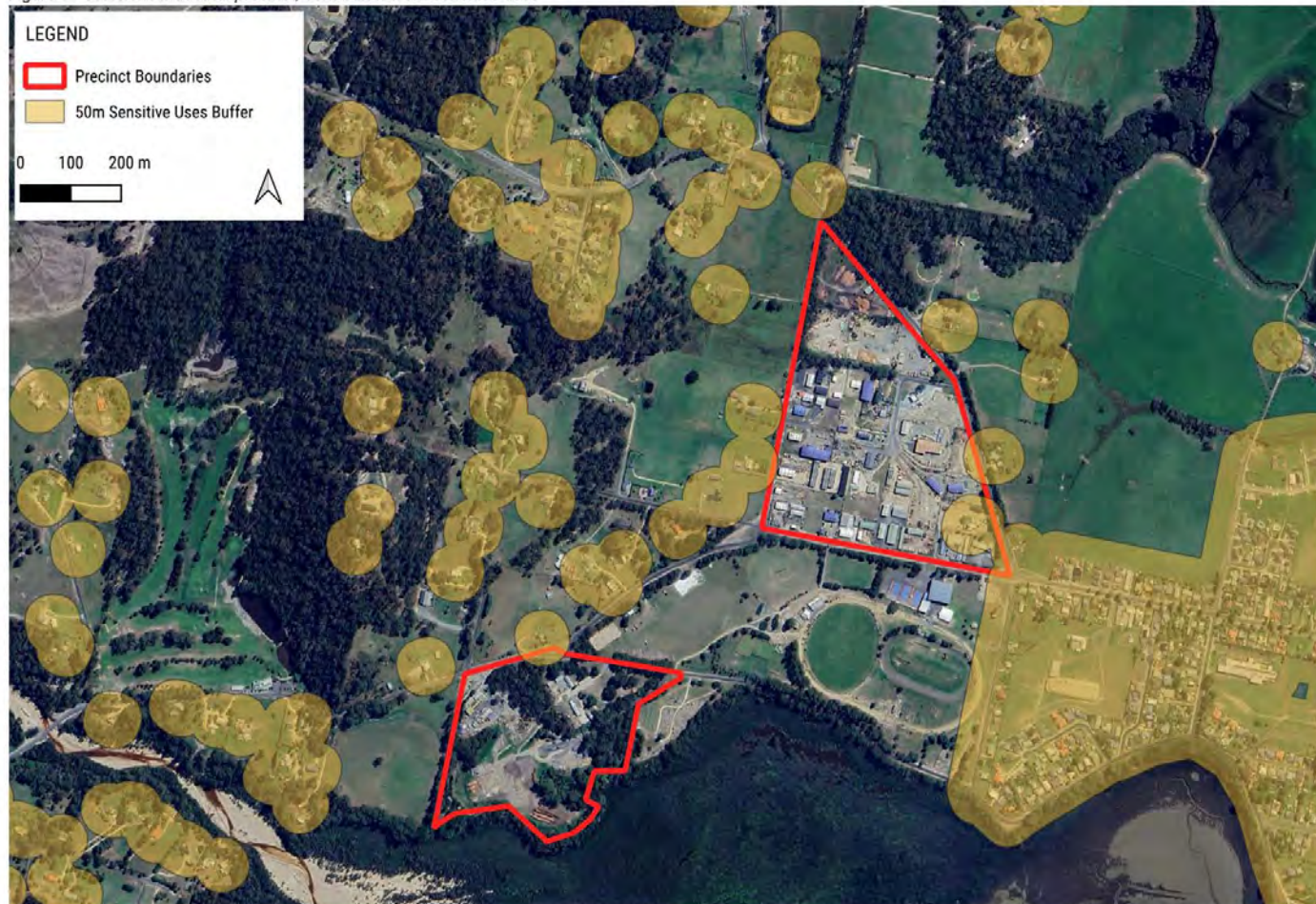


Figure 11 St Helens industrial precinct, 50m buffer from sensitive uses



Sensitive uses include General Residential Zone and isolated buildings from LIST Building Polygons 2D (Accommodation, Education Centre, Health Facility, Hospital, Residential Building)

6.1.2 Fingal Industrial Area

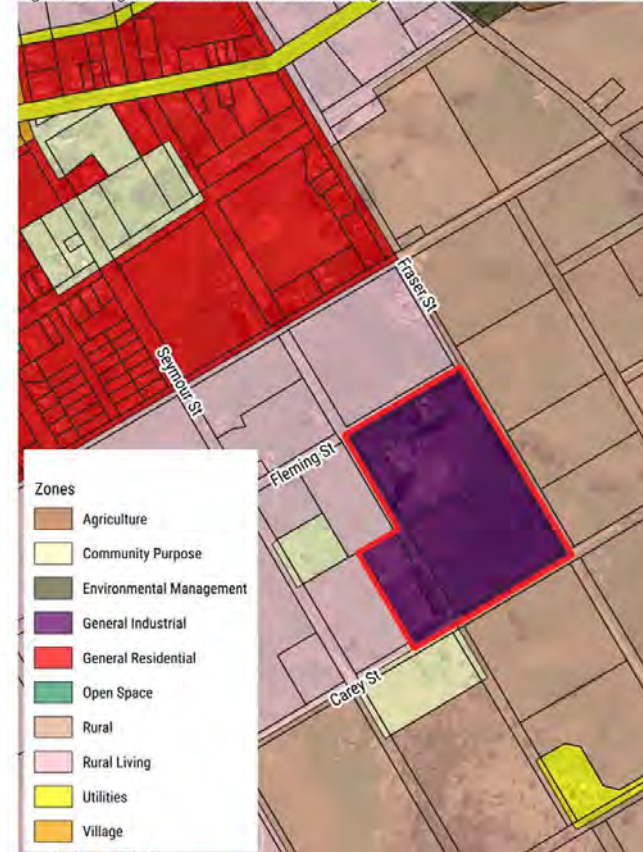
Overview

The Fingal industrial precinct is a small, low-activity area located on the edge of the township. It contains only a handful of land uses, including a government depot, a residential dwelling, and a large vacant site. Unlike St Helens, the precinct does not support a diverse mix of industrial activity and has no current commercial or manufacturing tenants. Its peripheral location, minimal infrastructure, and absence of clustering limit its function as an industrial employment area at present.

The precinct is serviced by a reticulated water supply, but lacks sewer, stormwater, gas, and high-voltage electricity, constraining its potential for expansion or attraction of new industrial users. While the vacant land offers future potential, development would be contingent not only on infrastructure upgrades, but also an increase in population and/or economic activity in the township.

- Total zoned land area: ~9.3 ha
- Number of industrial lots: 6
- Vacant lots: 1 (39,820 m²)
- Key uses: Council depot.

Figure 12 Fingal industrial area land use zoning context



Land use and vacancy

Land use within the Fingal industrial precinct is minimal and highly concentrated. A single government depot is the only active industrial use, occupying one property with a significant portion of the site remaining undeveloped. A residential dwelling is also located within the precinct boundary, which may limit future compatibility depending on the nature of surrounding development.

The balance of the precinct comprises a single large vacant lot, accounting for nearly 4 ha. While this represents a substantial landholding, it is currently unutilised and lacks supporting infrastructure or surrounding activity to drive demand.

With no other commercial, manufacturing, or service-based uses currently present, the precinct functions more as a land reserve than an active industrial area.

Surrounding sensitive uses

Development pressure from sensitive uses on the precinct in Fingal is relatively low, despite there being some isolated dwellings in the vicinity (Figure 14).

Infrastructure and servicing

The Fingal industrial precinct has limited infrastructure servicing. It is connected to the reticulated water network, but lacks access to sewer, stormwater infrastructure, and reticulated gas—factors that significantly constrain its capacity to support new or intensive industrial uses.

The Esk Highway, a regional access road, runs through Fingal however roads servicing the industrial area are narrow rural roads and not all sealed. Fingal is located at the terminus of the railway line serving the Duncan Colliery, which historically supported coal

transport. While this line is not currently leveraged for industrial use within the precinct, its presence represents a potential asset should freight activity or industrial interest increase in the future.

Natural constraints and built form

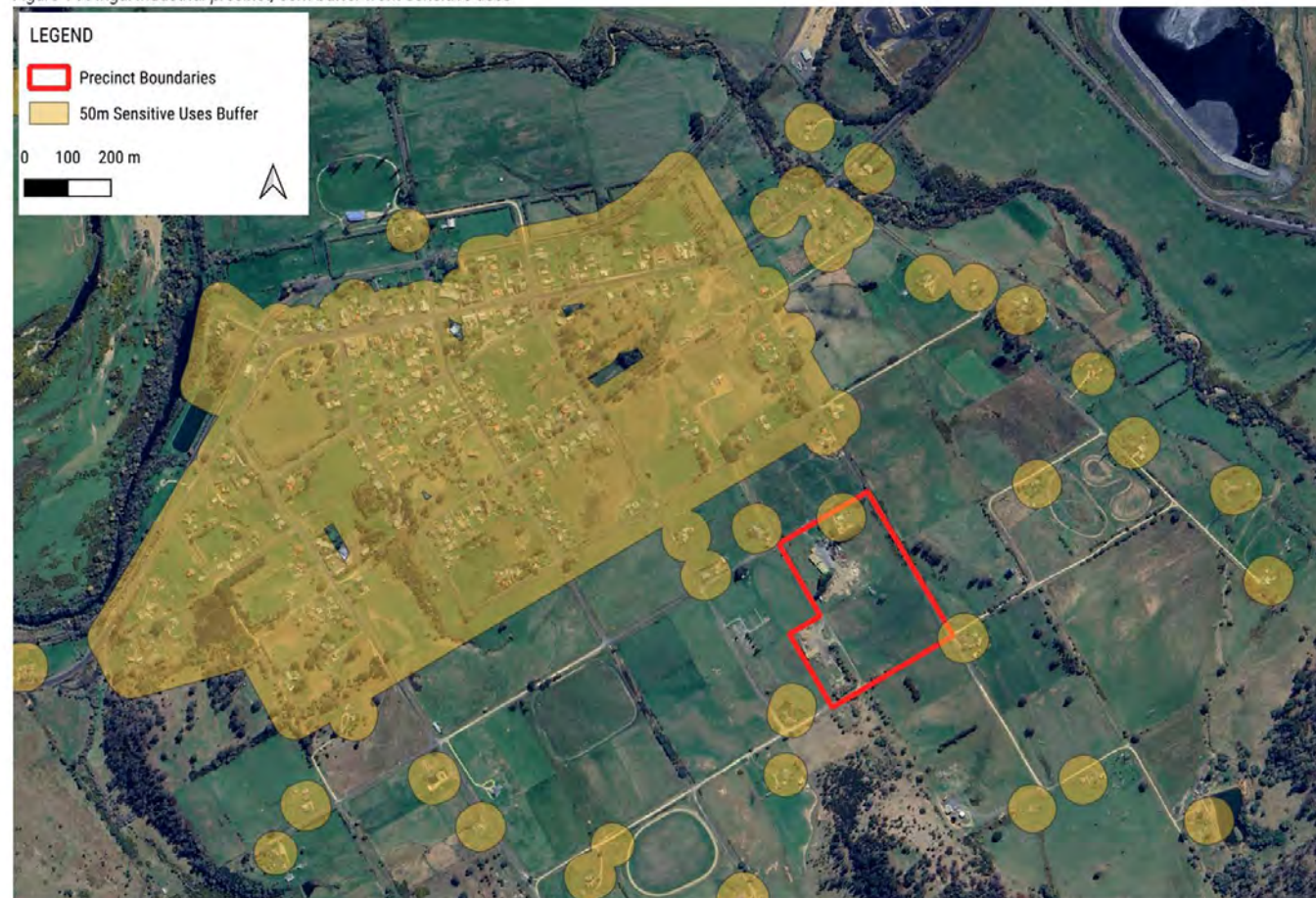
The precinct is constrained by natural factors and outdated design:

- Flooding: Some industrial land is prone to overland flow and local flooding
- Environmental and scenic constraints: A broad bushfire overlay applies and natural asset protection to the site's east. The Precinct is otherwise largely unconstrained.
- Surrounding land uses: Rural residential zones to the north and west may restrict expansion potential due to lot size, proximity, and amenity concerns
- Built form and character: The area has a distinctly rural character. Development here is sparse and functional, serving local needs rather than presenting as a formal industrial precinct. Given its scale and setting, there is unlikely to be demand for significant planning or design intervention.

Figure 13 Fingal industrial precinct context



Figure 14 Fingal industrial precinct, 50m buffer from sensitive uses



Sensitive uses include General Residential Zone and isolated buildings from LIST Building Polygons 2D (Accommodation, Education Centre, Health Facility, Hospital, Residential Building)

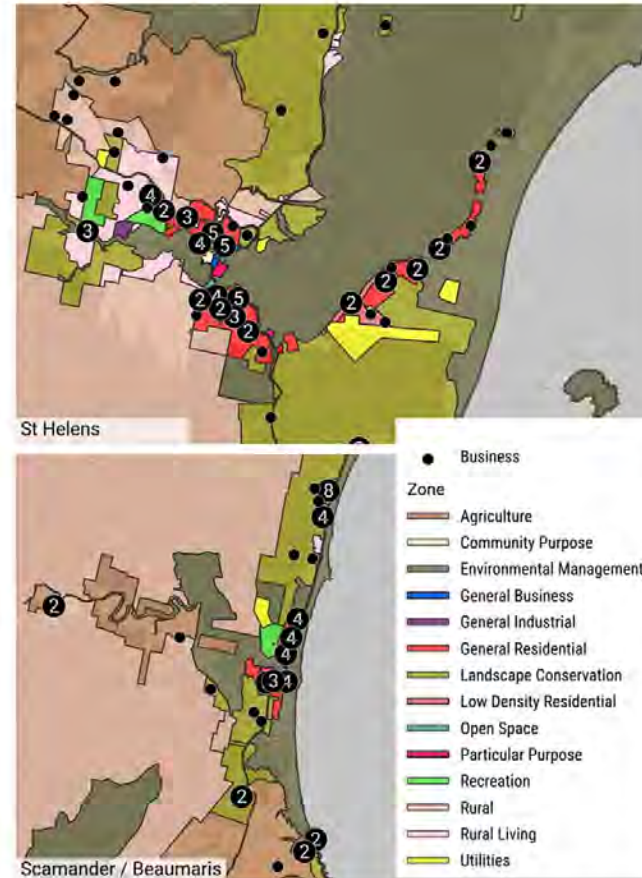
6.2 Business locations

Australian Business Register data was reviewed to understand where GST-registered businesses in industrial-demand sectors are registered. This included construction, manufacturing, transport, repair and maintenance, agriculture-related services, wholesale trade and other industrial-support activities. The data should be interpreted carefully: a registered address may be a trading location, home office, registered office or accountant's address. Registration in a residential or rural area does not mean a business is non-compliant, nor that it operates at a scale requiring industrial land.

The analysis indicates that many businesses in these sectors are registered outside existing industrial zones, including in residential and rural areas around St Helens, Scamander and other settlements. This is partly expected, particularly for construction trades, sole traders and small service businesses that often operate from home or use a non-industrial registered address.

Despite these limitations, the pattern is relevant for industrial land planning. It indicates that Break O'Day's industrial economy is not confined to existing industrial precincts and may include dispersed, home-based or informal business activity. While not all of these businesses require industrial premises, the pattern supports the case for flexible and modest-scale options such as small sheds, workshops, storage units, yards and mixed service-commercial spaces.

This aligns with stakeholder feedback that demand is strongest for modest, lower-risk premises rather than large industrial lots. Future planning should therefore consider not only the amount of zoned industrial land, but also the type, scale and affordability of premises available to small operators.



7. STAKEHOLDER ENGAGEMENT FINDINGS

7.1 Engagement Summary

Land Availability & Suitability

- Desire for development-ready industrial land (serviced, zoned, and accessible).
- Demand for small, low-risk premises (e.g. small sheds, workshops, storage units) rather than large greenfield industrial sites.
- Requests for variety in lot sizes (to support both micro-businesses and established operators).

Costs & Feasibility

- High construction and development costs making projects unattractive.
- Commercial leases seen as too inflexible and risky for small startups.
- Lack of holistic planning shifts costs onto individuals (e.g. parking, stormwater modelling).

Infrastructure Constraints

- Transport and logistics: oversize loads difficult to move through St Helens; reliance on Launceston for supplies; weak signage.
- Digital connectivity: NBN and mobile services patchy or expensive to upgrade.
- Utilities: power reliability and surges causing issues for aquaculture and manufacturing businesses.

Workforce & Skills

- Difficulty finding reliable local staff.
- Seasonal workforce doesn't match business peak needs.
- Skills shortages in trades and technical roles.

Business & Industry Opportunities

- Growth potential in light industry and construction support.
- Demand for storage facilities (self-storage, boat, small warehousing).
- Opportunities in aquaculture, food and beverage production, small-scale manufacturing.

Community & Regional Context

- St Helens seen as the central hub; smaller towns (e.g. St Marys, Fingal) viewed as less viable for large-scale industry.
- Desire for mixed-use spaces (storage + office, small commercial precincts) to nurture startups and creative industries.
- Concern about poorly planned past industrial areas – need a more strategic, long-term approach.

7.2 Engagement Process

Stakeholder engagement was undertaken to capture a range of perspectives from local businesses, landowners, community members and industry representatives. The process was designed to provide both breadth (through short and detailed surveys) and depth (through in-person conversations), ensuring that the findings reflect the diversity of voices across Break O'Day. More than 600 businesses were contacted directly by email to invite participation, and details of the project were also made available on Council's website. While workshops were originally planned, a lack of interest and availability from the people and groups contacted meant these did not proceed. As response numbers were modest, the engagement findings should be interpreted as targeted qualitative input rather than a statistically representative sample of all businesses in Break O'Day. An early online workshop was held with councillors, providing high-level perspectives that closely aligned with the issues and opportunities later raised by businesses and the community.

Engagement methods included:

- Councillor workshop: An online session with elected representatives to explore strategic issues and "big picture" opportunities for the region.
- Quick survey: A short online questionnaire to capture initial views on challenges and opportunities. 12 responses were received.
- Detailed survey: A longer-format online survey exploring land availability, infrastructure needs, and business growth opportunities. 16 responses were completed.
- One-on-one discussions: Semi-structured interviews (typically 30 minutes to 1 hour) with key stakeholders including local businesses, landowners, and service providers. 5 participants contributed through this method.

This multi-pronged approach provided both quantitative feedback on recurring issues and qualitative insights into the lived experience of operating in the region.

7.3 Directions from Engagement

The feedback gathered through surveys, interviews and the councillor workshop strongly reinforces the broader findings of this study. A number of consistent directions emerge:

- **Strategic over ad hoc planning:** Stakeholders emphasised that the costs and barriers created by piecemeal requirements (e.g. parking, stormwater, flood modelling) highlight the need for industrial land to be proactively planned and serviced. This aligns with the report's finding that future supply should be *development-ready*, with shared infrastructure provided upfront.
- **Infrastructure as a critical enabler:** Transport constraints (oversize loads, St Marys Pass), digital connectivity gaps, and unreliable utilities are seen as just as important as land supply itself. This mirrors the analysis that industrial precinct planning must integrate infrastructure investment alongside zoning.
- **Right scale, right place:** The strongest demand appears to be for smaller, flexible premises along with general demand for storage facilities in St Helens, rather than large new estates. This reflects the modelling that points to incremental, small-scale demand over the medium term.
- **Sectoral opportunities:** Aquaculture, light industry, trades, and small-scale manufacturing/food production were highlighted as growth areas. This aligns with the economic analysis of emerging sectors that could diversify the local economy if appropriately supported.
- **Workforce and skills pressure:** Difficulty in securing reliable, skilled workers is a shared concern across industries. This reinforces the report's finding that land planning cannot be isolated from the broader regional challenges of workforce attraction and housing.

Taken together, these directions suggest that Break O'Day's approach to industrial land should focus on *quality, flexibility, and enabling infrastructure*, rather than simply increasing the quantity of zoned land.

8. LOCAL OPPORTUNITIES

Key takeaway

Break O'Day's industrial land future is likely to be shaped less by large-scale industrial estates and more by small, flexible, and service-oriented uses that respond to local demand. Stakeholder feedback consistently pointed to needs such as storage facilities, small-format workshops, and trade-based services, alongside opportunities in aquaculture, food and beverage production, and light manufacturing. These opportunities depend not only on land availability but also on improvements to infrastructure (digital connectivity, reliable power, and shared services) and more enabling planning settings that reduce costs and barriers for small operators.

8.1 Economic and Sector-Based Opportunities

Industrial land in Break O'Day is best positioned to support a mix of businesses aligned with local service needs and emerging niche sectors, rather than large-scale industrial investment.

Trade-based services and workshops:

Ongoing demand exists for construction yards, equipment hire, and vehicle servicing, particularly as residential development and tourism-related activity continue to grow. Stakeholders highlighted that these uses rely on affordable, small-format spaces such as sheds and workshops, which are currently in short supply.

Storage facilities:

Engagement reinforced strong and growing demand for storage, including self-storage, boat storage, and small-scale warehousing. These uses provide a low-risk entry point for small operators and support local trades and service businesses that need secure bases in St Helens.

Food and beverage production and aquaculture:

There is clear potential for localised production and value-adding, building on the region's agricultural and aquaculture strengths. Stakeholders noted the need for cold storage, small-scale packaging, and processing facilities, particularly to support seafood exports and new artisanal food and beverage ventures.

Light manufacturing and niche production:

The region's lower-cost land and adaptable zoning create opportunities for small-scale fabrication, custom assembly, and mobile workshops. These are particularly suited to businesses seeking a flexible base outside metropolitan centres, provided reliable infrastructure and planning support are available.

8.2 Innovation and Infrastructure Opportunities

Modern industrial activity increasingly depends on digital access, energy reliability, and shared-use infrastructure. Engagement confirmed that gaps in these areas are not just future opportunities, but immediate barriers to business growth. Together, these improvements would help reposition industrial land from a constraint to an enabler of small business growth and innovation, particularly in sectors such as aquaculture, food production, light manufacturing, and trades.

Digital connectivity:

Stakeholders consistently raised concerns about patchy telecommunications and NBN reliability, especially in St Helens and Fingal. Even modest upgrades to mobile coverage, broadband performance, or Wi-Fi-ready industrial areas would directly support new business models, including home-based, hybrid, and creative enterprises that currently struggle to operate effectively.

Energy:

Recent data from TasNetworks indicates that the townships of Break O'Day have reasonable capacity within the existing network. However, some businesses highlighted unreliable electricity supply and power surges as critical issues. The growing importance of energy security and resilience means there is scope for Council to explore local renewable energy generation or microgrid solutions, particularly in new light industrial developments, to provide more reliable, sustainable, and locally managed energy for small operators.

Stormwater management:

Stakeholders and Council raised stormwater as a significant challenge in the region generally, and the St Helens industrial precinct specifically. While Specific Area Plans provide requirements for developers, these provisions tend to shift responsibility and cost onto individual businesses rather than addressing stormwater in a coordinated way. There is an opportunity for Council to take a more proactive and precinct-scale approach to stormwater management, ensuring that future industrial areas are serviced upfront and reducing both costs and risks for individual operators.

Shared-use facilities:

Stakeholders expressed support for incubator-style hubs or shared-use industrial facilities in St Helens. These could provide workshop bays, storage, secure digital access, and flexible leases, making it easier for new enterprises and trades to establish themselves and manage costs.

8.3 Place and Precinct Design Opportunities

As townships such as St Helens, Scamander, and St Marys grow, there is increasing pressure to provide appropriate employment land close to where people live. Despite this, St Helens is already at capacity, and the absence of well-located alternatives has forced some businesses to operate from residential or rural land, often in non-compliant or inefficient conditions.

Future industrial precincts should be smaller in scale, flexible in format, and designed to contemporary standards. Engagement highlighted frustration with ad hoc planning in existing areas, where inadequate stormwater and parking provision has increased costs for individual businesses. Stakeholders stressed the importance of ensuring shared infrastructure is delivered at the precinct level, rather than leaving developers to manage essential services piecemeal.

- Modern precinct design should also incorporate:
- Defined streetscapes, landscaping, and visual buffers
- High-quality, small-format buildings suited to trades, storage, and workshops
- Flexible zoning that allows a mix of employment types, including storage, light manufacturing, and service industries
- Pedestrian access, signage, and support for active transport
- Serviced lots with stormwater, utilities, and reliable digital access

This approach would improve the presentation and functionality of industrial land—helping reposition it as a positive contributor to innovation and enterprise—while also reducing risks and costs for businesses.

CASE STUDY: Byron Bay Arts and Industry Estate

The Byron Bay Arts and Industry Estate was established in the early 1970s and has transformed from a traditional industrial area into a creative and entrepreneurial hub. The Estate works closely with the Bundjalung Arakwal people, the Traditional Custodians of the land, to protect and preserve culturally significant places and the region's identity. This harmonious relationship between the natural, economic, and built environment and the spirit of the Northern Rivers Region is celebrated within the community.

Integrating Traditional Industrial Activity with Creative and Emerging Sectors

Supported by flexible land use, collaborative governance, and strategic planning, the Byron Bay Arts and Industry Estate successfully integrates industrial tools with a strong creative identity. The Estate has welcomed a mixed-use zoning strategy which integrates residential and commercial uses, providing a unique blend of activities.

While this transformation has brought energy and diversity to the Estate¹, it has introduced challenges including:

- Congestion
- Infrastructure strain
- Environmental pressures

To face these challenges, a comprehensive Precinct Plan was developed. The plan provides a long-term vision balancing growth with environmental and cultural values. Key sustainability goals include preserving Wallum vegetation, improving water management, and reducing environmental impacts through thoughtful land use. The Precinct Plan focuses on five key themes:

- Creative Economy
- Mobility and Access
- Environment and Climate
- Land Use
- Built Form, Character, and Density

Relevance to Break O'Day Industrial Study

The Byron Bay Arts and Industry Estate demonstrates how flexible, mixed-use zoning and strategic planning can successfully support economic diversification, creative industries, and sustainable development. It also outlines how creative, and heritage focused industries can deliver strong local engagement and meaningful contributions to the liveability, tourism, and regional identity of an area. The transformation from a traditional industrial area into a vibrant, environmentally conscious and culturally integrated creative estate aligns with Break O'Day's goals of supporting emerging sectors, enhancing liveability, and fostering local employment. Additionally, the focus on stakeholder engagement, environmental protection, and infrastructure upgrades provides practical insights into developing industrial land in a way that balances economic growth with community and environmental values.

Figure 15 Byron Bay Arts and Industry Estate



Source: Google Maps, 2025

¹ www.byron.nsw.gov.au

CASE STUDY: The Mill Castlemaine

By re-imagining the 1875 Castlemaine Woollen Mill into an artisan precinct, The Mill Castlemaine blended its rich industrial heritage with a dynamic and creative economy. After being purchased by Victoria Carpets in 1993, the site continued operating until 2013. The Mill was subsequently sold to its current owners in 2014.²

Integrating Traditional Industrial Activity with Creative and Emerging Sectors

When the site was purchased in 2014, the developers embraced the industrial history by preserving the original features including brick walls, steel beams, and spacious layouts. Across the site, buildings range from 1875 to 1993 due to three fires during its woollen mill history. This adaptive reuse allowed for a seamless integration of traditional structures with contemporary industries.

The Mill Castlemaine currently supports over 40 small business across food production, food and beverage, art, health and wellness, retail, other services and other manufacturing sectors. The former manufacturing site now supports artisan makers and promotes a collaborative, inclusive community that attracts locals and tourists. The Mill has become a vibrant hub that respects and honours its industrial past while building a dynamic future.

Addressing Challenges

The redevelopment of The Mill Castlemaine has faced ongoing challenges such as:

- Derelict infrastructure
- Heritage preservation constraints
- Economic uncertainty for tenants

Through strategic land use planning and community led initiatives, these challenges can be used as opportunities. The Adaptive Reuse Strategy focuses on minimal demolition and maximum preservation of industrial heritage. The gradual development process allowed The Mill to grow in response to the evolving needs of tenants and the local communities. This adaptive approach revitalised the site and provided a strong model for revitalising underutilised industrial areas in a way which honours the heritage and supports sustainable local communities.

Relevance to Break O'Day Industrial Study

The Mill Castlemaine demonstrates how adaptive reuse of industrial sites can support economic diversification, preserve the industrial heritage, and promote a vibrant, locally grounded economy. By transforming the former Castlemaine Woollen Mill into a thriving hub for artisan food, creative industries, and local services, The Mill highlights the potential to support low-output, high-engagement sectors such as food production, arts, wellness, and tourism. These sectors are increasingly significant in Break O'Day's evolving economic landscape. The Mill's emphasis on preserving the industrial heritage, flexible tenancy, and fostering collaboration between diverse small businesses aligns with Break O'Day's goals of supporting sustainable growth, place-making, and innovation. By turning challenges such as ageing infrastructure into opportunities, The Mill provides insights into how underutilised industrial land can be revitalised.

Figure 16 The Mill Castlemaine



Source: Google Maps Streetview, 2025

² millcastlemaine.com.au

9. SITE ASSESSMENT AND FUTURE OPTIONS

The preceding analysis indicates that future industrial land demand in Break O'Day is likely to be modest, incremental and place-specific. Demand is strongest in St Helens, where the existing industrial precinct is at or near capacity, reflecting its role as the largest town in the municipality. Stakeholder feedback also identified a need for smaller, flexible premises, storage and trade-based spaces. In Scamander/Beaumaris, demand is influenced by its status as the fastest growing township in the LGA, with no current industrial land supply and increasing need for local-serving industrial uses linked to population growth, tourism and trades. In St Marys, demand is expected to be more stable and local-serving, reflecting a relatively steady population and a different growth profile to Scamander/Beaumaris. In Fingal, current demand is limited, but road, rail and energy infrastructure provide longer-term strategic value if a larger or specialised industrial opportunity emerges.

On this basis, the study does not identify a single municipality-wide industrial land requirement. Instead, it identifies a staged set of future land options that respond to different township roles, infrastructure conditions and levels of demand.

To translate these findings into practical planning outcomes, a site assessment was undertaken to identify where future industrial development could realistically occur. The purpose of the site assessment is to identify a small number of realistic industrial land opportunities capable of supporting future planning scheme amendments and a long-term industrial land strategy for Break O'Day. The assessment moved from a broad initial pool of potential sites to a more focused evaluation of strategic investigation areas. Rather than assessing every parcel in

isolation, the approach groups sites into logical areas that could support future industrial development or expansion.

The site assessment is structured around the different roles of St Helens, Scamander/Beaumaris, St Marys and Fingal. These township roles informed both the site filtering process and the assessment of each investigation area. The site identification process is summarised below, with further methodological detail provided in Appendix C.

9.1 Township Industrial Land Framework

Industrial land demand and strategic roles differ across the Break O'Day municipality. The site assessment therefore considered each township in the context of its role within the local economy and settlement structure.

St Helens

St Helens is the primary employment centre in the municipality and contains the region's main industrial area. The audit of existing industrial land confirms that the St Helens industrial precinct is operating at or near capacity, with limited opportunities for additional development within the existing estate. The strategy for St Helens therefore focuses on:

- Intensification of the existing industrial estate where possible
- Logical outward expansion of the current industrial area
- Identification of secondary sites that may support specialised uses such as storage or small workshops
- Longer-term strategic land reserves that could accommodate future demand if required.

Fingal

Industrial demand in Fingal is currently limited. However, the township has several characteristics that give it potential strategic industrial value over the longer term. These include:

- The presence of the active railway corridor
- Proximity to the Duncan Colliery
- Location on the western side of St Marys Pass.

Sites identified in Fingal are therefore treated as long-term strategic opportunities, likely for larger new anchor industries rather than immediate rezoning candidates. During the filtering

process, priority was given to sites adjacent to the railway corridor where industrial activity would be most logically located.

St Marys

St Marys currently has limited industrial activity and no dedicated industrial land supply. However, its location along the Esk Highway and its role as a service centre for surrounding rural areas means that some industrial capacity may be appropriate in the future.

Given the limited demonstrated demand and the small scale of the township, greater emphasis was placed on identifying locations with reasonable proximity to existing infrastructure and continuity with the existing township boundaries. This approach helps ensure that any future industrial land is practical to service and integrated with the settlement rather than occurring as isolated sites with limited feasibility for development.

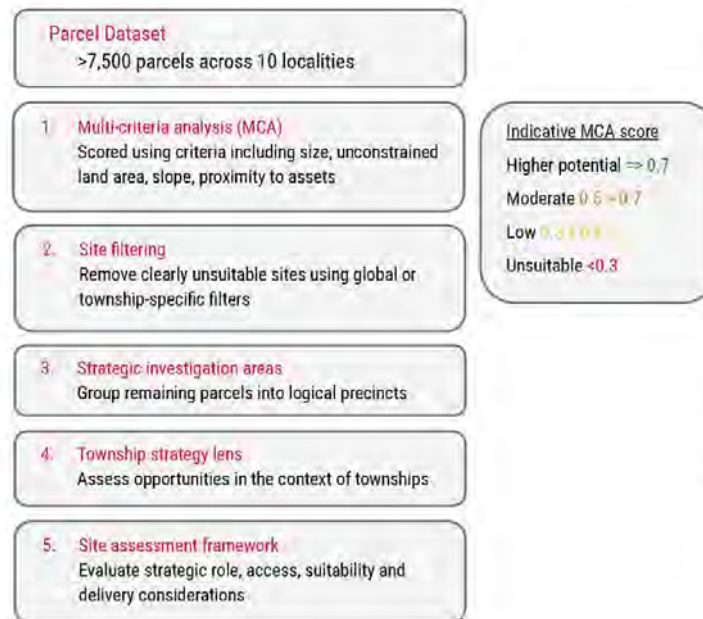
Scamander / Beaumaris

Scamander / Beaumaris are primarily residential and tourism-focused townships. However, combined they have become the second largest township in the municipality and are also the fastest growing.

The draft Scamander–Beaumaris Structure Plan identifies emerging demand for small-scale service and employment land to support the local community and tourism economy.

9.2 Site Identification and Filtering Process

The process used to identify and refine potential industrial land opportunities moved from a broad initial screening to a structured strategic assessment. The process is summarised below with detail provided in Appendix C.



Step 1 – Multi-Criteria Analysis (MCA)

A Multi-Criteria Analysis (MCA) was applied across parcels throughout the municipality to identify locations with potential industrial suitability. The analysis considered factors such as infrastructure access, land characteristics, connectivity and planning context.

Step 2 – Council Review and Refinement

Council officers reviewed the MCA results to incorporate local operational knowledge, known site constraints and practical delivery considerations that may not be fully captured in the spatial data. This helped refine the initial outputs and identify a more realistic long list of potential sites for further consideration. The final shortlisted investigation areas were then tested through the documented site filtering and assessment framework.

Step 3 – Site Filtering

The long list of sites was then filtered to remove locations that were less suitable for industrial development.

Filtering applied both global criteria and township-specific considerations informed by the township strategies outlined above. Global filtering criteria included criteria such as minimum functional (contiguous) site size, logical relationship to settlements, and reasonable proximity to higher-order roads.

Township-specific filtering criteria were also applied. For example, the focus on the railway as the core asset for Fingal meant only sites adjacent to the rail corridor were considered in the filtered list.

Step 4 – Strategic Investigation Areas

Rather than assessing individual parcels in isolation, the remaining sites were grouped into Strategic Investigation Areas within each township.

This reflects how industrial land typically functions in practice, where multiple parcels may collectively form a viable industrial precinct or expansion area. Parcels within a strategic investigation area do not need to be contiguous but should represent a logical cluster or expansion opportunity.

Step 5 – Assessment and Classification of Investigation Areas

The identified investigation areas were assessed using a consistent framework considering:

- Strategic role
- Access and connectivity
- Infrastructure servicing
- Land capability and constraints
- Industrial suitability
- Delivery and implementation considerations

Based on this assessment, investigation areas were classified into three broad categories:

- Priority Industrial Expansion Areas – suitable for near-term planning scheme amendments.
- Priority Future Industrial Precinct – new industrial area not adjacent to existing precincts.
- Conditional Opportunity Areas – sites that may become suitable depending on demand or infrastructure improvements.

- Strategic Monitor Areas – long-term opportunities that should be monitored but do not justify rezoning in the near term.

9.3 Assessment of Investigation Areas

The site assessment began with a broader pool of potential sites identified through the MCA process and Council officer review. These sites were then progressively filtered using township-specific strategy considerations, infrastructure feasibility, relationship to existing settlements, access, constraints and likely demand.

The investigation areas assessed in this section represent the shortlisted strategic opportunities considered most relevant to future industrial land planning in Break O'Day. They are not intended to represent every parcel considered through the initial screening process.

Summary of Investigation Areas

Investigation Area	Parcels	MCA result	Gross area	Potentially developable area	Indicative lots / yield	Likely role	Classification
St Helens Industrial Estate Expansion	5	0.81, 0.83, 0.80, 0.91, 0.88	21.6 ha	13.5 ha	25–45 lots	Staged precinct expansion	Priority Industrial Expansion Area
St Helens South Expansion	1	0.82	7.4 ha	2.7 ha	One or small number of larger depot/storage uses	Secondary service/storage area	Conditional Opportunity Area
Scamander	1	0.82	33.6 ha	Initial 5–10 ha envelope	10–35 lots	Future local service precinct	Priority Future Industrial Precinct
St Marys	1	0.95	4.1 ha	3.3 ha	8–12 lots	Small local service precinct	Conditional Opportunity Area
Fingal Outer West	1	0.84	277 ha	Site-specific	One or several larger users	Long-term strategic industrial reserve	Strategic Monitor Area

Investigation Area: St Helens Industrial Estate Expansion

Overview:

The St Helens Industrial Estate Expansion investigation area includes land to both the west and east of the existing St Helens Industrial Estate. Together, these areas provide a staged opportunity to expand the municipality's primary industrial precinct while maintaining a direct relationship with existing infrastructure, road access and industrial activity.

The investigation area comprises two distinct components. The western parcel is a smaller vacant site of approximately 3.6 hectares with direct frontage to both the Tasman Highway and Beaulieu Street, one of the main access roads into the existing industrial estate. This parcel includes some sloping land, which may influence future layout and developable area. The eastern expansion area comprises four parcels with a combined area of approximately 18.0 hectares and provides the larger medium-to-long-term expansion opportunity.

Together, the precinct has a combined gross area of approximately 21.6 hectares. After accounting for flood-prone land and indicative 50 metre residential buffers, approximately 13.5 hectares remains potentially developable. Both areas are subject to scenic road corridor considerations along the Tasman Highway frontage, meaning future development would need to manage visual presentation and landscape interface. Overall, the area provides a substantial opportunity to accommodate future industrial growth through staged expansion of the existing estate rather than creating a new isolated industrial area.

Figure 17 St Helens Industrial Expansion Investigation Area



Site Assessment:

Strategic Role

The St Helens Industrial Estate Expansion area is intended to provide a future growth option for industrial land in Break O'Day. Consistent with the broader strategy for St Helens, the area supports the continued role of the township as the municipality's main industrial and employment hub.

The western parcel provides a smaller and more immediate expansion opportunity due to its size, vacant status, connection to Beaulieu Street, although future development would still need to address access, servicing, buffers and scenic interface considerations. The eastern expansion area provides larger medium-to-longer-term capacity and could accommodate a broader range of local-serving industrial uses, including trade services, light manufacturing, marine-related services, storage and contractor-based businesses.

Together, these areas are likely to represent the most practical expansion opportunities for the main St Helens Industrial Estate identified through this study. Further expansion options are limited by the township's recreation precinct to the south, residential land to the east, and more distant, vegetated and topographically constrained land to the north. This reinforces the importance of protecting and planning these areas carefully, as they may represent one of the last logical opportunities to expand the existing estate.

Access and Connectivity

The western parcel has frontage to both the Tasman Highway and Beaulieu Street, providing strong exposure and a direct relationship to the existing industrial estate. Access from Beaulieu Street is likely to be preferable to a new direct access point from

the Tasman Highway, as it would utilise the existing estate access road and avoid additional access/egress points on the regional road network.

The eastern expansion area is also well-located relative to the existing estate, but access arrangements would require more detailed consideration. The area is separated from the existing estate by the Tasman Highway and also has frontage to Annie Street to the east. However, access via Annie Street or Tully Street could direct industrial traffic past residential areas, so future planning should carefully consider access points, internal road layout and traffic movement to minimise impacts on surrounding residential streets.

Infrastructure Servicing

The investigation area benefits from proximity to existing water, sewer and electricity infrastructure associated with the current industrial estate and surrounding township. This improves the relative feasibility of future industrial development compared with more isolated greenfield locations, although detailed servicing capacity and connection requirements have not been assessed as part of this study.

The western parcel has direct access to existing road frontage and nearby water and electricity services, although sewer infrastructure would need to be extended to support development. Future planning should also consider local stormwater conditions, including overland flow issues identified around Beaulieu Street and the existing industrial estate.

The eastern expansion area appears to have access to nearby infrastructure, including sewer infrastructure in the vicinity of Annie Street and a pump station east of the site. Mosquito Creek to the north may provide a logical stormwater outlet, subject to detailed drainage design and environmental requirements. If

developed as a larger staged precinct, the area would require coordinated servicing, stormwater management and internal infrastructure planning. This coordinated approach will be important to avoid repeating issues experienced in the existing estate, where stormwater and flood-related requirements have often been addressed on a site-by-site basis by individual landowners.

Constraints and Suitability

There is no single unconstrained location for future industrial land expansion in St Helens. Most potential areas are affected to some degree by flooding, servicing requirements, residential interfaces, or separation from existing infrastructure. On this basis, suitability has been assessed in terms of whether constraints can be managed through planning, design and staging, rather than whether sites are entirely unconstrained.

The principal constraints affecting this precinct are flood-prone land, residential interface buffers and scenic road corridor considerations along the Tasman Highway. These constraints are more prominent in the eastern expansion area, where residential buffers and flood mapping reduce the total developable area and will influence future layout, staging and land use intensity.

The western parcel is less constrained and has a clearer relationship to the existing estate access network, although slope, sewer extension, access design and highway presentation will need to be considered. Across the broader precinct, future planning should incorporate residential buffers, stormwater management, landscaping and lower-intensity industrial activities along sensitive edges.

Indicative Yield

The combined investigation area has a gross area of approximately 21.6 hectares, comprising:

- Western parcel: approximately 3.6 hectares, with around 2.8 hectares potentially unconstrained.
- Eastern expansion area: approximately 18.0 hectares, with around 10.7 hectares potentially unconstrained.

This provides a combined potentially unconstrained area of approximately 13.5 hectares after accounting for flood-prone land and indicative 50 metre residential buffers.

Based on the existing industrial lot pattern in St Helens, this could accommodate approximately 25 to 45 industrial lots, depending on subdivision layout, servicing requirements, road design, buffers and market demand. The western parcel may provide a smaller number of near-term lots, while the eastern expansion area provides larger staged capacity over the medium to longer term. At the higher end of the indicative yield range, the precinct could almost double the current functional lot capacity of the existing industrial estate, which contains just over 40 industrial sites excluding smaller storage units.

Overall Assessment

The St Helens Industrial Estate - Precinct Expansion area represents the most logical opportunity to accommodate future industrial growth within Break O'Day. It builds directly from the existing industrial estate, benefits from proximity to infrastructure and enables land supply to be expanded progressively in response to demand.

The western parcel provides a smaller and more immediate expansion opportunity, subject to access, servicing, slope and scenic interface considerations. The eastern expansion area provides larger medium-to-longer-term capacity but would require

more coordinated planning to address access, internal roads, servicing, stormwater, flooding and residential interfaces.

While the precinct is not unconstrained, it provides a practical and strategically aligned pathway for expanding the existing estate. Importantly, it avoids the need to identify more isolated industrial land elsewhere in the municipality where servicing and activation are likely to be less feasible.

Classification

Priority Industrial Expansion Area

Investigation Area: St Helens South Expansion

Overview:

The St Helens South Expansion investigation area is located west of the existing southern industrial-zoned area on Argonaut Road, which currently accommodates Council's transfer station, Council's St Helens Depot, and a State Government Parks and Wildlife field centre. The investigation area is part of a larger parcel that is split by Argonaut Road, with an existing dwelling located on the northern portion and the vacant southern portion adjoining the existing industrial land.

The southern portion provides a potential opportunity for a modest expansion of the existing industrial/government services precinct. However, its suitability is influenced by environmental and topographic constraints, including proximity to Medeas Cove, mapped coastal and waterway protection areas, priority vegetation, and a mapped watercourse traversing the northern part of the site.

Site Assessment:

Strategic Role

The St Helens Southern Industrial Area Western Expansion area provides a secondary industrial opportunity that is distinct from the main St Helens Industrial Estate. Its role is likely to be more specialised and limited, supporting activities that are compatible with the existing transfer station, Council depot and government service uses rather than accommodating broad-based industrial growth. The site may be suitable for depot-style uses, storage, service infrastructure or other lower-intensity industrial activities that benefit from separation from residential areas and proximity to existing industrial-zoned land.

Figure 18 St Helens South Expansion Investigation Area



Access and Connectivity

The site is accessed from Argonaut Road and has a direct relationship with the existing southern industrial/government services precinct. However, Argonaut Road is more local in character and less directly connected to the broader industrial estate network than the main St Helens Industrial Estate.

Future access arrangements would need to consider safe vehicle movement along Argonaut Road and access to the main developable area within the southern portion of the site.

Infrastructure Servicing

The site has access to water infrastructure along Argonaut Road and high-voltage electricity infrastructure near the road frontage. Reticulated sewer infrastructure is not available in this location, so future development would need to confirm whether on-site wastewater treatment is suitable for the intended use.

Given the site's proximity to Medeas Cove, stormwater management is likely to focus less on discharge availability and more on water quality, treatment and protection of the receiving environment. These matters would need to be addressed through future site planning.

Constraints and Suitability

The key constraints affecting the site are environmental, drainage and servicing related. The southern portion is located near Medeas Cove and is affected by mapped coastal, waterway and priority vegetation considerations along its southern extent. A mapped watercourse also traverses the northern part of the site and will need to be considered in future site layout, access, stormwater design and environmental management.

These constraints reduce the potentially developable area to approximately 2.7 hectares and will influence future layout, access, drainage and land use intensity. The absence of reticulated sewer further limits the suitability of the site for more intensive workshop or employment-generating activities unless appropriate wastewater solutions can be demonstrated.

On this basis, the site is best suited to lower-intensity industrial uses such as storage, depot, yard-based or service infrastructure activities that can avoid sensitive areas, manage stormwater quality and operate within a constrained developable footprint.

Indicative Yield

The southern portion of the investigation area has a total area of approximately 7.4 hectares, with around 2.7 hectares identified as potentially unconstrained after accounting for environmental overlays and buffers. Given the constrained developable area and the site's relationship to existing depot and transfer station uses, it is likely to be better suited to one or a small number of larger depot, storage or service-based uses rather than a conventional multi-lot industrial subdivision.

Overall Assessment

The St Helens Southern Industrial Area Western Expansion area provides a logical but limited opportunity to extend the existing southern industrial/government services precinct. Its relationship to the transfer station, Council depot and State Government field centre supports a potential role for depot-style, storage, yard-based or service infrastructure uses.

However, the site is constrained by environmental overlays, a mapped watercourse, proximity to Medeas Cove and the absence of reticulated sewer. These factors reduce the developable area

and make the site less suited to broad industrial subdivision or more intensive employment-generating industrial activity.

The site should therefore be considered a secondary industrial opportunity for St Helens, focused on lower-intensity uses that can operate within a constrained footprint and appropriately manage wastewater and stormwater quality.

Classification

Conditional Opportunity Area

Investigation Area: Scamander

Overview:

The Scamander investigation area is located west of Scamander along Coach Road and comprises the government-owned parcel containing the existing transfer station. The parcel has a gross area of approximately 33.6 hectares. The adjacent parcel to the north contains the town's wastewater treatment plant.

The area was identified as a long-term opportunity due to its government ownership, existing infrastructure role, proximity to water and electricity infrastructure, and relationship to the growing Scamander/Beaumaris settlement area. Scamander is the fastest growing township in Break O'Day, and the draft Scamander-Beaumaris Structure Plan identifies a need for additional employment land to support local services and reduce reliance on St Helens.

The parcel should be understood as an opportunity to identify a smaller staged development envelope within a substantial government-owned landholding, rather than as a single large industrial estate.

Site Assessment:

Strategic Role

The precinct could provide a future secondary industrial and service location for Scamander/Beaumaris. Its role would be to accommodate local-serving industrial, storage, trade and service-based activities that currently rely on St Helens or operate from less suitable locations.

The site's scale and ownership support staged release, with longer-term expansion retained if demand and technical assessments support further land supply.

Figure 19 Scamander Investigation Area



Access and Connectivity

The site is accessed from Coach Road, which already accommodates vehicle movements associated with the transfer station. No specific access constraints are currently known, although any future industrial expansion would need to confirm road capacity, access design and heavy vehicle movement requirements.

The location provides reasonable access to Scamander and Beaumaris and is sufficiently separated from the main residential area to accommodate activities that may require a greater degree of operational separation.

Infrastructure Servicing

The investigation area benefits from proximity to existing infrastructure, including water infrastructure along Coach Road and high-voltage electricity infrastructure. The nearby wastewater treatment plant to the north may also provide a strategic servicing context, although proximity to wastewater infrastructure does not automatically confirm servicing feasibility.

Future planning would need to confirm wastewater connection options, system capacity, any requirement for pump station or pressure sewer infrastructure, trade waste implications and TasWater requirements. Future development would also need to address stormwater quality, treatment and environmental management, particularly given the presence of mapped watercourses and the site's broader environmental setting.

Constraints and Suitability

The main constraints affecting the site are vegetation, mapped watercourses, existing transfer station operations and interfaces with nearby residential areas. The extent to which vegetation would limit development requires ecological assessment.

The existing transfer station does not necessarily preclude industrial activity and may support the site's role as a broader service and infrastructure precinct. However, future planning would need to confirm operational buffers, odour considerations, access arrangements and land use compatibility, particularly where industrial activities are proposed near existing infrastructure uses or residential areas.

Government ownership is a strategic advantage because it provides a secure long-term landholding and an opportunity for coordinated public-sector planning. However, it also introduces implementation risks, as any future release, lease, transfer or change in use would require agreement with the relevant landholding and infrastructure agencies and may be subject to Crown land or government property disposal processes.

Indicative Yield

The investigation area has a gross area of approximately 33.6 hectares. The existing transfer station occupies approximately 3.7 hectares, while indicative residential buffers affect approximately 8.0 hectares of the parcel.

After excluding these areas, approximately 21.9 hectares remains before accounting for vegetation, watercourses, internal roads, servicing requirements and other site-specific constraints.

The scale of the landholding is substantial and could provide industrial land capacity well beyond likely short-to-medium-term demand. A staged approach is therefore recommended. An initial development envelope in the order of 5 to 10 hectares may be appropriate for further testing. Based on the existing St Helens industrial lot pattern, this could accommodate approximately 10 to 35 small to medium industrial lots, depending on subdivision layout, servicing requirements, buffers and market demand.

Longer-term expansion could be retained as an option if demand is demonstrated.

Overall Assessment

The Scamander Service and Industrial Precinct investigation area provides a strong long-term opportunity to establish a secondary industrial and service precinct outside St Helens. Its government ownership, infrastructure context and proximity to the municipality's fastest growing township provide a sound basis for further investigation.

While the parcel is substantial, future industrial use would depend on resolving vegetation, servicing, wastewater, trade waste, access, watercourse and buffer considerations. These matters should be addressed through a staged planning process that identifies a suitable initial development envelope rather than assuming the full parcel would be required or available for industrial use.

Overall, the site has significant potential to support future local employment land in Scamander/Beaumaris and should be advanced as a priority future industrial precinct. It provides an important long-term option beyond St Helens, where remaining expansion opportunities are limited, and could become increasingly important if the municipality continues to grow and St Helens' available industrial land is progressively absorbed.

Classification

Priority Future Industrial Precinct

Investigation Area: St Marys

Overview:

The St Marys investigation area is located to the south of the township, adjacent to the golf course and pacing track. The site comprises a single parcel of approximately 4.1 hectares, with an estimated developable area of around 3.3 hectares. The area was identified through the site selection process due to its proximity to existing infrastructure and its logical relationship to the township boundary.

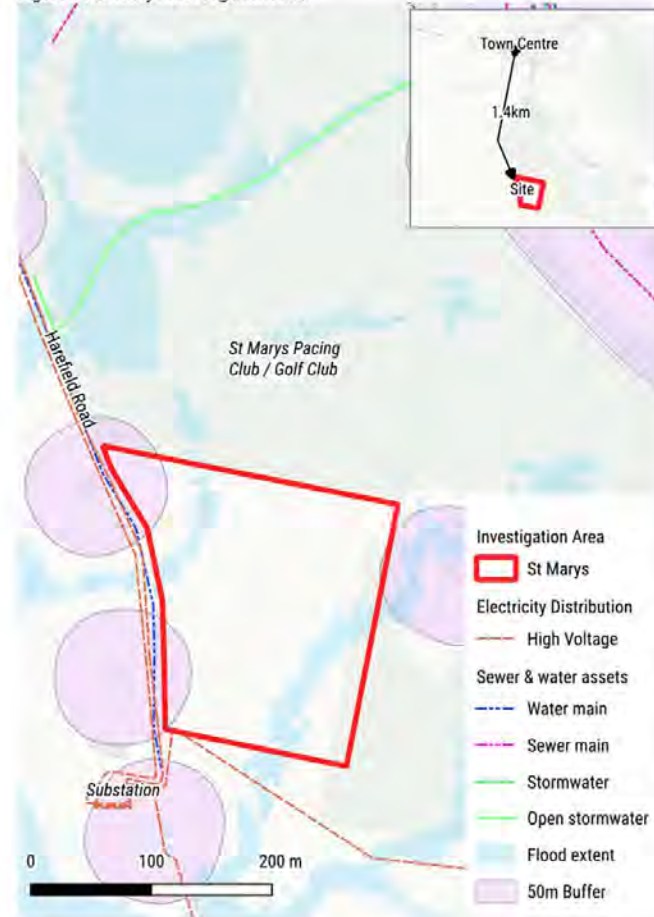
The site is located within close proximity to existing water, electricity and sewer infrastructure, including an electricity substation located opposite the site. This positioning supports the potential for small-scale industrial or service-based activities that are integrated with the township.

Site Assessment:

Strategic Role

The St Marys investigation area is intended to support small-scale industrial and service-based activities that meet local needs and complement the township's role as a rural service centre. Consistent with the broader strategy for St Marys, the site is not intended to accommodate large industrial uses, but rather to provide a modest supply of industrial land that is well-located, serviceable and integrated with the existing settlement. The site may support uses such as trade services, small workshops, storage and creative or home-based business activities.

Figure 20 St Marys Investigation Area



Access and Connectivity

The site is accessed via Harefield Road, which connects to the Esk Highway from Gray Road. While the site is relatively close to the highway, access for industrial traffic would occur through local roads, which may limit suitability for higher traffic-generating uses. The location is, however, appropriate for lower-intensity industrial and service-based activities that primarily serve the local area.

Infrastructure Servicing

The site benefits from proximity to existing infrastructure, including water and electricity services, with an electricity substation located opposite the site. Sewer infrastructure is available in the vicinity of the trotting track and may be capable of extension to service the site. These factors support the feasibility of servicing the site for small-scale industrial development which is critical in unproven or low demand settings such as regional townships.

Constraints and Suitability

Parts of the surrounding area are affected by flood-prone land; however, the majority of the investigation area is outside the primary flood extent. The site is relatively flat and unconstrained compared to other areas in and around St Marys. Its location adjacent to the township and separation from residentially zoned land, together with the ability to achieve buffers from existing dwellings supports its suitability for small-scale industrial uses.

Indicative Yield

The investigation area comprises approximately 4.1 hectares, with an estimated developable area of around 3.3 hectares. Based on typical lot sizes in regional industrial areas, the site could accommodate approximately 8–12 small industrial lots, depending on subdivision layout and servicing requirements.

Overall Assessment

The St Marys investigation area provides a practical and serviceable location for small-scale industrial development that is integrated with the township. While demand for industrial land in St Marys is currently limited, the site offers a logical and feasible opportunity to accommodate future local service and business needs. Its proximity to existing infrastructure and continuity with the settlement reduces the risk of identifying isolated industrial land that is difficult to service and remains undeveloped over the long term.

Classification

Conditional Opportunity Area

Investigation Area: Fingal Outer West

Overview:

The Fingal Outer West investigation area is located approximately 8 km west of the Fingal township along the Esk Highway. The site was identified through the site selection process due to its relatively high MCA score and its strategic location adjacent to both the Esk Highway and the Fingal rail corridor.

The investigation area comprises a single large parcel of over 277ha with direct access to road and rail infrastructure. The scale of the site and its separation from residential areas provide flexibility for larger industrial or logistics-related activities that may benefit from freight connectivity.

While sewer infrastructure is not currently available, the site's size and strategic transport connections mean it may represent a longer-term industrial opportunity should demand emerge for larger or transport-oriented industrial uses.

Site Assessment:

Strategic Role

The Fingal Outer West investigation area represents a long-term strategic industrial opportunity centred on its adjacency to the Fingal rail corridor and access to the Esk Highway. This combination of rail and highway infrastructure is uncommon elsewhere in the municipality and may support industrial activities that benefit from freight connectivity and larger land areas. While demand for industrial land in Fingal is currently limited, the site could accommodate larger or specialised industrial uses if they emerge, such as resource-related activities, logistics operations, or agricultural processing and bio-energy facilities.

Figure 21 Fingal Outer West Investigation Area



Access and Connectivity

The investigation area has direct frontage to the Esk Highway, providing regional connectivity between Fingal, St Marys and the broader east coast transport network. The site is also located immediately adjacent to the Fingal rail corridor. While rail freight activity is currently limited in the region, the presence of the corridor provides potential long-term freight connectivity for industrial activities that may benefit from rail access.

Infrastructure Servicing

The site is located near higher-capacity electricity infrastructure, including a 110 kV transmission line and separate high-voltage distribution infrastructure. This may provide a strategic advantage for larger or more energy-reliant users, subject to detailed network connection advice from TasNetworks. Reticulated sewer infrastructure is not currently available at the site.

Constraints and Suitability

The surrounding Esk River floodplain constrains much of the broader valley floor; however, the investigation area itself is largely outside the mapped flood extent. The size of the parcel and its separation from existing residential areas also reduce the potential for land use conflict. These characteristics support the suitability of the site for industrial activities that may require larger footprints or operational buffers.

Indicative Yield

The investigation area comprises a single parcel of approximately 277 hectares. The site could accommodate one or several larger industrial users depending on future demand and infrastructure servicing arrangements. Detailed subdivision outcomes would depend on access, servicing and operational requirements of future users.

Overall Assessment

The Fingal Outer West Investigation area represents a strategically located long-term industrial opportunity associated with the rail corridor and Esk Highway. While current industrial demand in Fingal is limited and servicing constraints exist, the site provides a rare combination of large land area and transport connectivity within the municipality. The area may therefore provide a suitable location for larger or specialised industrial uses should demand emerge over the longer term.

Classification

Strategic Monitor Area

10. RECOMMENDATIONS

The findings of this study indicate that Break O'Day does not require a single municipality-wide industrial land response. Future demand is likely to be modest, incremental and place-specific, with strongest pressure in St Helens, emerging local service needs in Scamander / Beaumaris, conditional future opportunities in St Marys and St Helens South, and a longer-term strategic opportunity around Fingal.

The recommendations therefore focus on a staged planning and delivery pathway. This includes targeted rezoning where a near-term or medium-term need is evident, protection of longer-term opportunities where demand is uncertain, and coordinated servicing and design actions to ensure that future industrial land is genuinely usable and capable of supporting local business growth.

The recommendations are strategic in nature. They are intended to guide future Local Provisions Schedule amendments, precinct planning, infrastructure investigations, agency engagement and funding priorities. They do not replace the need for future technical investigations, statutory amendment documentation, detailed servicing design or development assessment processes.

Area	Recommended role	Planning pathway	Timing
St Helens Industrial Estate Expansion	Primary staged industrial expansion area for St Helens and the municipality.	Progress a staged amendment to apply the Light Industrial Zone, supported by a precinct structure plan and design / servicing framework.	Near term
Scamander	Future secondary industrial and service precinct for Scamander / Beaumaris, with capacity for larger or more flexible industrial users if demand emerges.	Confirm government landholder support and identify an initial 5 to 10 ha development envelope. Progress a General Industrial Zone amendment for the agreed envelope, subject to servicing, access, environmental and buffer investigations.	Near to medium term
St Helens South	Low-activity light industrial, storage and service area, rather than a broad industrial estate.	Retain as a Conditional Opportunity Area. Consider Light Industrial Zone only if access, wastewater, stormwater quality and environmental constraints can be resolved.	Conditional
St Marys	Small local service precinct if future demand is demonstrated.	Retain as a Conditional Opportunity Area. Consider Light Industrial Zone only where demand, servicing and delivery are confirmed.	Medium term / conditional
Fingal Outer West	Long-term strategic industrial investigation area for larger or specialised users linked to rail, highway and energy infrastructure.	Do not rezone in the near term. Identify as a Strategic Industrial Investigation Area in Council advocacy, regional planning and economic development work.	Conditional / Long term
Existing St Helens Industrial Estate	Continue as the main established industrial estate, with scope for function and presentation improvements.	Support intensification, redevelopment and operational improvements through stormwater, access, presentation and business support actions.	Ongoing

10.1 Detailed Recommendations

Recommendation 1: Progress a staged Light Industrial Zone expansion in St Helens

Council should progress the St Helens Industrial Estate Expansion as the priority near-term industrial land action. The area is the most logical expansion of the municipality's primary industrial precinct, has a direct relationship to existing industrial activity, and provides the clearest pathway for increasing serviced employment land close to the main population and business centre.

The preferred planning pathway is a staged amendment to the Break O'Day Local Provisions Schedule to apply the Light Industrial Zone to the most suitable parts of the investigation area. The Light Industrial Zone is considered the most appropriate fit because future demand in St Helens is expected to be driven by trade services, small workshops, storage, service industry, repair and maintenance, light manufacturing and smaller local enterprises rather than heavy or high-impact industrial activity.

The Light Industrial Zone would also provide a more appropriate transition around residential and scenic interfaces than an extension of General Industrial zoning. It may also allow some lower-intensity storage and trade activities to relocate from the existing General Industrial area over time, improving the function of the older estate and reserving it for activities that require a more conventional industrial setting.

Implementation actions:

- Prepare a precinct structure plan to support the rezoning, showing staging, access, internal road layout, lot mix, buffers, landscape interfaces and stormwater management.
- Prioritise the western parcel as a potential first stage, subject to access from Beaulieu Street, servicing, slope, stormwater and scenic road corridor requirements.
- Plan the eastern expansion area as a medium to longer-term stage, with particular attention to avoiding industrial traffic impacts on residential streets.
- Identify a mix of small and medium lots suitable for workshops, storage, trade services, light manufacturing and service businesses.
- Apply higher presentation and landscape expectations along the Tasman Highway and key residential interfaces.

Recommendation 2: Advance Scamander as a future General Industrial precinct

Council should advance the Scamander investigation area as a future secondary industrial and service precinct for Scamander / Beaumaris. The site has strategic advantages due to its scale, government ownership, separation from most residential areas, proximity to existing infrastructure, and relationship to the fastest growing township area in the municipality.

The recommended pathway is to identify an initial 5 to 10 hectare development envelope within the broader government-owned landholding and, subject to agency agreement and technical investigations, progress an amendment to apply the General Industrial Zone to that envelope. While the Statewide Industrial Land Study identified Scamander / Beaumaris as a potential location for light industrial rezoning, General Industrial zoning is recommended for the defined Scamander envelope because it provides the municipality with a flexible future industrial land option outside St Helens. Unlike the St Helens expansion area, where residential interfaces support a Light Industrial Zone response, the Scamander site's scale, existing infrastructure role and greater separation from the main residential area provide a more suitable setting for a broader range of industrial, service, storage, depot and infrastructure-related uses, subject to detailed precinct planning and buffers.

The recommendation does not imply that the entire 33.6 hectare parcel should be rezoned or developed for industrial purposes. The broader landholding should continue to accommodate infrastructure functions, buffers, environmental management areas and potential long-term expansion if demand is demonstrated.

Implementation actions:

- Commence discussions with the relevant government landholder and infrastructure agencies to confirm whether part of the site can be investigated for industrial release or long-term lease.
- Identify a preferred 5 to 10 hectare initial development envelope that avoids or manages vegetation, watercourses, residential buffers and transfer station interfaces.
- Confirm access requirements from Coach Road and any upgrades required to support industrial vehicle movements.
- Undertake preliminary servicing investigations for water, wastewater, trade waste, power, stormwater and telecommunications.
- Consider whether land required for the transfer station, wastewater-related infrastructure or other public infrastructure should be retained in, or transitioned to, an appropriate utilities or infrastructure planning response rather than being included in the industrial release area.
- Align the precinct planning with the Scamander-Beaumaris Structure Plan and any future regional land use strategy directions.

Recommendation 3: Treat St Helens South as a conditional low-activity Light Industrial / storage opportunity

Council should treat the St Helens South investigation area as a conditional, low-activity industrial and storage opportunity rather than as a general industrial expansion area. The site has a logical relationship to existing industrial and service infrastructure uses along Argonaut Road, but its environmental constraints, lack of reticulated sewer and limited developable area make it unsuitable for broad industrial subdivision.

If progressed, the preferred role would be a low-activity Light Industrial or storage precinct. Potential uses could include secure storage, boat and caravan storage, contractor storage, small yards, low-traffic service activities or other low-intensity industrial uses that can operate within a constrained footprint and manage stormwater and wastewater appropriately.

Implementation actions:

- Retain the site as a Conditional Opportunity Area, with no immediate rezoning unless a clear delivery pathway or defined market need emerges.
- Test whether Light Industrial zoning would be appropriate for the developable portion, subject to wastewater, access, watercourse, coastal, vegetation and stormwater quality investigations.
- Avoid positioning the site as a broad employment precinct or larger multi-lot industrial estate.
- Apply strong screening, fencing and environmental interface principles due to the site proximity to Medeas Cove and mapped environmental constraints.
- Ensure any future use is compatible with the absence of reticulated sewer or can demonstrate an acceptable wastewater solution.

Recommendation 4: Retain St Marys as a conditional local service option

Council should retain the St Marys investigation area as a conditional future local service precinct. The site is relatively logical from a settlement and servicing perspective, but current demand for industrial land in St Marys is limited and may not justify immediate rezoning or infrastructure investment.

The site should be monitored as a future option for small-scale workshops, storage, trade services, creative / maker activities or local service businesses if planning and infrastructure funding opportunities emerge. Any future rezoning should be modest in scale and should be based on a clear delivery pathway.

Implementation actions:

- Do not progress immediate rezoning unless there is a clear delivery pathway, such as grant funding, a Council-led initiative, infrastructure investigation funding, a service extension opportunity, or a specific proponent / landowner proposal.
- Protect the site from incompatible strategic planning decisions that would prevent its future use as a small local service precinct.
- Seek opportunities to package St Marys into broader township, infrastructure or economic development funding programs, particularly where planning investigations, servicing design or infrastructure extensions could be undertaken alongside other local projects.
- If progressed, consider Light Industrial zoning with village-edge design expectations, including landscape integration, modest scale, safe access, low-impact uses and confirmation of servicing feasibility.
- Review the need and opportunity for industrial land in St Marys as part of periodic industrial land monitoring, future township planning, or when relevant funding programs become available.

Recommendation 5: Identify Fingal Outer West as a Strategic Industrial Investigation Area

Council should not progress immediate rezoning of the Fingal Outer West investigation area. Current demand in Fingal is limited and the scale of the site is well beyond foreseeable local-serving industrial needs. However, the site's combination of Esk Highway frontage, rail corridor adjacency, separation from residential areas and higher-capacity electricity infrastructure gives it strategic value if a larger or specialised industrial opportunity emerges.

The recommended approach is to identify Fingal Outer West as a Strategic Industrial Investigation Area in Council's economic development, infrastructure advocacy and regional planning work. This would preserve the strategic intent without creating unrealistic expectations of near-term development or over-zoning rural land without demonstrated demand.

Implementation actions:

- Recognise the area in Council strategic documents as a long-term opportunity for larger or specialised industry, rather than a near-term rezoning candidate.
- Advocate for appropriate recognition of the Fingal corridor in regional land use, freight, energy and infrastructure planning processes.
- Monitor potential anchor uses linked to resource recovery, bioenergy, agricultural processing, energy, rail freight, mining-related services or other large-footprint industrial activities.
- Avoid supporting land use or subdivision decisions that would materially compromise the area's long-term strategic industrial potential.
- Require any future proponent-led proposal to prepare a site-specific development framework addressing access, servicing, visual impact, environmental constraints, buffers and infrastructure requirements.

Recommendation 6: Prepare precinct design principles for future industrial land

Council should prepare concise industrial precinct design principles to guide future rezoning, subdivision and development of new or expanded industrial land. The objective is not to impose detailed architectural controls, but to ensure future industrial precincts are functional, well-serviced, safe, attractive and responsive to local conditions.

This is particularly important for small-scale industrial and creative / trade-based precincts. These areas need to support practical industrial activities, but they should avoid a compound-style appearance dominated by blank walls, unmanaged hardstand, outdoor storage, barbed wire and poor street presentation. Better upfront design can improve business appeal, community acceptance and long-term precinct performance.

The design principles should address:

- Site-responsive layout, including drainage, slope, vegetation, environmental constraints, scenic interfaces and nearby sensitive uses
- Access and movement, including road connections, heavy vehicle movement, internal circulation and avoiding industrial traffic through residential streets
- Landscape and interface treatment, including buffers to residential, rural, highway, rail and environmental edges
- Built form and public presentation, including clear entries, integrated signage, screened storage/loading areas, visually softened fencing and avoidance of large blank walls to streets or key public interfaces

Design expectations should vary by precinct role:

Precinct	Design expectation
St Helens Industrial Estate Expansion	Highest standard. Focus on high-quality street and highway presentation, residential interfaces, landscape buffers, small-format building design, fencing, stormwater and active frontages where practical.
Scamander	Moderate standard. General Industrial flexibility should be retained, but with clear expectations for buffers, environmental protection, staged access, screening, internal road layout and landscape presentation.
St Helens South	Moderate standard. Focus on low visual impact, screening, fencing, stormwater quality, wastewater constraints and environmental interface management.
St Marys	Moderate village-edge standard if progressed. Focus on modest scale, landscape integration, safe access and avoiding a hard industrial edge.

Fingal Outer West

No immediate statutory design controls required. Any future anchor-use proposal should include a site-specific development framework addressing access, buffers, visual impact, servicing and environmental constraints.

Recommendation 7: Prepare precinct servicing and funding plans before land release

Council should avoid relying on rezoning alone to deliver industrial land. For priority precincts, rezoning should be accompanied by preliminary servicing investigations and a precinct servicing and funding plan. This is critical to ensuring land is genuinely development-ready rather than being zoned but stranded by unresolved trunk infrastructure, stormwater, access or service connection costs.

This approach is particularly important because the likely users of future industrial land in Break O'Day are small businesses, trades, storage operators and local enterprises. These users are unlikely to be able to absorb major trunk infrastructure costs on an individual site-by-site basis. Where possible, shared or precinct-scale infrastructure should be planned, funded and delivered upfront or through a coordinated delivery model.

Implementation actions:

- Prepare preliminary servicing investigations for St Helens and Scamander before or alongside any LPS amendment process.
- Identify trunk infrastructure requirements for roads, stormwater, water, sewer or wastewater, power, telecommunications and digital connectivity.
- Prepare a precinct servicing and funding plan that identifies likely infrastructure items, responsible agencies, sequencing, funding opportunities and delivery responsibilities.
- Pursue State and Federal funding for enabling infrastructure where industrial land delivery supports regional economic development, local employment, circular economy, energy resilience or small business growth.
- Consider Council-led headworks, staged subdivision, landowner contribution models, government land release arrangements or public-private partnerships where appropriate.
- Prioritise precinct-scale stormwater solutions, particularly in St Helens, to avoid repeating site-by-site drainage and flood management issues experienced in existing industrial areas.
- Engage early with TasWater, TasNetworks, State Growth, telecommunications providers and relevant landholders to confirm servicing pathways and agency requirements.

Recommendation 8: Improve the function and presentation of existing industrial land

New land supply should be supported by improvements to existing industrial areas, particularly the St Helens estate. The existing estate will remain the municipality's primary industrial precinct and should continue to accommodate a range of industrial, storage, service and manufacturing activities. However, its function and presentation are constrained by limited vacant land, stormwater issues, narrow roads, sensitive interfaces and dated built form.

Council should support practical improvements that increase the effectiveness of existing industrial land, while recognising that the fragmented ownership pattern may limit the pace of change.

Implementation actions:

- Investigate precinct-scale stormwater improvements in the existing St Helens industrial estate.
- Encourage redevelopment or intensification of underutilised lots where servicing, access and amenity impacts can be managed.
- Use future Light Industrial land supply to provide relocation options for lower-intensity storage and small trade uses where this improves the function of the existing General Industrial estate.
- Encourage better fencing, landscaping, signage and frontage presentation as sites are redeveloped or expanded.
- Monitor vacancy, business turnover, permit activity and land absorption to inform future staging decisions.

10.2 Implementation priorities

The implementation of future industrial land in Break O'Day should be guided by a priority and trigger-based framework, rather than fixed delivery years. This approach recognises that implementation will depend on Council resourcing, infrastructure funding, landholder agreement, agency input, technical investigations and demonstrated market demand.

However, the framework also recognises that not all sites are equal in their urgency or readiness. St Helens is already operating at functional capacity and has the strongest demonstrated need for additional industrial land. It should therefore be treated as an immediate planning priority. Other sites should be advanced progressively as demand, infrastructure readiness and delivery conditions are met.

Priority	Site / precinct	Recommended planning position	Key triggers	Next action
Priority 1: Immediate planning focus	St Helens Industrial Estate Expansion	Progress staged rezoning to Light Industrial Zone	Existing estate remains at functional capacity; limited vacant land; demand for small workshops, trades and storage; feasible servicing pathway confirmed	Commence amendment scoping, precinct structure planning and preliminary servicing investigations
Priority 2: Priority future investigation	Scamander Service and Industrial Precinct	Identify an initial 5 to 10 ha General Industrial Zone development envelope within the broader government-owned site	Government landholder support; alignment with Scamander-Beaumaris Structure Plan; servicing and environmental constraints resolved; demand for local service / industrial land strengthens	Begin agency discussions, define development envelope and undertake technical investigations
Priority 3: Conditional opportunity	St Helens South	Investigate as a low-activity Light Industrial / storage precinct, not a broad industrial estate	Specific demand for storage, yard-based or low-activity service uses; wastewater and stormwater quality issues can be managed; environmental constraints resolved	Retain as a conditional option and test further only if a defined use or delivery opportunity emerges
Priority 4: Demand-triggered local option	St Marys	Retain as a future Light Industrial Zone option for small local service uses	Local demand emerges; proponent interest; Council identifies need for local trades / storage land; servicing feasibility confirmed	Monitor demand and avoid rezoning until there is a clearer delivery pathway
Priority 5: Strategic monitor area	Fingal Outer West	Do not rezone now. Identify as a long-term strategic industrial investigation area	Major anchor industry, rail-related freight, energy, resource recovery, agricultural processing or circular economy proposal emerges	Include in Council's long-term industrial land register and regional advocacy, but take no statutory action now

APPENDIX A

Appendix 1: Planning and Policy Framework

Planning Policy	Policy Framework	Strategic Alignment
Tasmanian Planning Scheme	The Tasmanian Planning Scheme (TPS) outlines the requirements for use or development of land in accordance with the Land Use Planning and Approvals Act 1993. The TPS includes two parts: 1. The State Planning Provisions (SPPs); and 2. The Local Provisions Schedules (LPS). The TPS establishes consistent statewide land use rules through SPPs and LPS. ³	This study supports the TPS by informing potential amendments to the LPS to accommodate industrial land, ensuring consistency with statewide planning provisions.
Local Provision Schedule	The LPS applies the TPS to each municipal area and includes zone and overlay maps, local area objectives, code lists, particular purpose zones, specific area plans, and any site-specific qualifications. ⁴	This report will inform the LPS for Break O'Day, ensuring future industrial land is appropriately zoned and strategically located.
Northern Tasmania Regional Land Use Strategy	The Regional Land Use Strategy is the statutory regional plan for Northern Tasmania. The NTRLUS determines the strategy and policy basis to facilitate and manage change, growth and development to 2032. The NTRLUS also guides the regional land use and identifies industrial land as essential for economic development and land protection. ⁵	This report aligns with NTRLUS by identifying industrial land in a way that supports regional economic development, protects industrial land from conflicting uses, and considers infrastructure access.
Statewide Industrial Land Study 2025	The Statewide Industrial Land Study (SGS Economics and Planning, 2025) assesses industrial land supply and demand across all Tasmanian local government areas. It identifies locally significant industrial land directions for each council, including investigating light industrial rezoning at Scamander and Beaumaris, addressing flood constraints at Fingal, and maintaining local industrial capacity at St Helens while balancing residential interfaces.	This study responds directly to the Statewide Study's directions for Break O'Day, providing the local evidence base to progress place-specific industrial land planning across St Helens, Scamander and Beaumaris, St Marys and Fingal.
Tasmanian Advanced Manufacturing Action Plan 2024	The Tasmanian Advanced Manufacturing Action Plan provides a framework of actions that the Tasmanian Government will undertake to provide support to the state's advanced manufacturing sector to enable the industry to grow its capability and to become more successful and sustainable. ⁶	This project enables land use planning to support emerging manufacturing needs, ensuring the availability of land suitable for high-value industry and innovation.
Strategic Asset Management Plan 2020-2029	This Strategic Asset Management Plan takes the organisational objectives in our Strategic Plan, develops the asset management objectives, principles, framework and strategies required to achieve our	Ensures that future industrial land planning aligns with infrastructure capacity and

³ Planning Scheme Viewer

⁴ Planning Scheme Viewer

⁵ Northern Tasmania Regional Land Use Strategy

⁶ Final Report Advanced Manufacturing Action Plan 2024.pdf

	organisational objectives. The Plan also guides efficient and sustainable management of public infrastructure and assets. ⁷	supports sustainable investment in local assets.
Community Infrastructure Design Guidelines 2013	The Community Infrastructure Design Guidelines establishes a manual for the selection and placement of urban infrastructure within the different townships of Break O'Day. ⁸	This study supports quality design and integration of industrial land into the broader community infrastructure network. Encourages compatible development.
Access and Inclusion Action Plan 2024-2026	The Access and Inclusion Action Plan is a strategic commitment by the Council to foster a more inclusive, accessible, and equitable community for people of all abilities. The plan recognises disability in its broadest sense and seeks to eliminate barriers that prevent participation in the community. ⁹	This study supports equitable access to industrial employment and services by considering inclusive infrastructure design and transport options in industrial land planning.
St Helens Township Plan 2022-2025	The St Helens Township Plan is used to guide development and land use decisions within the St Helens area to support local growth, amenities, and sustainable development. This plan highlights a strong community focus on improving infrastructure accessibility. ¹⁰	This study aligns with this plan as it focuses on aligning industrial land planning with local priorities for growth and economic development in St Helens, ensuring compatibility with surrounding land uses.
Fingal Township Plan 2022-2025	The Fingal Township Plan outlines a collaborative strategy between the local council and the community to help guide development and improvement efforts over a three-year period. The plan outlines the goals for the social, economic, and environmental development of Fingal, focusing on sustainable community growth. ¹¹	This study ensures that industrial land considerations are consistent with the Fingal development goals outlined in the plan, enhancing the local employment opportunities and infrastructure use.

⁷ Strategic Asset Management Plan 2020-2029.pdf

⁸ bcdc.tas.gov.au/wp-content/uploads/2018/06/FinalBOD_MMP_Community-Infrastructure-May-2013-1.pdf

⁹ Access and Inclusion Action Plan 2024-2026.pdf

¹⁰ St Helens Township Plan V2.pdf

¹¹ Fingal Township Plan V1.pdf

APPENDIX B

Appendix 2: Labour force participation rates, Break O'Day

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
15-24 years	69%	56%	73%	69%	71%	67%	64%	63%	64%	60%
All ages	45.8%	45.9%	45.6%	46.6%	46.1%	46.2%	47.1%	47.4%	47.9%	46.3%

Source: REMPLAN Small Area Labour Force

*Note: This data is the total average across each quarter (Q1 March, Q2 June, Q3 September, Q4 December) for each year

Appendix 3: Employment by Industry 2011-2021

Industry	Jobs		10-year annual growth
	2011	2021	
Information Media and Telecommunications	10	11	1%
Financial and Insurance Services	15	15	0%
Rental, Hiring and Real Estate Services	33	19	-5%
Electricity, Gas, Water and Waste Services	17	22	3%
Arts and Recreation Services	15	24	5%
Wholesale Trade	29	27	-1%
Mining	63	41	-4%
Other Services	28	54	7%
Transport, Postal and Warehousing	89	62	-4%
Administrative and Support Services	25	65	10%
Professional, Scientific and Technical Services	37	69	6%
Manufacturing	107	95	-1%
Public Administration and Safety	111	98	-1%
Construction	84	146	6%
Education and Training	177	169	0%
Agriculture, Forestry and Fishing	183	203	1%
Retail Trade	231	249	1%
Accommodation and Food Services	208	254	2%
Health Care and Social Assistance	208	265	2%

Source: REMPLAN Community

Appendix 4: Top 15 industries ranked by number of business entries from 1 Jan 2020 to 31 Dec 2024

Rank	Industry	2020	2021	2022	2023	2024	Total
1	Construction Services	4	6	4	5	2	21
2	Accommodation & Food Services	1	6	6	5	1	19
3	Professional, Scientific & Technical Services	2	5	3	4	3	17
4	Retail Trade	3	3	4	2	4	16
5	Livestock, Grains & Other Agriculture	1	4	3	2	1	11
6	Health Care Services	5	0	3	0	1	9
7	Property Services	1	3	3	0	1	8
8	Construction	1	3	2	1	0	7
9	Agriculture, Forestry & Fishing Support Services	4	0	0	1	1	6
10	Administrative & Support Services	0	1	2	3	0	6
11	Residential Care & Social Assistance Services	1	3	0	1	0	5
12	Forestry, Fishing & Hunting	2	0	1	1	0	4
13	Postal & Courier Pick-up & Delivery Services	0	2	0	2	0	4
14	Food Product Manufacturing	0	0	0	1	2	3
15	Metal & Metal Product Manufacturing	0	1	1	0	1	3
16	Transport	0	1	1	1	0	3
17	Repair, Maintenance & Other Services	1	0	0	1	1	3
18	Personal	1	0	1	1	0	3

Source: ABR, February 2025 (compiled by REMPLAN). Includes only businesses registered for GST. Excludes certain non-trading entities.

Appendix 5: Location quotient for Break O'Day Industry Sectors

Industry	LQ 2021	Job Change 2016-2021	Jobs 2021	LQ 2016
Non-Metallic Mineral Product Manufacturing	6.087191554	-3.0%	36	8.296036552
Forestry, Fishing & Hunting	3.368299886	-8.7%	40	4.661821144
Aquaculture	2.317663318	3.4%	46	2.62425646
Beverage Product Manufacturing	2.264580191	22.4%	22	1.196242261
Technical Equipment & Appliance Manufacturing	2.253604843	17.1%	11	0.813182613
Agriculture, Forestry & Fishing Support Services	2.078958864	-2.2%	17	3.065666308
Mining	2.047261733	5.2%	36	1.954976306
Livestock, Grains & Other Agriculture	1.98196988	1.6%	134	2.008424465
Postal & Courier Pick-up & Delivery Service	1.878283059	-4.2%	29	2.986958573
Accommodation & Food Services	1.661129915	2.3%	262	1.679474919
Transport Equipment & Parts Manufacturing	1.546542569	19.1%	12	0.672886272

Source: REMPLAN Economy

Appendix 8: Employment forecasts, selected industrial sectors (Place of Usual Residence)

Industry	2021	2026	2031	2036	2041	2046
Construction	185	192	189	191	198	206

Manufacturing	114	100	98	98	101	104
Other Services	53	59	58	58	60	62
Transport, Postal & Warehousing	61	62	56	54	52	53
Wholesale Trade	25	23	22	22	22	22

Source: REMPLAN

APPENDIX C

A Multi-Criteria Analysis (MCA) was used as an initial screening tool to identify parcels with relative potential for future industrial or employment land investigation. The MCA was not used as a final site selection tool. It provided a structured way to compare a large number of parcels before applying planning judgement, Council officer review, township-specific considerations and the detailed site assessment framework.

The analysis was applied to cadastral parcels within the key Break O'Day localities considered relevant to the study, including St Helens, Scamander, St Marys, Stieglitz, Fingal, Beaumaris, Binalong Bay, Falmouth, Akaroa and Cornwall. Parcels were not excluded at the outset on the basis of current zoning or land use, as the purpose of the MCA was to identify relative physical, locational and infrastructure suitability before further filtering.

The MCA considered a range of factors relevant to industrial land suitability, including:

- parcel size
- proportion of land not affected by key mapped constraints
- slope and general landform
- proximity to sewer infrastructure
- proximity to water infrastructure
- proximity to the road network, including higher-order roads
- proximity to high-voltage electricity infrastructure.

Mapped constraints considered in the analysis included flood-prone land, indicative buffers to residential and other sensitive uses, and selected planning code overlays relating to natural assets, scenic protection and coastal hazards. Bushfire hazard was not used as a primary differentiating constraint because it applies broadly across much of the municipality and was therefore less useful for comparing relative suitability at this initial screening stage.

Each factor was standardised to a common 0 to 1 scale, where higher scores indicate more favourable conditions. Area-based measures considered the proportion of each parcel affected by constraints or suitable landform, while distance-based measures considered relative proximity to key infrastructure and access networks. The factors were then combined using a weighted scoring process, with stronger emphasis placed on landform, servicing proximity and access considerations.

The resulting MCA score should be interpreted as an indicator of relative opportunity, not a determination that a site is suitable or developable. Higher-scoring parcels generally had a stronger combination of size, flatter land, fewer mapped constraints and better

proximity to infrastructure. Lower-scoring parcels generally had greater constraints, smaller functional areas or weaker access to infrastructure.

For interpretation, MCA scores were grouped broadly as follows:

- High potential: generally above 0.70
- Moderate potential: generally between 0.50 and 0.70
- Low potential: generally between 0.30 and 0.50
- Unsuitable or low suitability: generally below 0.30.

These thresholds are indicative only. They were used to support initial screening and mapping review, not to make final planning recommendations.

Following the MCA, Council officer review was used to incorporate local operational knowledge, known site constraints and practical delivery considerations not fully captured in the spatial data. A further filtering process was then applied to consider settlement relationships, infrastructure feasibility, access, township roles, land use compatibility and likely demand. The remaining parcels were grouped into Strategic Investigation Areas and assessed through the site assessment framework in Section 9.

The MCA has several limitations. It relies on available spatial datasets and does not replace detailed technical investigations, landowner engagement, servicing assessments, environmental studies, traffic analysis or statutory planning processes. It also does not account for all market, ownership, funding or delivery issues. For these reasons, the MCA was treated as one input into the broader strategic assessment rather than as a standalone basis for rezoning or land release.

ACTION	DECISION
PROPONENT	Council
OFFICER	Jake Ihnen, Development Services Coordinator
FILE REFERENCE	031\005\005\
ASSOCIATED REPORTS AND DOCUMENTS	Scamander-Beaumaris Structure Plan – Discussion Paper (October 2025) Scamander–Beaumaris Structure Plan – Final Report (February 2026)

OFFICER’S RECOMMENDATION:

That Council:

1. Endorse the Scamander–Beaumaris Structure Plan prepared by ERA Advisory dated February 2026; and,
2. Note that the Structure Plan will be used as a strategic planning document to inform future land use planning, infrastructure planning and potential amendments to the Tasmanian Planning Scheme – Break O’Day Local Provisions Schedule.

INTRODUCTION:

The Structure Plan provides a strategic framework to guide the sustainable growth, land use planning and future development of Scamander and Beaumaris over the next 15 years which formed part of Councils Annual Plan deliverables.

PREVIOUS COUNCIL CONSIDERATION:**Council Workshop 3 August 2026****Council Workshop April 7 2025**

Scamander Beaumaris Structure Plan Submissions Presentation

Council Workshop 3 March 2025

Update - Expressions of Interest – Scamander Beaumaris Structure Plan & Industrial Land Study – PowerPoint Presentation

Council Meeting 20 January 2025

01/25.16.3.534

Moved: Clr K Wright/ Seconded: Clr B Le Fevre

Development Services release the brief publicly to attract quotations for services specified in the brief.

CARRIED UNANIMOUSLY

Council Workshop 9 December 2025

Presentation from ERA - Post-Round 2 engagement

Special Meeting of Council 29 October 2025

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

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

CARRIED UNANIMOUSLY

Council Workshop 6 October 2025

Presentation from ERA – Scamander Beaumaris Structure Plan

Council Workshop 7 October 2024

Scamander Beaumaris Structure Plan – Brief Development

Council Workshop 2 October 2023

Development Services proceed with the development of a Consultancy Brief for the development of the Scamander – Beaumaris Structure Plan. Additionally, Development Services is to seek contributory funding (50:50) from the State Planning Office.

OFFICER'S REPORT:

Break O'Day Council engaged ERA Advisory to prepare the Scamander–Beaumaris Structure Plan, supported by an earlier Discussion Paper and community engagement process. The project has been undertaken in stages including research and demographic analysis, stakeholder and community consultation, preparation of the draft Structure Plan, public exhibition and finalisation of the document.

The Structure Plan has been prepared to:

- Guide sustainable growth and development between 2025–2040;
- Articulate the community's vision for future land use and development; and
- Identify strategic planning directions and any future amendments required to the Tasmanian Planning Scheme – Break O'Day Local Provisions Schedule.

Consultation

Extensive community and stakeholder engagement was undertaken throughout preparation of the Structure Plan. This included workshops, drop-in sessions, online surveys, written submissions, Councillor workshops and consultation with government agencies and key stakeholders.

The consultation process identified several recurring themes including:

- Managing residential growth while maintaining township character;
- Housing affordability and diversity;
- Infrastructure capacity and servicing constraints;

- Environmental protection and natural hazard management;
- Improved walkability, connectivity and public spaces; and
- Supporting tourism and local economic opportunities.

Key Findings

The Structure Plan identifies that Scamander and Beaumaris are experiencing continued population growth and increasing development pressure due to lifestyle migration, tourism demand and regional growth trends.

Key findings of the report include:

- Existing residential land supply is generally adequate in the short-to-medium term, however long-term planning is required to ensure coordinated and serviced growth;
- Infrastructure constraints, particularly relating to wastewater, stormwater, transport connectivity and servicing, will influence future development outcomes;
- Coastal hazards, bushfire, flooding and environmental values require careful management and should continue to inform future land use planning decisions;
- Protection of township character, environmental assets and scenic values remains a strong community priority;
- Increased housing diversity and opportunities for medium density housing should be considered in appropriate locations;
- Future planning should support local employment, tourism opportunities and improved community infrastructure.

Strategic Directions

The Structure Plan establishes a framework to:

- Encourage sustainable and coordinated residential growth;
- Support tourism and economic development opportunities;
- Improve walkability, cycling and connectivity between activity areas;
- Protect environmental, landscape and coastal values;
- Improve resilience to natural hazards and climate impacts; and
- Inform future strategic planning and potential amendments to Council's planning scheme.

The Structure Plan is intended to operate as a strategic guiding document and does not itself amend zoning or planning controls. Any future planning scheme amendments arising from the document would require separate statutory processes under the *Land Use Planning and Approvals Act 1993* and potential amendment to Councils Local Provisions Scheme (Tasmanian Planning Scheme).

The Structure Plan provides Council with an important long-term strategic planning framework for Scamander and Beaumaris. It is considered that the document appropriately balances future growth opportunities with environmental protection, infrastructure considerations and community expectations.

The final document has been refined following public exhibition and stakeholder feedback and is considered suitable for formal endorsement by Council.

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.

Break O Day Annual Plan 2026 – 2027

Actions:

3.1.1.3 Scamander/Beaumaris Township Structure Plans - Develop Project Brief and engage consultancy to undertake the work.

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

Scamander- Beaumaris Structure Plan

eria

February 2026

Planning today for the
towns we want tomorrow

**PLAY
/ST.**



Break O'Day
COUNCIL

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Glossary and abbreviations

Abbreviation	Definition
ABS	Australian Bureau of Statistics
BoDC	Break O'Day Council
End-of-trip facilities	Amenities provided in workplaces, educational facilities or public spaces that support people who walk, run or cycle as part of their commute or daily activities. They might include secure bicycle parking, showers, change rooms, lockers, repair stations and the like.
Gateway signage	A prominent sign at the entry point to a town to signal arrival and establish a clear sense of place. They typically convey the town's identity and contribute to a cohesive urban design and sense of arrival.
LGA	Local government area
Medium density housing	For the purposes of this structure plan, medium density housing refers to residential development that has a greater density and scale than a single dwelling on a block, such as townhouses, duplexes, shoptops or villas.
NTRLUS	Northern Tasmania Regional Land Use Strategy
RMPS	Resource Management and Planning System
Tourism drawcards	An attraction or experience that encourages visitors to travel specifically to Scamander or Beaumaris, which will boost local visitation, complement and strengthen the town's identity and reputation, and support the local economy. General examples include a small market, local food, wine or artisan producer, public art, a cultural experience, or an iconic building. Local examples include the Gulch and Waubs Harbour in Bicheno, Van Diemens Land Creamery, Eureka Farm local produce, and Pyengana Dairy.
TPPs	Tasmanian Planning Policies
Traffic calming devices	Physical or design features installed on streets to slow down vehicle speeds and improve safety for pedestrians, cyclists and other road users.
Urban growth boundary	A defined limit on where urban development can occur around Scamander and Beaumaris. It provides a separation between urban and rural land to reduce conflict between land uses, and provides guidance of where to direct new housing, services and infrastructure. It prevents urban sprawl and encourages a more sustainable pattern of development.
Wayfinding signage	Refers to signs, symbols and visual cues that help people navigate and orient themselves within and between towns. They may include directional signs, identification signs, information signs, maps or directories. Wayfinding signage enhances the user experience of a public space.



Era Advisory acknowledge palawa as the Traditional Owners of lutruwita (Tasmania).

They are the original custodians of our land, sky and waters.

We respect their unique ability to care for Country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

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Scamander Beaumaris Structure Plan | Break O'Day Council

Photo: Jemma Lough

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Introduction

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Scamander-Beaumaris Structure Plan | Break O'Day Council

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1.1 About the project

Break O'Day Council (BoDC) has prepared a structure plan for the settlements of Scamander and Beaumaris. The plan's main purposes are:

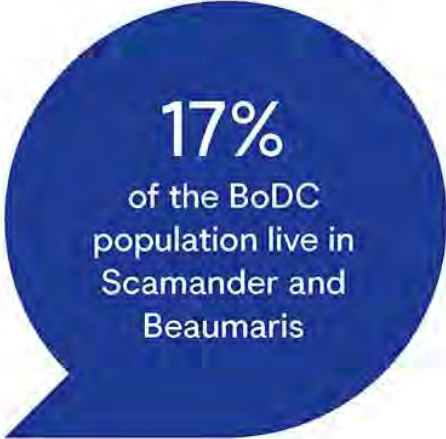
1. Guide the sustainable development of the Scamander and Beaumaris settlements over the next 15 years, 2025 to 2040
2. Articulate Council and the communities' vision for future land use and development
3. Identify required amendments (if any) to the Break O'Day Local Provisions Schedule and provide the required strategic evidence to facilitate these changes.

This structure plan will also help inform the review of the Northern Tasmania Regional Land Use Strategy (NTRLUS).

The structure plan is based on an understanding of community needs, economic opportunities (including emerging industries), population trends, local planning context, and the external 'big picture' environment that all influence the places people want to live, work, visit and invest in. It provides a shared vision for the future of the settlements, developed in partnership with the community, for the community.

The structure plan focuses on the settlements of Scamander and Beaumaris, referred to as the study area and shown in Figure 1. It also considers the surrounding land uses and development, as these provide important context for the two settlements.

The structure plan is to be read in conjunction with the discussion paper. It provides a detailed analysis of Scamander and Beaumaris and identifies the key focus areas for the structure plan.



17%
of the BoDC
population live in
Scamander and
Beaumaris

Figure 1: Study area comprising Scamander and Beaumaris



1.2 What is a structure plan?

A structure plan is a strategic document used by local government to guide the planning, land use and development of a local area. It can be used to guide the application of the planning scheme through zoning, overlays and specific provisions.

A structure plan provides a tangible framework for identifying priorities around the provision of growth opportunities and land for residential, commercial and industrial purposes as well as areas required to be preserved due to natural values, environmental hazards or other reasons.

A structure plan is used to apply higher order planning policies such as State Policies or the NTRLUS at a municipal and/or township scale. The scope of a structure plan can also include urban design outcomes specific to the area, supporting the desired future character.

A structure plan needs to be based on robust data and assumptions to realistically set goals for the future, having regard to potential future scenarios so that Council can effectively respond to changes that may occur. Therefore, a structure plan considers population trends, community needs, local planning context, economic drivers, development trends, and land use demand and supply.

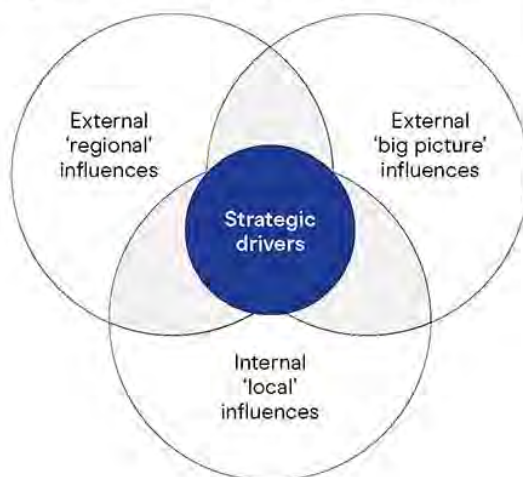
A structure plan is not a population or economic strategy but rather seeks to manage predicted growth and change in an area, having regard to an analysis of the planning environment.

The planning environment comprises three broad components:

- The macro, external 'big picture' environment, which comprises the broader economic, social, technological, environmental, legislative and policy factors that influence what the strategy needs to consider and respond to. Council has no influence over these external factors, and they include the policy settings in the Tasmanian planning system, climate change considerations, and state and federal economic and social policies.
- The micro, external 'regional picture' environment, which comprises the external factors that Council has capacity to influence or shape. These will include community perspectives, population projections, and regional industry and economic drivers.
- The internal 'local' environment, which comprises local, specific factors like land characteristics, infrastructure capacity and Council's strategic plan.

These elements of the planning environment are explored in more detail in the separately available discussion paper.

Figure 2 Elements of the planning environment



1.3 The process

1	June – July 2025 Discussion paper In-depth place research and demographic analysis
2	July – Aug 2025 Community engagement Testing outcomes through stakeholder engagement
3	Sept – Oct 2025 Draft structure plan Preparation of draft planning directions and actions
4	November 2025 Public exhibition Public exhibition of the draft structure plan
5	February 2026 Final structure plan Finalisation of structure plan
6	Ongoing Structure plan implementation Launch of the plan and implementation of actions

1.4 Policy context

Land use and development in Tasmania is undertaken within the framework of a planning system known as the Resource Management and Planning System (RMPS). The RMPS comprises a suite of legislation, supported by a network of planning schemes, policies and strategies. The RMPS provides a legislative framework for decision-making to ensure the sustainable use and development of Tasmania's natural and physical resources.

A structure plan must be consistent with the policies and strategies in this planning system. In other words, the Scamander-Beaumaris Structure Plan does not start with a 'blank slate': it already has a robust policy foundation from which it must be developed.

Key elements in the system which have been considered when developing this structure plan include:

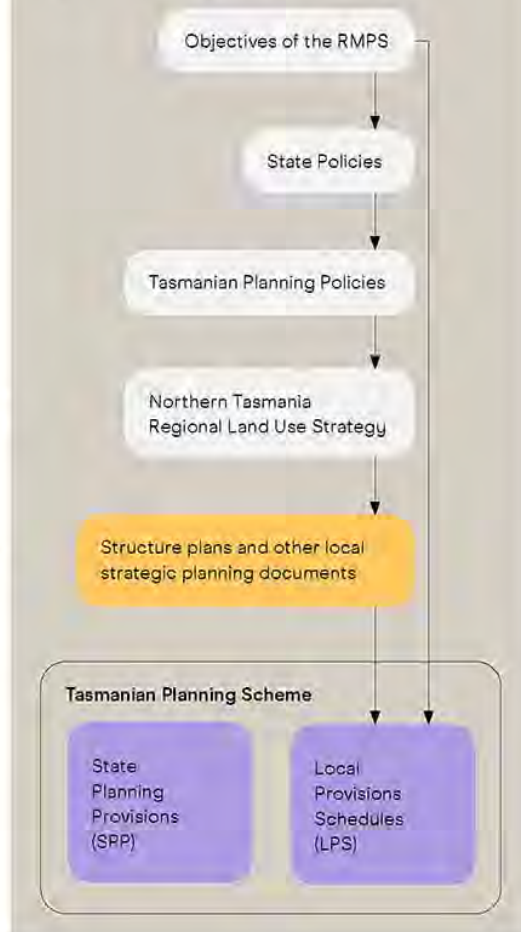
State Policies which are made under the State Policies and Projects Act 1993 and articulate the State's position on significant matters relating to the sustainable development of land. All decisions under the RMPS are required to be consistent with relevant State Policies. The principles and requirements of the State Coastal Policy 1996 has been particularly relevant to this structure plan.

Tasmanian Planning Policies (TPPs) which provide strategic direction on land use planning matters relevant to decisions under the Land Use Planning and Approvals Act 1993. The TPPs have been made and come into effect on 1 July 2026.

The Northern Tasmania Regional Land Use Strategy (NTRLUS) which establishes the medium- to long-term strategic direction for Northern Tasmania. The NTRLUS assigns settlement strategies to towns in Northern Tasmania to prioritise growth. Scamander is currently considered a Rural Town under the NTRLUS, and while not specifically identified, it would meet the criteria for being a Local or Minor Centre under the activity centre hierarchy. Beaumaris would be considered a Rural Locality under the settlement hierarchy, and given its minor role within Northern Tasmania, is not included in the activity centre hierarchy. The NTRLUS is currently under review, and this structure plan will inform that review.

Structure plans are not one of the statutory instruments in the Tasmanian planning system. However, they have a key role in articulating and implementing state level policies and the regional land use strategies at the local level. They also inform the zoning of land through the relevant Local Provisions Schedule under the Tasmanian Planning Scheme. The State Planning Office has prepared structure plan guidelines which have been considered when developing this document.

Figure 3 Planning policy hierarchy



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Community engagement

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Scamander-Beaumaris Structure Plan | Draft for Bay Council

2.1 Engagement process

Community and stakeholder engagement has strongly supported the preparation of this structure plan. Two rounds of engagement were undertaken to obtain feedback from the community. The first was to consult on the draft discussion paper, prior to the preparation of the structure plan, and the second round was to seek feedback on the draft structure plan.

The first stage of consultation sought to understand the values and needs of the Scamander–Beaumaris community today and look to their priorities for the future.

The consultation approach involved early internal engagement, including project team workshops and two Councillor briefings, to build a strong foundation of understanding. The process also included direct outreach to key stakeholders and the community through notifications, newsletters, and social media tailored to reach residents, landowners and local businesses.

The second stage of consultation aimed to gather feedback on the draft structure plan, to test the key principles, directions and actions with the community. The consultation also aimed to educate the community on the broader planning system and the role of this structure plan. The consultation included seeking direct feedback from key stakeholders and the community through notifications, newsletters, and social media tailored to connect with residents, landowners and local businesses. A workshop and two pop-up sessions were also held in Scamander, and an online survey provided a further option for the community to provide comments and feedback.

Feedback from both rounds of engagement was collated into consultation summary reports, which are available on the project website.





Photo: Flow Mountain Bike

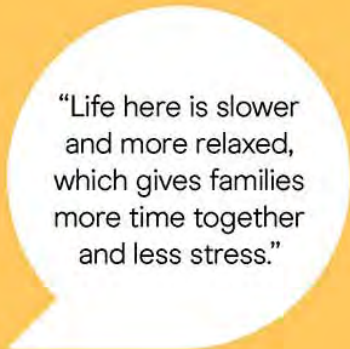
Scamander-Beaumaris Structure Plan | Break O'Day Council

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2.2 Key findings

Overall, the consultation revealed a shared vision for Scamander–Beaumaris as a small-scale, family-friendly, environmentally rich coastal community with enhanced infrastructure, inclusive public spaces, diverse and affordable housing, and balanced economic growth that benefits residents without undermining the area’s unique character.

This feedback strongly informed the preparation of the structure plan.



“Life here is slower and more relaxed, which gives families more time together and less stress.”



“The way the community looks out for each other... there’s a warmth here that makes you feel like you’re part of something.”

Initial community and key stakeholder feedback:

- A want to maintain the coastal village character while supporting sustainable, context-sensitive development.
- Residents emphasised the value of the area's natural environment, coastal lifestyle, relaxed and safe neighbourhoods, and strong community spirit.
- There was a strong desire to preserve local beaches, the Scamander River, Wrinklers Lagoon, and surrounding bushland, alongside biodiversity and scenic values.
- Key priorities identified for a liveable and sustainable future include improved public spaces, more community events and cultural spaces, and the creation of stable local employment opportunities.
- In terms of housing, the community supports lower density, environmentally sensitive, affordable options for locals, downsizers and young families, and adequate infrastructure to support sustainable growth.
- The Scamander Sports and Community Complex was recognised as a valuable but underutilised asset.

Draft structure plan feedback:

- General support for the five planning principles with some wording changes suggested to ensure they better align with community values.
- Strong support was provided for the suggested urban growth boundary around Scamander and Beaumaris.
- Concerns about the proposed rezoning of land in Scamander under action R1.3, with concerns raised from an environmental perspective, specifically vegetation loss and runoff into the Scamander River should development density increase as a result of the rezoning.
- Suggestions on the proposed improvements to the Scamander Rivermouth and Beaumaris Park to better align with how the local community would like to use these spaces.

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Photo: Peter Macdonald / iStock

About Scamander and Beaumaris

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3.1 About Scamander and Beaumaris

Scamander and Beaumaris are coastal settlements located on Tasmania's east coast, south of St Helens – the largest township in the Break O'Day Council. The structure plan will focus on the settlements of Scamander and Beaumaris, referred to as the study area and shown in Figure 1.

Both Scamander and Beaumaris are known for their scenic beaches, laid-back lifestyle and community-orientated residents. Each township is distinct with unique identities. Due to their proximity to St Helens, they rely on it for being a district service centre, providing the Scamander and Beaumaris community with a range of goods and services to meet their daily and weekly needs, as well as employment opportunities.

Approximately 17% of the BoDC population live in Scamander and Beaumaris. According to the Australian Bureau of Statistics (ABS) Census of Population and Housing data, in 2021, Scamander had a population of 803 people, and Beaumaris 362 people. Both settlements have grown steadily in recent years, with Scamander experiencing a population growth of 11.7% from 2011 to 2021, and Beaumaris a 28.4% growth over the same period.

There is no social housing provided in Scamander and Beaumaris currently. Social and affordable housing are important housing typologies in a community as they provide affordable, safe and secure housing for low-income earners to ensure they can live and work in the same place. It also increases social inclusion, community cohesion and equality.

Refer to Section 3 of the discussion paper which provides a detailed analysis of Beaumaris, Scamander and BoDC, including population data, housing trends, employment statistics, infrastructure provision, community and recreational facilities, the physical context, natural values and open spaces.

Statistics

The BoDC population has grown 9.3% (2011-21). During that time, Scamander's population has grown by 11.7% to 803 people; Beaumaris' population has grown by 28.4% to 362 people.

While the broader population in BoDC is ageing, this trend is not occurring in Scamander or Beaumaris. The proportion of the population aged over 55 is declining in both towns, albeit slowly.

Scamander had a rate of 30.3% of unoccupied dwellings in 2021 (149 dwellings). Interestingly, Beaumaris has a lower percentage of only 22.1% (45) unoccupied dwellings, indicating that Beaumaris has a greater proportion of permanent residents (77.5%) than Scamander (69.1%).

In Scamander, separate houses comprised about 91% of the housing stock, and Beaumaris had nearly 97% in 2021.

Most houses have three or more bedrooms, indicating that the predominate type of housing is a large family home.

There are 145 vacant and underutilised residentially zoned¹ lots (26.87 ha of vacant land and 31.95 ha of underutilised land) in Scamander and Beaumaris, with 58% of these being in General Residential zone in Scamander, 39% in the Low Density Residential zone in Beaumaris and 3% in the Rural Living zone in Beaumaris.

¹ Comprises General Residential, Rural Living and Low Density Residential zones



Photo: Flew Mountain Bike

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3.2 Demographic snapshot

A demographic snapshot of Scamander and Beaumaris is provided below. For a more detailed analysis, refer to Section 3 of the discussion paper.

If Scamander were home to 100 people, it would look like:

51

Median age
26 younger than 30
38 older than 60

52

Men

82 were born in Australia, and
4 are Aboriginal and/or Torres Strait Islander

48

Women



43

In labour force
30 travel to work by car
1 travels by public transport

2

Unemployed

12

Hold a degree

2.1

Median household size

2

Ave. vehicles per household

1.7

Ave. children per family



If Beaumaris were home to 100 people, it would look like:

50

Median age

27 younger than 30
36 older than 60

54

Men

88 were born in Australia, and
7 are Aboriginal and/or Torres Strait Islander

46

Women



50

In labour force
30 travel to work by car

2

Unemployed

25

Hold a degree

2.2

Median
household
size

2

Ave. vehicles
per household

0.5

Ave. children
per family



04

Planning for the future

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4.1 Identifying key themes

The stakeholder engagement and community consultation undertaken has resulted in the identification of five key themes that are important to the people of Scamander and Beaumaris. These five themes have been used to guide the contents of the Scamander-Beaumaris structure plan:

Residential land
and housing



Industry and
employment



Social infrastructure
and services



Infrastructure and
connectivity



Environment and
landscape



4.2 Residential land and housing

4.2.1 Population projections

This structure plan has relied on a combination of data available from the Department of Treasury and Finance (Tasmanian Treasury), the Australian Government and the ABS to understand the projected dwelling demand in Scamander and Beaumaris. Projecting and forecasting changes in population is not an exact science, but it does provide an indication for planning purposes. It generally does not consider population growth arising from additional employment-generating activities, such as increased tourism, or from external factors such as state or federal economic and development drivers. These may result in a higher growth rate for Scamander and Beaumaris than has been predicted.

It is important therefore that a range of population scenarios are considered and planned for so that the structure plan is responsive in the future and does not become an impediment in the planning system. Seven scenarios have been considered:

1. Tasmanian Treasury high growth scenario²
2. Tasmanian Treasury medium growth scenario³
3. Centre for Population scenario⁴
4. REMPLAN scenario
5. ABS high growth scenario⁵
6. ABS medium growth scenario⁶
7. Historical growth rate.⁷

The scenarios show a significant variation in anticipated population changes in Scamander and Beaumaris, because of different assumptions in each scenario. The largest population increases projected for Scamander, Beaumaris and BoDC are under the historical growth rate scenario. This is followed by the ABS high growth scenario, REMPLAN, and the Tasmanian Treasury high growth rate scenarios, which all have moderate increases in population. The Tasmanian Treasury medium growth scenario, ABS medium growth scenario and Centre for Population scenarios result in low population growth, and the Tasmanian Treasury low growth scenario in negative growth.

² Data obtained from Tasmanian Treasury 2024 population projections released 17 May 2024

³ Data obtained from Tasmanian Treasury 2024 population projections released 17 May 2024

⁴ Data obtained from Australian Government Centre for Population 'Population Statement: Capital city and Rest-of-State Population Projections, 2023-24 to 2034-35', last updated 20 December 2024

⁵ Data obtained from ABS Population Projections by Region, 2022-2071

⁶ Data obtained from ABS Population Projections by Region, 2022-2071

⁷ Data obtained from ABS Estimated Resident Population data by LGA, 2001 to 2024

⁸ Break O'Day Council Local Government Area Snapshot prepared by Future Populations Network

An aerial photograph of a coastal region, likely in Tasmania, showing a dense forest of trees with yellowish-green foliage. A winding road or path cuts through the forest. In the background, a body of water (the ocean) is visible under a clear blue sky. A large, solid yellow graphic in the shape of a house with a chimney is overlaid on the upper right portion of the image. Inside the house shape, there is black text.

BoDC is currently tracking above its projected Tasmanian Treasury high series, led by strong internal migration despite natural decline⁸.

Photo: NB Media courtesy of Harrison Agents

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Scamander and Beaumaris population forecasts

Figure 4 Scamander population forecasts

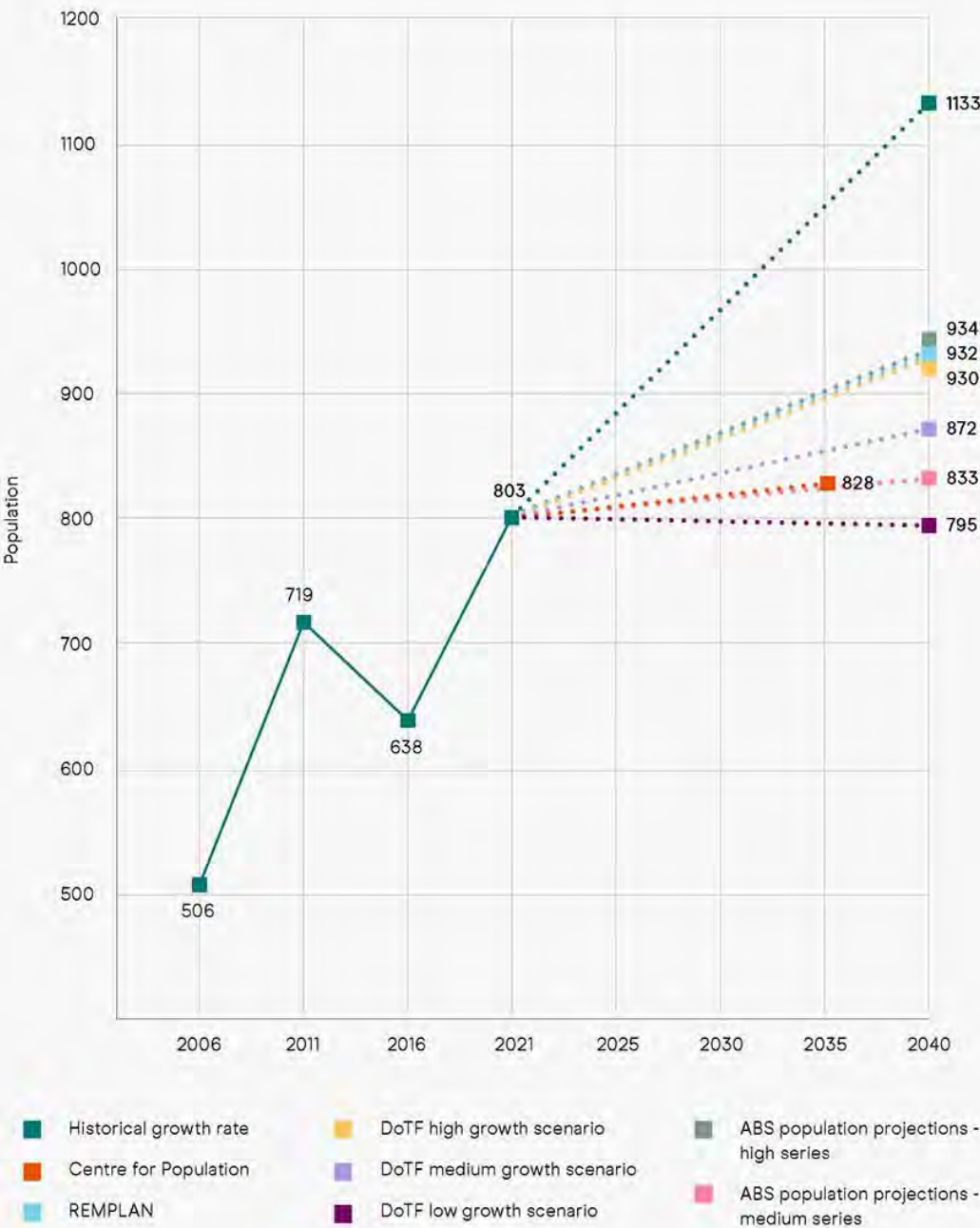


Figure 5 Beaumaris population forecasts

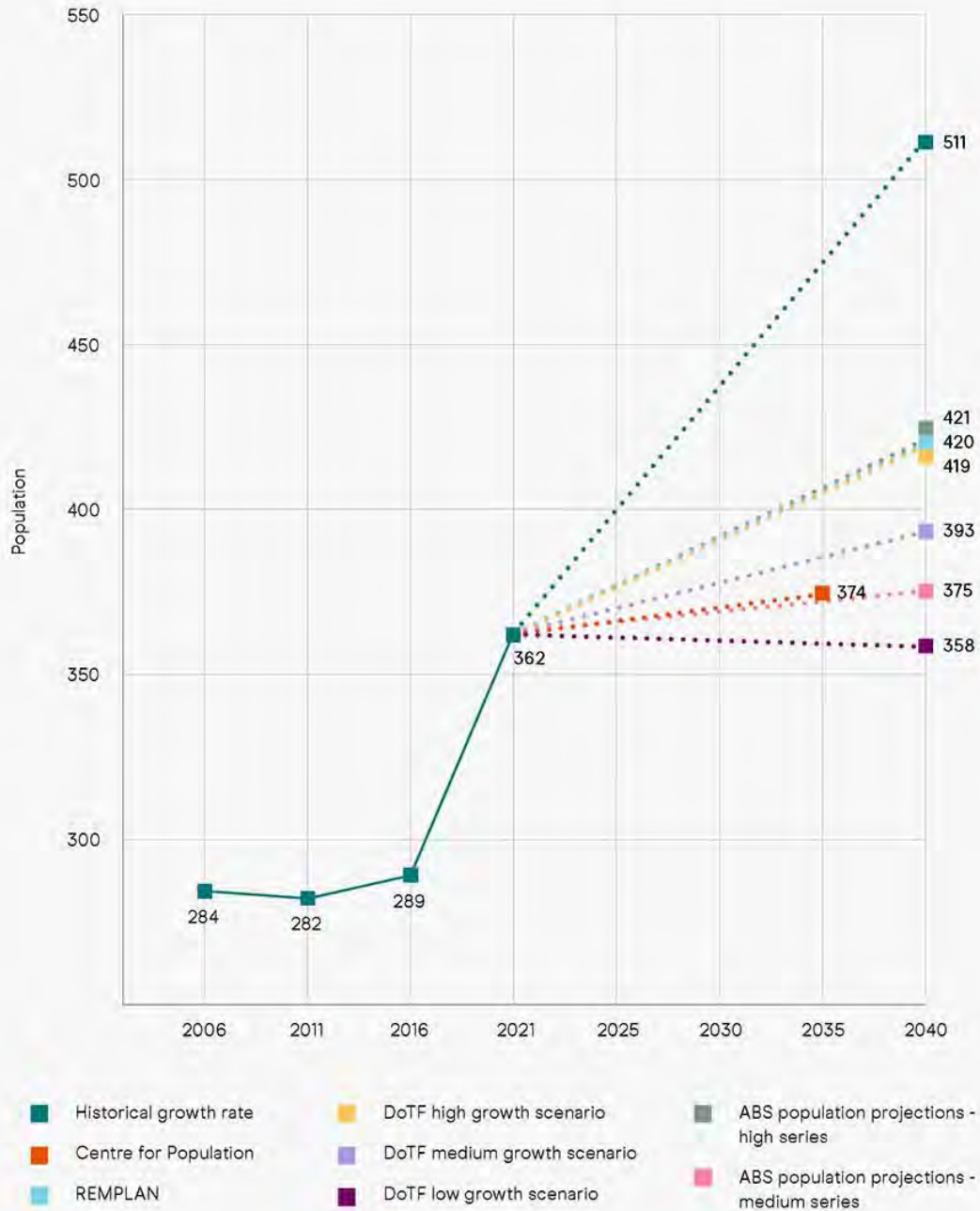


Table 1 REMPLAN growth scenario

	2021	2025	2030	2035	2040
Scamander	803	831	867	900	932
Beaumaris	362	374	391	406	420

Our analysis concludes that the Tasmanian Treasury high growth scenario, REMPLAN scenario and ABS high series population projections likely indicate the growth pattern that will occur in Scamander and Beaumaris over the next 15 years. That is, the population will be growing, but less than it has historically. Accordingly, based on these scenarios, Scamander will likely see a rise in population from 803 residents at the 2021 Census to approximately 932 residents by 2040⁹. Meanwhile, population projections for Beaumaris show a likely increase from 362 residents at the 2021 Census to approximately 420 residents by 2040¹⁰.

In addition to growth in the resident population, it is likely that Scamander and Beaumaris will continue to see an increase in visitors, and a continued interest in holiday homes. At the 2021 Census, nearly a third of dwellings in Scamander were recorded as unoccupied, and about 22% in Beaumaris. For comparison, at the same census, Tasmania recorded 14% of dwellings being unoccupied. For Scamander and Beaumaris, this points to a sizeable number of seasonal or occasional residents who own a second home used as a holiday home or leased via a short-term rental platform. It also indicates that Beaumaris has a more permanent population than Scamander.

As noted previously, Scamander and Beaumaris residents have a median age older than the state average of 42, and younger than the BoDC LGA average of 56, and it is slowly declining. This indicates that younger people are moving into the area, or younger people aren't leaving to the degree they were previously.

The change in age profile means that a diverse housing offering is needed to meet the needs of the population. Currently, residential development in Scamander and Beaumaris predominately comprises three-bedroom detached dwellings, provided in a linear arrangement along the Tasman Highway, adjacent to the coastline and the Scamander River. The housing stock in both towns will need to diversify, particularly to include smaller and affordable dwellings. Diverse housing is critical to ensuring that people of all ages, incomes, and backgrounds can live, work and thrive in the area.

⁹ Based on the Tasmanian Treasury high growth scenario, REMPLAN and ABS high series population projections

¹⁰ Based on the Tasmanian Treasury high growth scenario, REMPLAN and ABS high series population projections

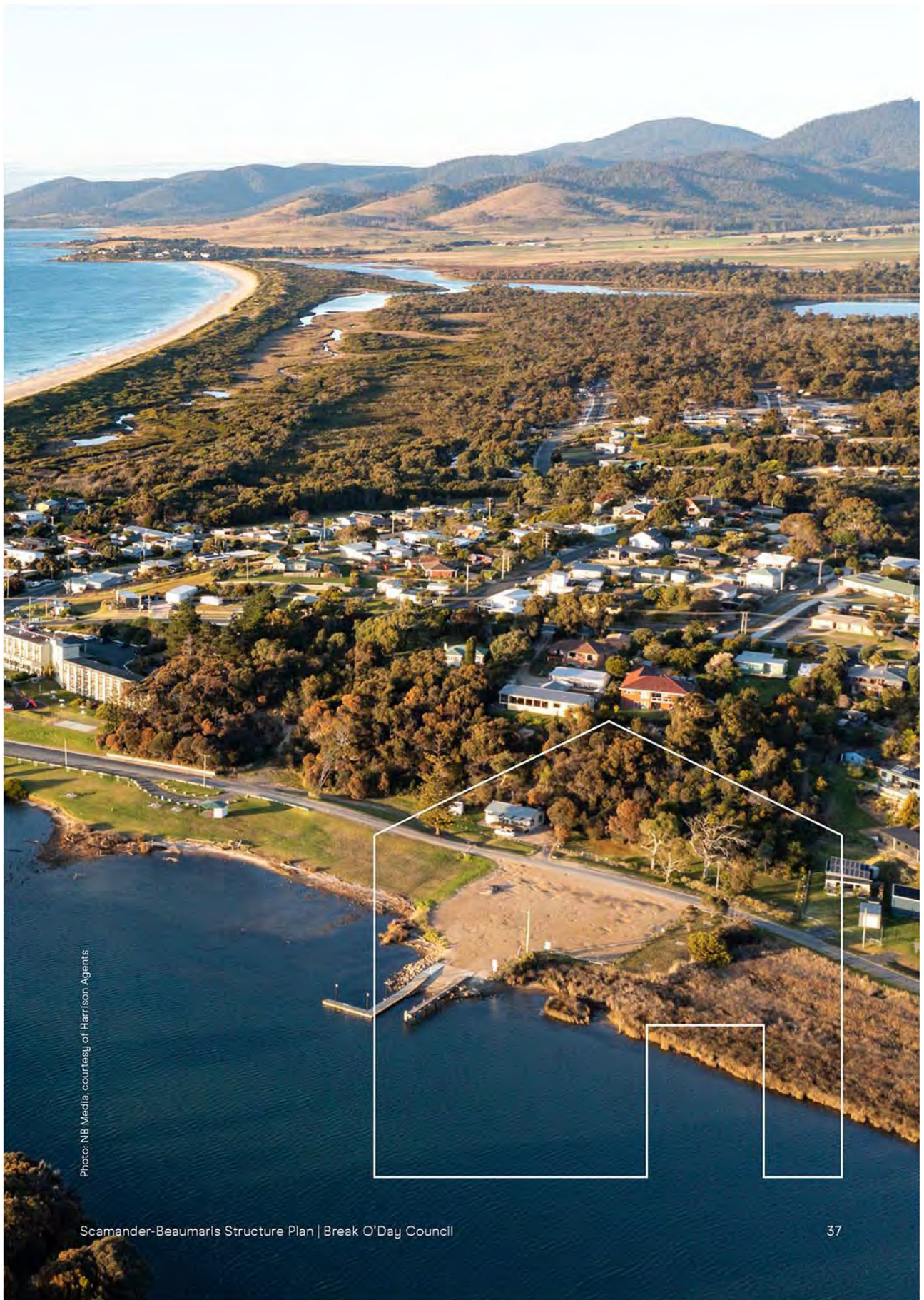
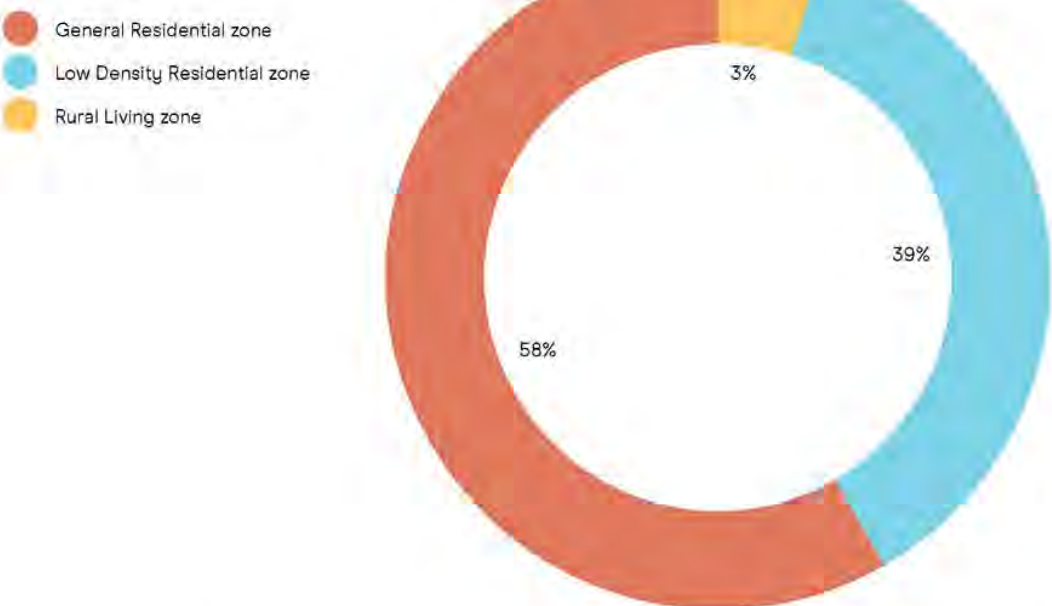


Photo: NB Media, courtesy of Harrison Agents

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4.2.2 Supply and demand

Figure 6 Vacant residential land in Scamander and Beaumaris



Between 2014 and 2024, 445 planning permits were issued for properties in Scamander and Beaumaris. These were for varied use and developments including residential, visitor accommodation, outbuildings, alterations and additions, and subdivisions. Looking only at single dwelling approvals, 103 planning permits were issued for new dwellings in Scamander between 2014 and 2024, and of those, 73 dwellings were issued with occupancy permits. That is an average of 7.3 dwellings built per year and a 70% completion rate. In Beaumaris, 38 planning permits were issued for single dwellings and 31 of those were issued with occupancy permits – an average of 3.1 dwellings built per year and an 82% completion rate.

This doesn't consider the number of subdivisions approved or proposed in the area, particularly in Scamander, in recent years. These will facilitate additional residential development in the coming years and add to the yield across the townships.

The current land supply analysis indicates there are 145 vacant and underutilised¹¹ residentially zoned lots in Scamander and Beaumaris: 58% of these are in the General Residential zone in Scamander, 39% in the Low Density Residential zone in Beaumaris, and 3% in the Rural Living zone in Beaumaris. There are also four vacant or underutilised lots in the Local Business zone in Scamander. Refer to section 3.3.3 of the discussion paper which provides a map showing the locations of vacant and underutilised land in Scamander and Beaumaris.

¹¹ Vacant and underutilised land was determined through a desktop analysis of aerial imagery on the Land Information Services Tasmania (LIST). It includes both private and publicly owned land but excludes easements (that is, land that forms part of the road, railway or footpath network). It is recognised that it may be possible that some land has recently been developed or has been incorrectly classified from that found on the LIST.

Table 2 Anticipated dwelling demand

	Permanent dwellings	Permanent dwellings & holiday homes
Scamander	3.2 houses per year	4.2 houses per year
Beaumaris	1.4 houses per year	1.7 houses per year

Based on the population scenarios outlined in 4.2.1 above, and an average number of people per household of 2.1, it is anticipated that Scamander will require approximately 3.2 new houses per year, and Beaumaris, approximately 1.4 new houses, from 2025 to 2040. These rates are for permanent residents, with Scamander and Beaumaris needing an additional 4.2 and 1.7 houses per year, respectively, if they are to meet demand for both permanent and holiday homes.

The anticipated dwelling demand rates equate to the need for 63 dwellings in Scamander and 26 dwellings in Beaumaris over the next 15 years, to cater for additional residents and visitor demand to 2045. It is noted that this expected demand for housing is less than the historical growth rate that is currently occurring in both Scamander and Beaumaris.

Best practice strategic planning in Tasmania suggests that a rolling 10-20 year supply of zoned residential land should be maintained, with strategic documents such as this structure plan ensuring that up to 15 years growth is identified.

The current supply of suitably zoned and serviced residential land indicates there is more than sufficient land supply in Scamander and Beaumaris. It is, however, critical that available land is suitable to cater for the community's housing needs, including easily accessible and well-located housing for ageing residents and affordable housing for workers. Available land must be in the right zonings and right locations to cater for the future population; providing a range of zonings that reflect the existing and desired future housing typology of an area is an important part of providing a diversity of housing types.

Based on the above findings, Scamander has a theoretical housing supply of approximately 892 dwellings across vacant and underutilised land in the General Residential and Landscape Conservation zones. In contrast, Beaumaris has a theoretical housing supply of approximately 64 dwellings across vacant and underutilised land in the Rural Living (zone C), Low Density Residential and Landscape Conservation zones. Refer to section 4 of the discussion paper for a further analysis of housing demand and yield. It is highlighted that even if relying on historical dwelling approvals of both towns, there is still a significant supply of residentially zoned land.

Table 3 Vacant and underutilised land and potential dwelling yield in Scamander and Beaumaris

Scamander General Residential zone and Landscape Conservation zone¹² land supply analysis

Zone	Vacant and underutilised area (ha)	No. of vacant and underutilised lots	Theoretical dwelling yield	Estimated years supply ¹³
General Residential ¹⁴	68.37	84	886	103-277
Landscape Conservation ¹⁵	51.11	6	6	1-2
TOTAL	119.48 ha	90 lots	892 dwellings	104-279 years

Beaumaris Rural Living zone, Low Density Residential zone and Landscape Conservation zone land supply analysis

Zone	Vacant and underutilised area (ha)	No. of vacant and underutilised lots	Theoretical dwelling yield	Estimated years supply ¹⁶
Rural Living Zone C ¹⁷	5.73	4	2	1
Low Density Residential ¹⁸	14.72	57	57	15-41
Landscape Conservation ¹⁹	255.45	4	5	1-4
TOTAL	275.9 ha	65 lots	64 dwellings	17-46 years

¹² Land in the Landscape Conservation zone in the study area is predominately used for residential purposes, despite the residential use class being discretionary in this zoning. For this reason, it has been considered as part of the residential land supply analysis for the structure plan.

¹³ Based on the Historical growth scenario of 8.6 dwellings per year over the next 15 years, and the Tasmanian Treasury high growth, REMPLAN and ABS high growth scenario, which assume 3.2 dwellings per year over the next 15 years.

¹⁴ Assumes 20% of land area for roads, infrastructure and open space with 600 m² per dwelling in the General Residential zone. Adoption of 600 m² in the General Residential zone is inherently conservative as the permitted dwelling density is 325 m² and the minimum lot area is 450 m². 600 m² was relied upon as size lot is more reflective of the pattern of subdivision in Scamander.

¹⁵ Assumes a lot size of 500,000 m² (50 ha) per dwelling in the Landscape Conservation zone

¹⁶ Based on the Historical growth scenario of 8.6 dwellings per year over the next 15 years, and the Tasmanian Treasury high growth, REMPLAN and ABS high growth scenario which assume 1.4 dwellings per year over the next 15 years

¹⁷ Assumes a lot size of 50,000 m² per dwelling in the Rural Living C zone

¹⁸ Assumes a lot size of 2,500 m² per dwelling in the Low Density Residential zone

¹⁹ Assumes a lot size of 500,000 m² (50 ha) per dwelling in the Landscape Conservation zone



Photo: Emilie Ristevski, Tourism Tasmania

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4.3 Industry and employment

A key component of sustainable population growth and ensuring the population does not continually age is the availability of meaningful employment. Employment opportunities need to both support the population and attract working-age people to the area. The townships' proximity to St Helens is important in this regard.

Feedback received during the community engagement indicated that residents of the two townships are generally satisfied with the current offering of local shops and businesses in Scamander, noting they are suitable to meet daily needs. However, improvements to hospitality and supermarket offerings are desired, along with a local GP. Residents indicated that they are generally happy to travel to St Helens to access broader or more specialised services and facilities, and they appreciate the dual benefits of small town living with convenient access to a key centre.

4.3.1 Commercial and industrial land

Scamander

There are three commercial pockets in Scamander: the area at the Scamander River mouth, a spot zoning capturing the service station on the corner of Tasman Highway and Campbell Street, and the area comprising the small supermarket, pharmacy and part of the caravan park. All areas are along the Tasman Highway. Additionally, there are other non-residential uses dotted along the Tasman Highway including Pelican Sands, a café near Wrinklers Lagoon, and the Scamander Sports and Community Complex, which offers a bar and restaurant to the general public.

Commercial activities are fragmented and primarily along the Tasman Highway corridor, resulting in no central activity centre. The commercial uses and precincts also lack adequate signage and wayfinding for visitors. Feedback from the community engagement indicated that visitors to the town found it difficult to identify the town centre or an appropriate place to stop and enjoy the local shops and businesses.

Beaumaris

Aside from visitor accommodation, Beaumaris comprises one main commercial use, the Surfside Motor Inn, which comprises a restaurant and accommodation, and is in the Village zone. Due to potential conflicts with the predominantly residential development of Beaumaris, and limited opportunities for expansion due to surrounding environmental values, this offering is considered appropriate for Beaumaris; expansion of other non-residential uses should be directed instead to Scamander (or St Helens). It is noted that Beaumaris is also not serviced by reticulated water or sewer infrastructure, which provides additional challenges for commercial activities.

Analysis

The study area solely comprises the Local Business zone to accommodate commercial and industrial uses, with Scamander having two vacant lots (0.84 ha) and two underutilised lots (0.18 ha), collectively comprising 1.02 ha, zoned Local Business. There is no vacant commercial or industrial land in Beaumaris, however, Beaumaris does have land in the Village zone (recognised as a mixed use zone for small towns). Refer to section 3.3.3 of the discussion paper which provides details about the vacant and underutilised land in the Local Business zone.

The four vacant and underutilised lots in the study area are all located in one of Scamander's key commercial precincts, west of the Scamander Avenue (Tasman Highway) at the southern entrance to the Scamander River bridge. This land generally aligns with Steel Street, and some of the land zoned Local Business is used for residential purposes; a key business to this area at 167 Scamander Avenue is zoned General Residential. Accordingly, the zoning could be better aligned with existing uses, and preferred areas for Local Business zoning could be considered, such as along the Tasman Highway and adjoining recreational areas, to facilitate better use of land to serve the ongoing commercial, operational and retail needs of the community and visitors. The amount of vacant land is considered suitable for the size of the township, particularly given St Helens is the primary service centre for the region and is nearby.

There are no industrial uses or industrial zoned land in Scamander or Beaumaris. REMPLAN is reviewing existing industrial land in BoDC (currently located in Fingal and St Helens), and determining what the future demand will be in the LGA to ensure there is sufficient industrial land to meet the community's future needs. The inclusion of any industrial zoned land in the study area in the future should be consistent with the recommendations of REMPLAN's industrial land study.

There is land zoned Utilities in Scamander but not in Beaumaris, as shown in Figure 5 of the discussion paper. In Scamander, land comprising TasWater infrastructure and the waste transfer station are zoned Utilities.

4.3.2 Agricultural land

There is Agriculture zoned land just outside the study area, in Upper Scamander, as shown in Figure 5 of the discussion paper. This area lacks the qualities required for viable agricultural land, including access to commercial water supplies, suitable land areas, and land capability. The Upper Scamander area appears to be primarily used for lifestyle and small-scale farming, suggesting the zoning and current use do not align. Furthermore, the application of the Agriculture zone unnecessarily limits the range of use and development that can occur on the land, whereas a more flexible zone, such as the Rural Zone, could provide for agritourism or similarly agricultural activities that may complement and enhance the offerings of Scamander.

4.3.3 Tourism

BoDC's natural beauty is a significant incentive for tourists to visit, including the Mt William National Park, Eddystone Point, Irapuna / Bay of Fires, Binalong Bay, Fingal Valley, the Blue Tier, Pyengana and St Helens to name a few. These key tourism drawcards have resulted in steady growth in the tourism sector over recent years.

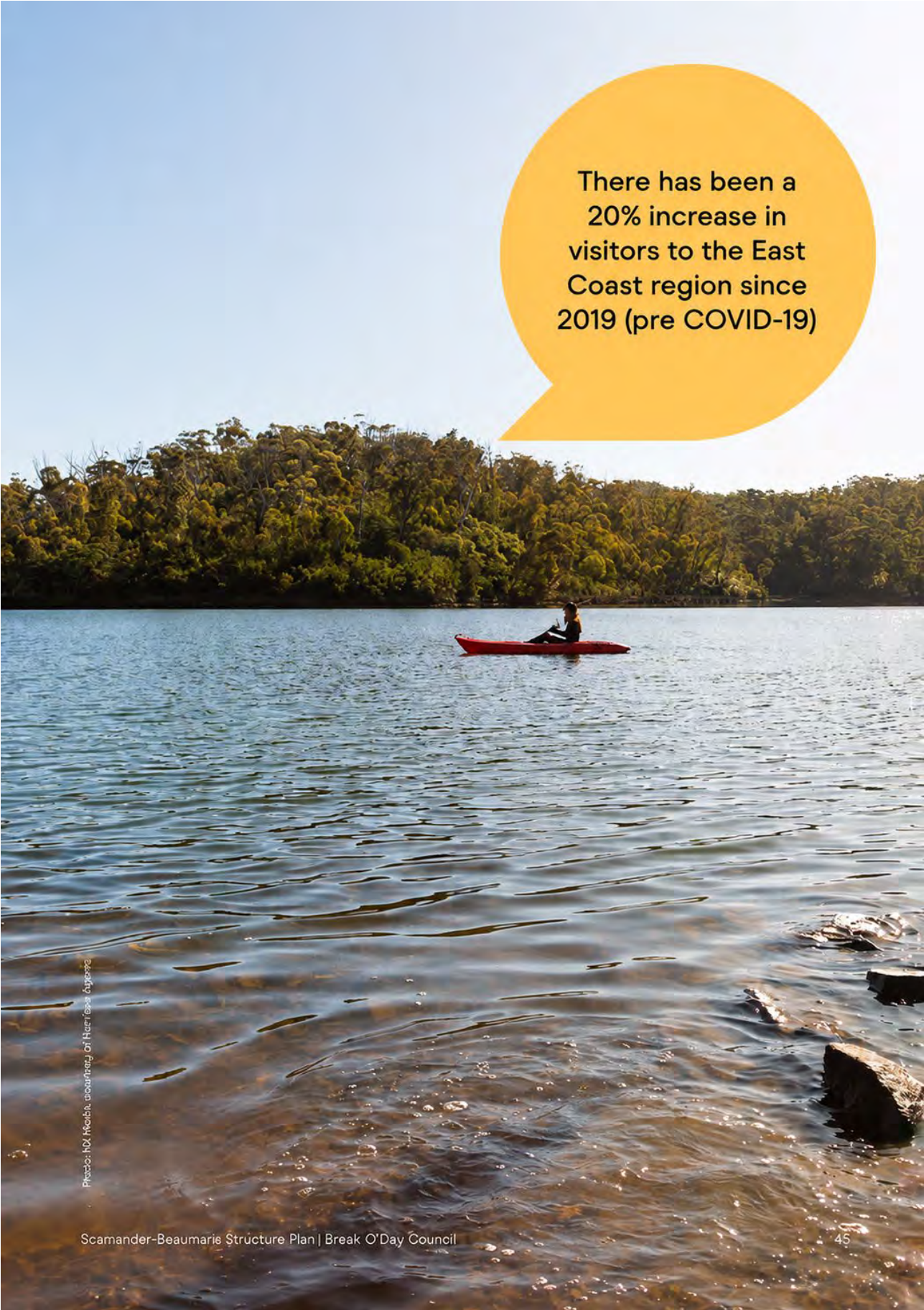
BoDC received 333,315 domestic and 24,339 international overnight visitors in 2023-24, who stayed an average of 2.3 nights in the BoDC area. The Bay of Fires is one of the most-visited locations in BoDC, attracting 196,000 visitors annually. In 2023-24, tourism sales in BoDC totalled \$56.7 million, and the total value added was \$30.5 million.

Tourism plays a key role in the economy of Scamander and Beaumaris, leveraging panoramic lookouts, stunning beaches and unique coastal landforms, and their position along the Great Eastern Drive touring route. The two towns provide a range of accommodation for tourists, including caravan parks, motels and bed and breakfasts, most within walking distance of the beaches and local cafes/restaurants. There are also a number of short-stay, AirBnB-style contemporary accommodation options in the area, attracting visitors to the towns.

East Coast Tasmania Tourism, the region's tourism organisation, has recently introduced the East Coast Positive Impact Plan aimed at fostering sustainable tourism growth while preserving the region's natural and cultural assets. Funding of \$300,000 has been awarded over three years to support the plan's implementation. The funds will be used for research, community consultation and engagement, a place making strategy, and infrastructure projects to align with broader sustainability and regenerative tourism goals.

Earlier in 2025, East Coast Tasmania Tourism connected with communities across the region to listen and learn about what the future of tourism should look like on the East Coast. These insights will shape a draft values framework and broader recommendations, which will be shared with the community for feedback in late 2025.

The Department of State Growth and Tourism Tasmania are also currently implementing an initiative called 'Opening the Gate' to accelerate agritourism in Tasmania. This project works with farmers, food producers and agritourism businesses to explore and embrace new agritourism opportunities to diversify, value-add and connect with visitors; an example is Martha Vale Park near St Helens.

A photograph of a person in a red kayak on a calm lake. The background is a dense forest of trees with green and yellow foliage. The sky is clear and blue. A yellow speech bubble is overlaid on the top right of the image.

There has been a
20% increase in
visitors to the East
Coast region since
2019 (pre COVID-19)

Photo: Kyla Meehan, courtesy of Huerfano, Argentina

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4.4 Social infrastructure and services

Community and recreational facilities are essential to supporting the health, enjoyment and wellbeing of residents. Scamander and Beaumaris have limited local services, as shown in Figure 11 in the discussion paper, and rely on the surrounding towns for a range of services and facilities. A paramedic and local fire station are in Scamander; however, the other closest emergency services are in St Marys and St Helens.

The BoDC has committed to preparing a master plan for the Scamander Sports and Community complex, recognising the significance of the facility to the community.

The Scamander Sports and Community Complex is a key community asset for Scamander and owned by the BoDC. The complex accommodates a nine-hole golf course and club, a bowls green and club, an eight-ball club, and a cricket club with oval and two practice nets. In addition, there are AFL goals at either end of the oval, an asphalt tennis court and a netball court (which is in disrepair). The clubroom facility includes a small bar and restaurant space, with the restaurant and bar open not just to members, but the broader public. This space also doubles as club rooms for the various sporting clubs that operate there.

Scamander and Beaumaris have open space reserves, recreational spaces, public toilets, and parks with children's play equipment. Scamander has a surf lifesaving club near the Scamander River mouth, and both towns have multiple accesses to the coast and beaches for water-based recreation.

There are no schools in Scamander and Beaumaris, with most students travelling to St Marys or St Helens. Ninety Mile Consulting has been engaged to deliver a St Marys and East Coast Tasmania childcare needs analysis. The project is underway and will assess the current and future needs for early childhood education and care and outside school hours care across St Marys and Tasmania's East Coast.

Based on the population and demographic analysis, there is likely to be a need for more health facilities and residential aged care facilities in the broader region.



4.5 Infrastructure and connectivity

The planning, provision and management of infrastructure are essential considerations in land use planning, and important factors in supporting a liveable and accessible community. Infrastructure includes systems for drainage and disposal of sewage and stormwater; water storage, treatment and supply; waste management; energy generation, transmission and supply; communication and digital information; passenger and freight transport and transit; active transport; and associated control facilities.

Strategic land use planning and infrastructure planning must be coordinated and concurrent to ensure reliable services are available at appropriate capacity and function to meet the current needs of a community and future growth targets.

4.5.1 Water and sewer

The urban water supply is managed by TasWater, which has responsibility to source, store and treat raw water and distribute it for domestic, commercial and industrial use. There is reticulated water supply in the urban areas of Scamander, but not in Beaumaris.

TasWater has an active capital works program to upgrade and maintain the state's water and wastewater infrastructure. It has advised that there are minor capacity constraints in Scamander for water supply, with some sections of transfer mains between the water treatment plant and network being undersized. Low flows in the Scamander River can lead to risk of TasWater implementing water restrictions. While this has historically been a rare event, the river ran dry in the 2019/20 summer, which led to Stage 3 water restrictions and water carting from St Helens. TasWater is working on a regional master plan that considers ways to improve the reliability of the East Coast water systems.

TasWater has recently released a suite of nine regional master plans to share their 50 year vision for infrastructure investment in water, sewerage and recycled water. The East Coast Regional - Water and Sewerage Master Plan 2025 states the following with respect to the study area:

- With the Scamander River ceasing to flow for the first time in recorded history in 2019/20 and no large raw storage available, the Break O'Day area is vulnerable to water restrictions.
- Climate change and regional growth are expected to exacerbate the situation. TasWater's water infrastructure mostly has the capacity to meet future demand but is ageing.
- To increase water security, TasWater plan to investigate additional water sources such as groundwater bores at Scamander or the transfer of water from St Helens to Scamander via a pipeline or water carting by 2035.
- TasWater propose to increase the capacity of water storage systems to cater for growth and increasing demand.
- Unoccupied homes and holiday letting in the Scamander/Beaumaris area contribute to highly variable sewage flows and strong summer peaks.
- TasWater sewage assets are ageing, with all treatment plants experiencing operational issues due to dated infrastructure and technologies.
- Parts of TasWater systems are at risk of future climate change impacts such as coastal storm tide and sea level rises.
- TasWater will need to invest in upgrades to enhance the performance of all sewage treatment plants and systems as needed.

Beaumaris has no properties connected to reticulated sewerage infrastructure, while in Scamander, most (but not all) properties in the General Residential zone are connected. TasWater has advised that to accommodate the long-term growth forecast for Scamander, the Bridge Esplanade sewage pump station (SPS), Dune Street SPS and Lagoon Esplanade SPS are in line for upgrades.

4.5.2 Stormwater management

BoDC manages stormwater via the Stormwater Management Specific Area Plan (SAP) in its Local Provisions Schedule of the Tasmanian Planning Scheme. The purpose of the SAP is for stormwater quality and quantity to be managed to protect natural assets, infrastructure and property. In Scamander, this SAP applies to all land currently zoned General Residential, and in Beaumaris, to land currently zoned Low Density Residential.

Climate change is likely to result in heavier rainfall events and increased flood events in Scamander and Beaumaris into the future. As such, it will be important to implement risk mitigation measures and discourage development in areas at risk, especially sensitive uses, in the future. It should also be ensured that infrastructure and services that service a wider area are not exposed to unacceptable levels of risk.



Photo: NB Media, courtesy of Harrison Agents

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4.5.3 Transport

Road infrastructure is key to the effective management of this region. Several road studies and upgrades completed in recent years have resulted in a more strategic regional approach to investment that has a tourism focus on routes including the Great Eastern Drive.

The Tasman Highway is a key transport route owned by the State Government, which has committed to undertaking a corridor study on the entire Tasman Highway Road corridor, including the highway within the BoDC municipal area. This study will look at opportunities and constraints along the corridor and will seek to prioritise projects for future funding. The strategy resulting from this study is expected to be completed in 2026.

Limited public transport is provided via the Tasman Highway connecting the townships north to St Helens, and south to Bicheno, Swansea and Hobart. While the townships' collective population doesn't currently justify expanding the bus network, improving the frequency and reliability of the existing route is vital to serving the community.

The current road networks serve as the initial impression of Scamander and Beaumaris. However, the entrances from both the north and south via the Tasman Highway lack appeal due to neglected fencing, sparse roadside vegetation, and cluttered signage. These issues need attention in order to enhance the visual appeal, appropriately advise visitors of the entrances to the towns and direct them to locations to stop and spend time.

A fully connected and appropriately signposted shared pathway extending through and between Scamander and Beaumaris would encourage walking and active transport and provide safe links within the communities. The need for walking paths to be maintained and enhanced was a key message provided during the community engagement.

4.5.4 Infrastructure provision in Scamander and Beaumaris

The table below provides an overview of infrastructure provision in the study area. Refer to the Figure 10 of the discussion paper for mapping of water and sewer service areas in Scamander and Beaumaris.

Table 4 Study area infrastructure provision overview

	Scamander	Beaumaris
Water	 Reticulated water services are provided in the growth boundary.	 Reticulated water services are <i>not</i> provided in the growth boundary.
Sewer	Limited Limited reticulated sewer services are provided in the growth boundary.	 Reticulated sewer services are <i>not</i> provided in the growth boundary.
Stormwater	 Reticulated stormwater services are provided in the growth boundary.	 Reticulated stormwater services are provided in the growth boundary.
Electricity	 Electricity services are provided in the growth boundary.	 Electricity services are provided in the growth boundary.
Internet	 NBN services are provided in the growth boundary.	 NBN services are provided in the growth boundary.

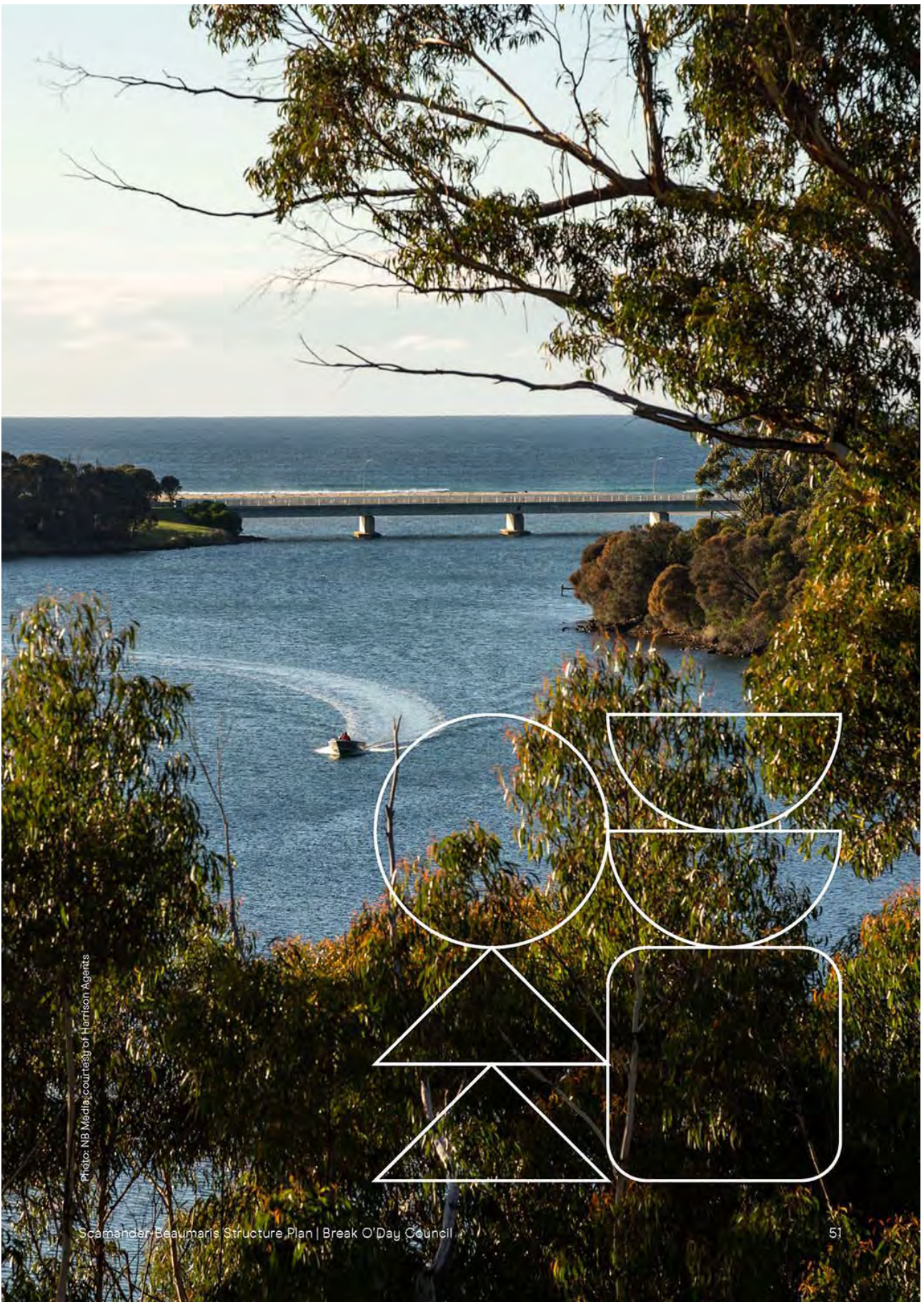


Photo: NB Media, courtesy of Harrison Agents

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4.6 Environment and landscape

Scamander and Beaumaris are located on the eastern coastline of Tasmania, and the townships have naturally developed around vegetation, landforms and waterways, including the Scamander River. The community places a high value on the local environment, as conveyed during the community engagement.

The area is valued for its unspoiled coastline and bush landscapes, clean air and water, and biodiversity. The natural environment provides important habitat for native wildlife and is home to a diverse range of flora and fauna. Nearby wetlands play a key role in supporting healthy waterways and marine industries.

The Scamander River is an important element in the landscape setting and provides a sense of place to the community.

Preserving the natural environment is key to ensuring the long-term productivity of the waterways and rivers throughout and near the study area. When planning for future land use, the protection of these valuable habitats is paramount. As development in a place intensifies, consideration needs to be given to the function and importance of natural areas, including the way in which native fauna access food sources, breeding sites and water.

4.6.1 Scamander River mouth

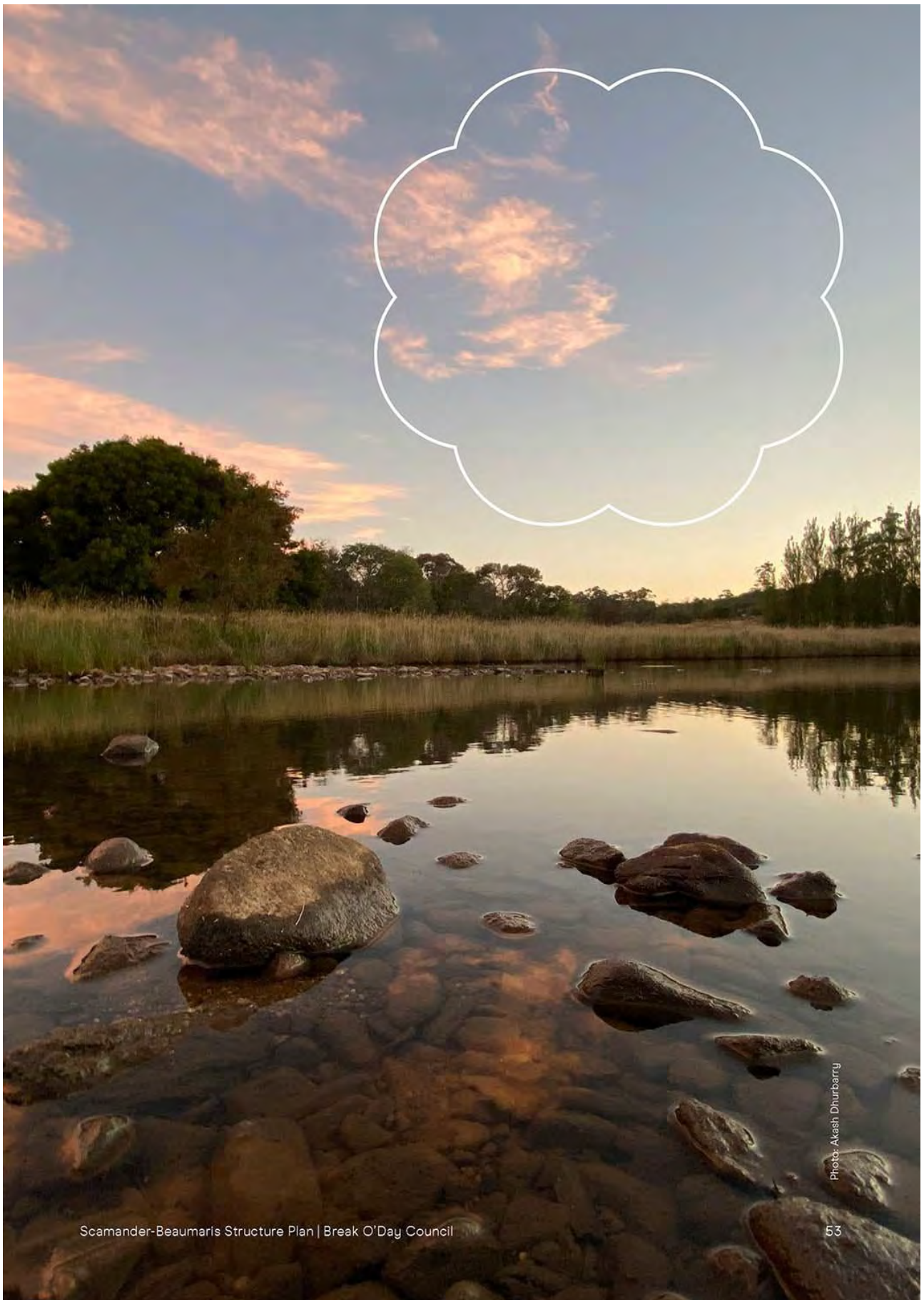
SGS Planning and Economics, supported by Moffatt & Nichol, has been engaged by BoDC to conduct a study and prepare the Scamander River Coastal Hazards Risk Mitigation and Pathways Plan, mitigating immediate risks at the river mouth and planning for future uncertainties.

The study identifies that development has occurred around the Scamander River mouth, and consequently infrastructure and property have been built in hazard zones. Scamander is susceptible to and currently experiences impacts from a number of geohazards, including coastal inundation, coastal erosion, river flooding, and estuarine and river foreshore erosion. All of these are expected to exacerbate in magnitude with climate change. To protect infrastructure and property, it has been necessary to manage these hazards by various means, including a training wall (which has failed and no longer performs a significant function) and foreshore erosion protection, such as mechanical opening of the barway, clearing debris and vegetation management.

The study identifies that without additional interventions the river mouth will likely continue to migrate and will likely cause further erosion of the foreshore. This will lead to impacts on property, infrastructure, land use and services, and the environment. Through further consultation with the community, the consultants will provide recommendations for adaptation pathways and mitigation options to manage the hazard risks.

4.6.2 Bushfire

Both townships are bushfire prone, and several fires have burnt nearby over the past two decades. With the intensity and frequency of bushfires projected to increase due to climate change, it will be important that Council works with the Tasmania Fire Service and key landowners such as Natural Resources and Environment Tasmania and Sustainable Timbers Tasmania to implement strategic, town-scale hazard management responses rather than relying on individual landowners.



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Photo: Akash Dhurbarry

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Strategic context



5.1 Drivers of change

Following the completion of background research, preparation of the discussion paper and community engagement, we have identified major trends that are influencing the strategic planning approach for Scamander and Beaumaris.

A changing population profile

While Scamander and Beaumaris have an older population, consistent with other small towns on Tasmania's east coast, recent demographic trends show that the population is not ageing further – and in fact, the median age is younger than that of the broader BoDC LGA. This suggests that younger people are moving into the area (or not moving out of the area), helping to stabilise the median age and the population profile, and contributing to a more balanced community with a working-age population. This shift highlights the need for housing and services that cater to both older residents and a growing number of younger individuals and families.

Retirees typically exhibit distinct spending patterns and may contribute less to the workforce; however, they generate demand for additional workers in healthcare and community support services. This demographic shift also presents opportunities for businesses catering to the needs of seniors, including healthcare providers, recreational facilities and senior-friendly amenities.

A homogenous housing profile

Scamander and Beaumaris face a growing need for more diverse housing options, as the current stock is dominated by detached dwellings with three or more bedrooms. While this traditional housing form has served past demand, it limits choice for residents and contributes to affordability pressures, particularly for renters, seasonal workers, people on lower wages, and younger people. The lack of social, affordable, and worker housing is a significant challenge, especially as these towns continue to evolve into lifestyle and tourism destinations. Without intervention, this homogeneity risks excluding key groups and undermining long-term community sustainability.

A changing and unpredictable climate

A changing and unpredictable climate is a critical strategic driver in land use and housing planning, especially in coastal and regional areas like Scamander and Beaumaris. The effects of climate change will increasingly impact the towns and will pose challenges for community resilience and strategic planning.

Scamander and Beaumaris are increasingly exposed to climate-related risks such as coastal erosion, sea-level rise, bushfires and flooding. Strategic planning in these areas must prioritise climate resilience by avoiding development in high-risk zones and investing in infrastructure that can withstand extreme weather. Given the vulnerability of local populations, including retirees and seasonal workers, diverse housing is essential to support temporary relocation, adaptive living and long-term safety.

These towns also rely heavily on tourism and natural beauty, which are threatened by climate disruptions. Planning must balance development with the preservation of coastal ecosystems and biodiversity.

The growing visitor economy

The 2030 Visitor Economy Strategy, initiated by Tourism Tasmania, anticipates a substantial influx of visitors to Tasmania: 1.6 million interstate visitors and 400,000 international visitors annually by 2030. The anticipated growth, reflecting an average annual increase of 2.6% from 2025 to 2030, is expected to generate visitor expenditure up to \$5.6 billion by 2030 – more than double the value recorded in 2019.

The surge in visitor numbers directly fuels the economy by bolstering local businesses and creating job opportunities. However, it also alters the demographic makeup of Tasmanian towns, impacting the proportion of permanent residents and seasonality of towns, and necessitating continuous service provision to meet the escalating demand for accommodation, food services and recreational activities.

Beaumaris was historically a holiday town with a high proportion of shack owners and holiday-makers; however, this trend has shifted in recent years, with the latest census data indicating that 77.5% of Beaumaris residents are permanent, an increase from 60.8% in 2016. This is in contrast to Scamander, with 69.1% permanent residents, an increase from 60.9% in 2016.

There will be a need for both towns to balance the impacts of seasonal tourism, and demand for holiday houses, in a manner that both prioritises the local environment and coastal settings but still facilitates and encourages visitors to the area.

Proximity to St Helens

As St Helens is a regional district centre under the NTRLUS, it serves as the hub for essential services, employment, education and retail. Scamander benefits from this arrangement by accessing these services without duplicating them locally, making development more cost-effective and sustainable. This supports the established activity centre hierarchy, which is crucial for efficient infrastructure investment and avoiding fragmented growth across the region. Residents of Beaumaris and Scamander also benefit from the employment opportunities in St Helens.

Beaumaris and Scamander's identity as quiet, nature-focused coastal towns complement St Helens' busier, service-oriented role. Together, they form a tourism corridor that attracts visitors seeking both adventure and relaxation, with Scamander offering surf beaches and nature reserves, and St Helens providing deep-sea fishing and access to the Bay of Fires. Strategic planning should reinforce Scamander's role as a residential and lifestyle town, supporting commuting to St Helens and shared emergency services, especially important given climate risks like bushfires. Maintaining this balance ensures climate resilience, economic efficiency, and alignment with regional planning goals.

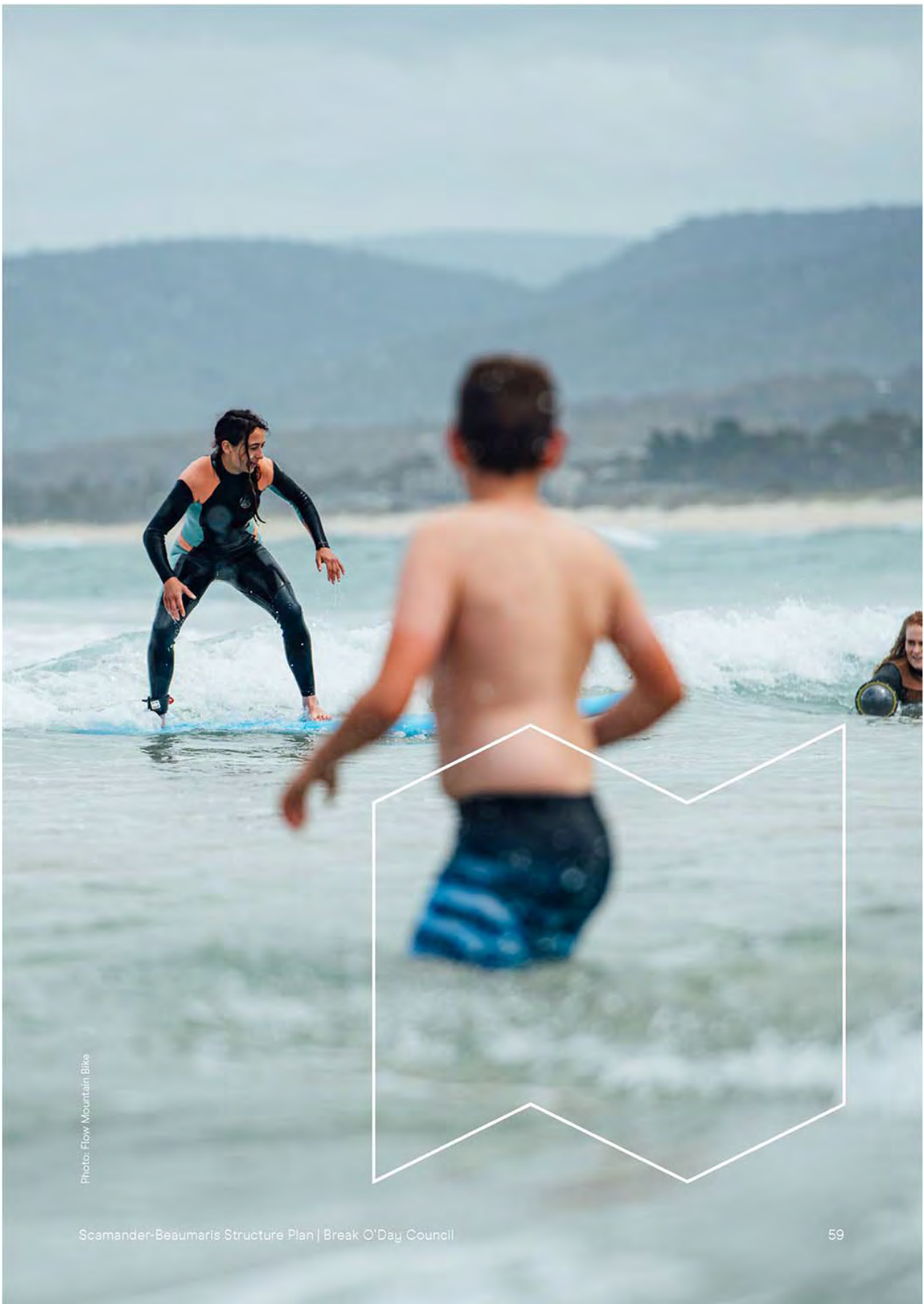


Photo: Flow Mountain Bike

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5.2 Opportunities and challenges

After completing the initial stages of community engagement and undertaking the background analysis, the following strengths, weaknesses, future opportunities and potential threats of Scamander and Beaumaris have been determined.

	Strengths	Weaknesses
Residential land and housing 	— Renting and buying in the study area is comparatively cheaper than other areas in Tasmania. — There is an adequate supply of residentially zoned land and it is primarily in the right locations. — Residential land is well located to natural areas. — The population of Scamander and Beaumaris is ageing at a lesser rate to the wider BoDC	— A lack of housing diversity, with the predominate dwelling type being single, detached dwellings with 3 or more bedrooms. — No social housing in the study area. — Lack of workers accommodation. — Limited supply of rental accommodation given the increase in visitor accommodation; rental vacancy rate at 1% (well below the REIA recommended 3%). — A lot of the housing in bushfire prone areas.
Industry and employment 	— A well-functioning activity centre on the river mouth at Scamander is close to open space, recreational and community facilities. — Scamander River mouth activity centre has a northerly aspect and beautiful views. — All activity centres are on the Tasman Highway, which provides high volumes of people passing through. — Proximity to St Helens both serves the population and provides employment opportunities to the study area.	— Two main activity areas in Scamander for such a small population, with additional non-residential uses sitting outside these main areas. — Absence of a clear recognition of key activity centres. — Fragmented retail offering in Scamander. — Inconsistent signage and wayfinding presence in Scamander and Beaumaris. — Older population with limited future workforce capacity.
Social infrastructure and services 	— There is an adequate supply of local shops and services to meet the needs of residents. — Community cohesion and resilience are strong. — Public open spaces are well located in the towns. — A strong offering of sporting and recreation facilities exists in Scamander, predominately collocated at the Scamander Sports and Community Complex.	— Limited health services provided for an ageing population, requiring travel to St Helens or St Marys. — Lack of pedestrian connections between public open spaces.

Opportunities

- Work with Homes Tasmania and community housing providers to identify locations for social and affordable housing.
- Work with developers to encourage greater housing diversity.
- Prioritise infill locations for future developments rather than any further expansion of town boundaries.

Challenges

- Encouraging developers to include smaller lots in new subdivisions.
- Housing affordability impacting housing opportunities for young families and key workers.
- Continued ribbon-style residential development along the coast.
- Further development into natural areas impacting ecosystems and resulting in tree removal.

- Reconsider the location of Local Business zoned land to better align existing and desired future land uses with the zoning.
- Provide niche tourism products to attract visitors and residents.
- Focus activity centres in Scamander and Beaumaris on tourism and lifestyle opportunities, made possible by proximity to St Helens.
- Locate new and emerging uses and developments in or near Scamander that might not be currently considered and would be a regional or town drawcard.

- Activity centres/areas located primarily along a highway and separated from each other.
- Establishing a consistent character and vision for the study area.
- Providing for the diversification of job opportunities in Scamander and Beaumaris.
- Balancing pressures from both permanent and seasonal populations on town services and infrastructure.

- Investigate the health services required to better support the population to age in place, and what additional health services are required for the ageing population.
- Attract a younger demographic.
- Provide community-led opportunities to contribute to developing a clear town identity.
- Guide social infrastructure to locations where exposure to natural hazards is reduced.

- Staffing requirements for health services and community facilities, together with tourism and visitor use.
- Small permanent resident base in Scamander and Beaumaris to support local volunteer base and participation in community events and sports.

	Strengths	Weaknesses
Infrastructure and connectivity 	— There is a shared pathway from Winifred Curtis Reserve to Beaumaris. — The area is served by the Launceston Airport and the Bell Bay Port. — State Roads is undertaking pavement works in the study area, including 1km of resurfacing in 2025-26 at the southern end of the study area. — TasNetworks does not identify the study area as being included in the poor performing areas in relation to power. — No known capacity issues exist in terms of electricity provision to the study area. — There is reticulated water supply in the residential areas of Scamander, and most (but not all) properties in the General Residential zone are connected to reticulated sewage infrastructure.	— Limited public transport opportunities. — Highly car-dependent population. — The quality of the Tasman Highway within and surrounding the study area. — Conflict and competition between road users along the Tasman Highway and other main roads. — The study area being powered by feeders from the St Marys substation, which are quite long, predominately overhead and exposed to environmental conditions. — Minor capacity constraints in the water supply for Scamander. — Closure of St Marys Pass due to its structural deficiencies and design, or due to landslip, impacts on transport connections from the study area to the wider region.
Environment and landscape 	— There are significant areas of recreational opportunities and open space. — The beaches, river and bushland surrounding the study area provide important recreational spaces for residents and visitors.	— The 1% AEP plus climate change overland flooding depth overlay on the LIST identifies areas where the Tasman Highway may be impacted in storm events. — Development occurring in locations that are at risk of natural hazards such as coastal erosion, riverine inundation and bushfire. — Increasing frequency and intensity of bushfires and heavy rainfall events. — A number of threatened species known to be present.

Opportunities

- Improve walking trails and permeability within and between both towns.
- Prepare clear wayfinding for visitors including identification of car parking and activity centre area.
- Provide parking for larger vehicles.
- State Growth is in the process of auditing bus stops along the Tasman Highway.
- TasWater is working on a regional master plan that considers a range of options to improve the reliability of the East Coast water systems.
- To accommodate the long-term growth forecast for the town, the Bridge Esplanade sewage pump station (SPS), Dune Street SPS and Lagoon Esplanade SPS are in line for upgrades.
- Enhance the gateway treatments at the arrival points into Scamander and Beaumaris.

- Improve street tree plantings and landscaping in public areas.
- Improve the connectivity from the areas zoned Local Business to recreational areas.
- Consider how public open spaces are currently used and speak with the community to determine how they can be better used and allocate funding accordingly.
- Improve the main streetscapes of Scamander and Beaumaris to encourage more activity.
- Adequately plan for development to occur in suitable locations with low risk of being exposed to natural hazards.
- Ensure bushfire risk is adequately managed and evacuation procedures are in place.
- Retain key views from the Tasman Highway to the coast.

Challenges

- Smaller, sparsely populated communities making it hard to provide adequate public transportation and infrastructure.
- Properties not connected to reticulated sewerage infrastructure or water supply in Beaumaris may limit type and scale of development.
- Areas in Scamander and Beaumaris that have problems with stormwater management.
- Council needing to ensure adequate stormwater infrastructure is provided to protect the broader area including the highway.
- A growing population and changing climate potentially challenging the efficacy of emergency management.
- An aquifer under Scamander Avenue (Tasman Highway) leading to ground saturation and seepage when the water table rises in high rainfall events.

- Future development in the area needing to consider protection of the Tasman Highway from flooding.
- Climate change being likely to result in sea level rise, which will continually have a greater impact on the coastlines and waterways in and near the study area as well as increase the severity of weather events.
- Flooding, bushfires and coastal hazards resulting in long-lasting damage to the natural environment, including soil erosion, loss of vegetation, harm to wildlife habitats and water pollution.
- Conflict between development pressures and the protection of natural values.

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PHOTO: IRENE MASON/SHUTTERSTOCK

The structure plan

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6.1 What is the plan?

Scamander and Beaumaris' focus for the future is identifying a sustainable and beneficial growth pattern to add value to the existing towns, enhancing the commercial cores, enhancing waterfront connections, and valuing the existing cultural and environmental context.

The structure plan provides a comprehensive framework for future development and investment in Scamander and Beaumaris over the next 15 years, from 2025 to 2040. It provides a strategic lens for land use and planning decisions relevant to the area and will guide the long-term growth of the town.

The structure plan comprises two key components:



1. A suite of place-based planning principles underpinned by planning policies



2. A framework based on the five key themes, and within these are:
- a. Land use directions aimed at addressing the drivers of change
 - b. Supporting actions to provide a holistic framework for future growth.

The land use directions and supporting actions are also underpinned and consistent with the planning policy framework, as detailed in Section 1.4 above.

6.2 Planning principles

The following planning principles have been established to guide the suite of supporting actions in the Scamander-Beaumaris structure plan:

Protect natural values and coastal ecology

Preserve ecosystems, natural habitats, wildlife corridors and connections to natural assets by protecting natural values, avoiding or managing use and development in areas subject to natural hazards, and responding to topographical features. The precautionary principle should be applied to areas that are known to be vulnerable to hazards, such as bushfires, coastal erosion and flooding.

Responding to climate change should be done strategically, and where possible on a regional or township scale, rather than relying on individual landowner responses.

Encourage active and sustainable transport

Develop a connected network of pathways within and between Scamander and Beaumaris that link key destinations, including shops, services, beaches and public open spaces. Pathways should be safe, well lit, accessible and have appropriate signage to encourage use by locals and visitors. Pathways should reflect the community profile and be usable by children, families and older people.

Enhance commercial centres and economic opportunities

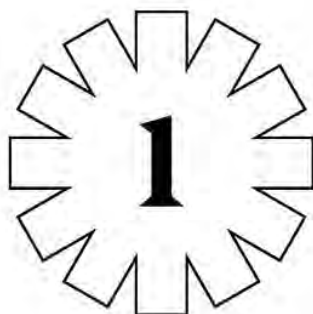
Enhance the liveliness and appeal of Scamander as a vibrant coastal town, establishing an identifiable hub around the Scamander River that is inviting, pedestrian-friendly and accessible, meeting the demands both for locals and visitors. Promote and encourage tourism operations in the right locations that align with the character of the towns.

Strengthen local character and identity

Celebrate the coastal village vibe and strong community values of Scamander and Beaumaris and translate that into a clear and communicable identity that residents are proud of and new residents are drawn to.

Encourage sustainable and affordable housing delivery

Support residents of all ages, at all stages of life, and on a range of incomes to access affordable, safe and secure housing that meets their needs. Promote infill development within the growth boundaries of Scamander and Beaumaris and encourage a diverse range of housing types that are energy efficient and climate resilient. Strike a balance between allowing change to occur, while protecting existing character.





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Photo: NB Media,
courtesy of Harrison Agents

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6.3 Supporting actions

The structure plan is first and foremost a strategic land use document that identifies a clear urban growth boundary for Scamander and Beaumaris to guide and manage sustainable growth and provides zoning recommendations based on detailed analysis and future community needs.

The following tables outline a range of land use directions that have been developed to achieve the planning principles and are consistent with the relevant land use planning policies. Corresponding supporting actions detail how each direction should be achieved, and locations are identified in the corresponding maps at the end of this section.



Residential land and housing

Reference	Land use direction	Supporting actions
R1	Rezone properties to align with this structure plan	R1.1 Investigate rezoning to consolidate the activity centre at the Scamander River mouth, including: — Rezoning four lots around the River Mouth Café from General Residential to Local Business, including 167, 169, 171 and 173 Scamander Avenue, Scamander (CT 12619/4, CT 146903/1, CT 12619/6 and CT 12619/7). — Rezoning four lots from Local Business to General Residential, including 3, 5 and 7 Steele Street, Scamander, and 174 Scamander Avenue, Scamander (CT 18343/57, CT 18343/56, CT 18343/55 and CT 18343/47).
		R1.2 Investigate rezoning land in the General Residential zone that is not sewer serviced land, to the Low Density Residential zone, including: Riverview Road, Lot 2 Riverview Road and 32 Cherrywood Drive, Scamander (CT 185302/0, T 169359/2 and CT 101104/1).
		R1.3 To reflect the existing pattern of subdivision and residential use, investigate rezoning land situated between Riverview Road, Upper Scamander Road, Tasman Highway, and bordered by the General Residential zone to the north, from the Landscape Conservation zone to the Rural Living B zone.
		R1.4 To ensure Council has an appropriate set of use and development standards to assess proposals against and the zone reflects current development and lot size, investigate rezoning the existing cluster of smaller lots on Wigram Street to Low Density Residential from Landscape Conservation.
R2	Obtain input from key stakeholders	R2.1 Investigate Crown land that could be used for social and affordable housing, and present to Homes Tasmania and community housing providers for consideration. A potential location is Crown land managed by NRE Tasmania on Coach Road, Scamander (no title reference) that is zoned General Residential.
		R2.2 Work with the aged care and disability services sector to identify opportunities for the appropriate provision of housing for Scamander and Beaumaris' ageing population and people living with disability.

Residential land and housing

Reference	Land use direction	Supporting actions
R3	Sustainably manage residential development	R3.1 Undertake a residential supply and demand analysis every 5 years to ensure a sufficient supply of housing is being provided to meet current demand. R3.2 Direct residential growth to occur within the urban growth boundaries, as identified in the supporting actions map, for Scamander and Beaumaris. R3.3 Encourage and support medium density residential development in proximity to existing activity centres; Council investigate working with the State and/or Federal government to deliver a medium density development pilot project for a well-located site. R3.4 BoDC to monitor infill and greenfield approvals to ensure an appropriate balance is achieved. R3.5 BoDC to keep regular and accurate records of development and subdivision applications. Data records should include the application date, application number, street address, title, zoning, number of existing dwellings, number of dwellings demolished, number of proposed dwellings, consistent description of proposals with reference to relevant dwelling typology, and the assessment result (approved, refused, withdrawn).

Residential land and housing

Reference	Land use direction	Supporting actions
R4	Diversify housing types and forms	R4.1 BoDC to work with landowners and proponents to increase housing numbers and diversity in established residential areas through infill development.
		R4.2 Increase the supply of affordable housing, social housing, seasonal and key worker housing, residential aged care facilities and independent living units (see R2.1)
		R4.3 Encourage new subdivisions to consider guidance on subdivisions in the <i>Improving residential standards in Tasmania 2024 report</i> prepared by Era Advisory (formally ERA Planning and Environment) for the State Planning Office, and provide: — A range of lot sizes to accommodate a diversity of housing types — Include social or affordable housing — Consider permeability to encourage use of active transport.
		R4.4 Encourage and support high-quality and innovative housing options, with guidance taken from <i>Improving residential standards in Tasmania 2024 report</i> prepared by Era Advisory (formally ERA Planning and Environment) for the State Planning Office, and the <i>Medium Density Design Guidelines 2025</i> prepared by Era Advisory (formally ERA Planning and Environment) for the Department of State Growth. Council investigate working with the State and/or Federal government to deliver a medium density development, pilot project for a well-located site.
		R4.5 Actively engage with local residents, seasonal workers, business owners and community groups to determine whether the right types of housing are being provided in the right locations.

Industry and employment

Reference	Land use direction	Supporting actions
J1	Support additional tourism opportunities	J1.1 BoDC to actively identify and promote sites in Scamander, Upper Scamander and Beaumaris that have the appropriate zoning to accommodate a new destination tourism drawcard or an emerging use. They should complement the coastal lifestyle and existing character, and be developed in collaboration with industry leaders, e.g. East Coast Tasmania Tourism.
		J1.2 Work with developers and the community to ensure that tourism activity provides shared benefits to residents and the towns such as employment opportunities, uses that activate commercial areas, and spaces to provide community connections.
J2	Support commercial operations	J2.1 Work with retail and commercial operators to understand how they can be better supported in the community.
		J2.2 Encourage shops and services that are meant to service the broader municipality to be located in St Helens, so that commercial uses in Scamander can focus on tourism and lifestyle opportunities
		J2.3 Promote the diversification of job opportunities in Scamander and Beaumaris.
J3	Rezoning to align with this structure plan	J3.1 Investigate rezoning land zoned Agriculture in Upper Scamander to a more suitable zoning, such as Rural that would better suit the existing land uses and land capability and provide greater flexibility in terms of future land use and development.
		J3.2 Investigate rezoning land consistent with the recommendations from REMPLAN's industrial land study, to meet the recognised demand for industrial uses in BoDC. A potential site is the Crown land, managed by NRE Tasmania, on Coach Road (no title reference). The part of the site zoned Recreation should be investigated to rezone to Light Industrial, noting a buffer should be retained to the General Residential zoned land to the east.

Social infrastructure and services

Reference	Land use direction	Supporting actions
S1	Ensure community infrastructure meets the needs of the population	S1.1 BoDC to undertake a community infrastructure assessment for the wider BoDC to adequately provide for the current and future needs of the municipality's population over the next 15 years. Community infrastructure includes community centres, parks and playgrounds, sporting facilities, public toilets, educational facilities, health facilities and emergency services, to name a few.
		S1.2 BoDC to actively engage with developers to invest in new aged care facilities in BoDC to better support the ageing population.
		S1.3 BoDC to work with healthcare providers to support the population to age in place.
		S1.4 Encourage new community infrastructure to be in locations where exposure to natural hazards is reduced.
S2	Establish clear town identities and wayfinding	S2.1 Ensure consistent placemaking strategies are applied for both Scamander and Beaumaris.
		S2.2 Improve signage throughout Scamander and Beaumaris, including investigating gateway signage at the entrance to the towns to greet visitors, and wayfinding signage to improve navigation and connections.

Infrastructure and connectivity

Reference	Land use direction	Supporting actions
 C1	Improve road access and safety	C1.1 Work with the Department of State Growth to install traffic calming devices at key locations on Scamander Avenue (Tasman Highway).
		C1.2 Investigate through the Department of State Growth whether safe crossings can be installed at key locations on Scamander Avenue (Tasman Highway).
		C1.3 Provide car, boat, bus and larger vehicle parking and electric vehicle charging stations near the Scamander River edge, and appropriate signage directing traffic to that location.
		C1.4 Formalise key car parks in Scamander and Beaumaris to ensure efficient use.
 C2	Plan for service infrastructure provision	C2.1 Continue discussions with TasWater, TasNetworks and the Department of State Growth on the provision of infrastructure to support the population.
		C2.2 Liaise with the Department of State Growth regarding the appropriate provision of infrastructure at bus stops along the Tasman Highway.
		C2.3 BoDC to ensure adequate stormwater infrastructure is provided to protect the broader area including the highway.

Infrastructure and connectivity

Reference	Land use direction	Supporting actions
 C3	Improve pathways and walking trails	C3.1 Investigate shared use trail opportunities through land behind Scamander that is owned by the Department of Natural Resources and Environment Tasmania. C3.2 Improve pathway connections along the Tasman Highway in Scamander and Beaumaris to ensure continuity and accessibility for all users, and to encourage use of active transport. Ensure all pathways are well lit and have shelters, as needed. C3.3 Investigate feasibility for new pathways and walking trails, including: — Along the Scamander River edge — Yarmouth Creek nature walking trail — Pathways for active transport connections — A walkway under the Scamander River bridge — Pathway continuation north of Beaumaris.
 C4	Encourage cycling as a form of transport	C4.1 BoDC to invest in public bicycle parking infrastructure and encourage end-of-trip facilities to support cyclists.
 C5	Improve permeability for locals and visitors	C5.1 Identify areas with poor permeability by consulting with residents and determining how it can be overcome or addressed. C5.2 Encourage developers to include public walkways and connections through subdivisions to improve permeability and encourage use of active transport.

Environment and landscape

Reference	Land use direction	Supporting actions
E1	Protect natural values and mitigate hazards	E1.1 Adequately plan for development to occur in suitable locations with low risk of being exposed to natural hazards.
		E1.2 Ensure bushfire risk is adequately managed at a strategic, whole of township level and evacuation procedures are in place.
		E1.3 Create a management plan for removal of gorse, blackberries and other invasive weed species.
E2	Enhance the public realm	E2.1 BoDC to encourage investment from both public and private sectors in new street trees to increase canopy coverage in Scamander and Beaumaris.
		E2.3 Develop a suite of appropriate tree species for consistent street tree plantings throughout Scamander and Beaumaris. Trees should be native/endemic species where feasible.

Environment and landscape

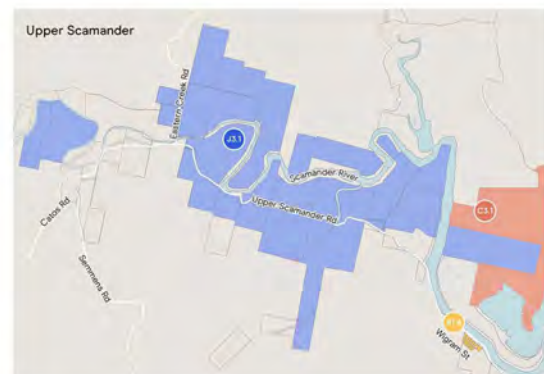
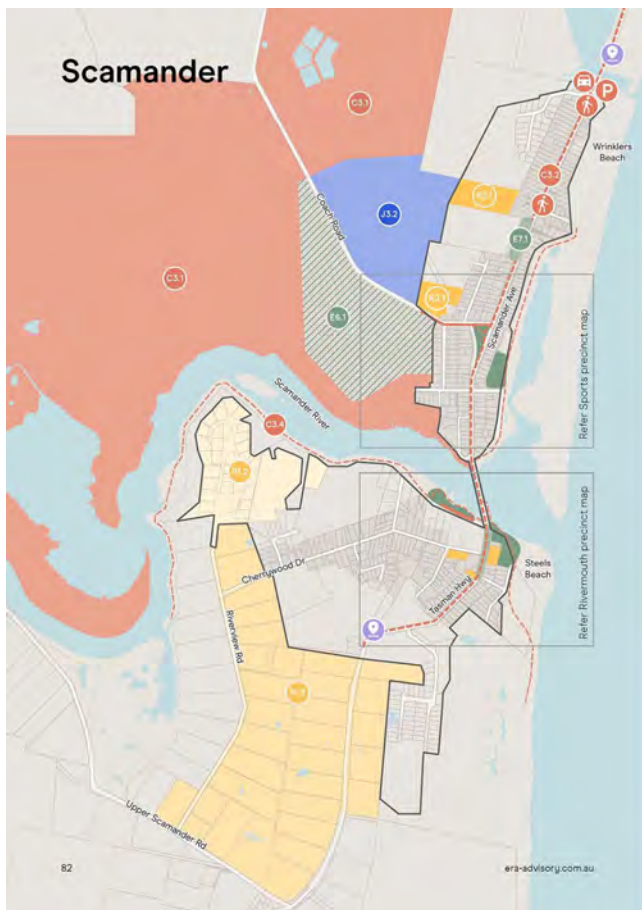
Reference	Land use direction	Supporting actions
E3	Improve the offerings and amenity of Beaumaris Park	E3.1 Enhance Beaumaris Park (CT 118971/1) to be a significant open space asset by working in conjunction with the community to identify practical improvements, such as: — Enhancement and interpretation of existing native vegetation, boardwalk over swale area and gravel trail network — Additional native vegetation plantings — Retention of open space for general active recreation — Consideration to a playground upgrade — Any potential improvements to shelter and picnic facilities and additional seating nodes around the park — Potential repurposing of the existing ball sports hardstand area — Potential formalisation of car parking area and installation of bollards to prevent vehicles having access to the park — Provision of more shade and native vegetation — Limiting pervious surfaces — Park signage and wayfinding.
E4	Enhance the Scamander River Mouth precinct	E4.1 Develop a concept design to consider opportunities for streetscaping, traffic calming, additional parking, opportunities for pop-up food vans, improved public toilets, placemaking, wayfinding, pedestrian connectivity, street furniture, cultural and performance spaces, landscaping and improved amenity. Improvements should consider future coastal hazards and minimise impacts on existing vegetation. E4.2 Improve existing parkland at the mouth of the Scamander River, beach and river connections, opportunities for active and nature play, coastal landscape rehabilitation, and general passive and active recreation opportunities. E4.3 Improve the connectivity from the areas zoned Local Business to recreational areas.

Environment and landscape

Reference	Land use direction	Supporting actions
E4	Enhance the Scamander River Mouth precinct (continued)	E4.4 Scamander River Mouth (including Scamander Avenue) design principles: 1. Human-centered precinct design — Elevate priority of pedestrians and bikes to that existing. — Use traffic calming measures such as raised crossings, and wider footpaths. — Ensure accessibility for all ages and abilities. — Use street furniture, shade, and lighting to enhance comfort. 2. Economic vitality — Encourage a mix of residential, commercial, and cultural uses. — Support pop-up events, street vendors, markets, performances, and art installations. — Design for flexibility to accommodate different activities throughout the day and year. — Support small businesses with adaptable storefronts and outdoor dining. — Use movable furniture for flexibility during events or peak times 3. Green infrastructure — Integrate trees, planters, and enhance existing green spaces. — Use permeable surfaces and rain gardens for stormwater management. — Promote active transport (walking, cycling). — Include bike racks to encourage cycling and active transport. 4. Local character — Reflect local history, art, and community values in design. — Use signage, murals, and materials that resonate with the community. — Involve local artists and residents in co-design processes. — Use temporary installations to test ideas (e.g., widen footpaths over peak tourist period, pop-up events). — Gather feedback and iterate based on community response E4.5 Investigate an appropriate planning pathway to implement the recommendations and actions from the Scamander River Coastal Hazards Risk Mitigation and Pathways Plan into the Break O'Day Local Provisions Schedule.

Environment and landscape

Reference	Land use direction	Supporting actions
E5	Realise the potential of the Scamander Foreshore parkland (Lagoon Esplanade, CT 157111/1)	E5.1 Work with the community to improve general landscaping of the parkland.
		E5.2 Create a flexible open space for catch and kick, a fenced dog park or other recreational opportunities.
		E5.3 Improve foreshore trail connections to/from the parkland.
E6	Improve the Scamander Sports and Community Complex	E6.1 Develop a master plan for the Scamander Sporting and Community Complex (CT 166723/1) to ensure they are used to their full potential by the whole community.
E7	Enhance the precinct surrounding the Scamander supermarket	E7.1 Work with the Department of State Growth to invest in placemaking activities and development to improve the amenity and character of activity centres.
		E7.2 Commercial area design principles: Enhance pedestrian safety and connectivity — Add wayfinding signage to connect the area with nearby walking trails and beach access points. — Widen footpaths — Provide benches and informal seating clusters near the building. — Include bike racks to encourage cycling and active transport. — Work with landowner to formalise car parking Introduce green infrastructure — Plant street trees and shrubs along the road edge for shade, cooling, and traffic calming. — Use planter boxes to define pedestrian zones and add seasonal colour. Traffic calming measures — Narrow the roadway slightly with kerb extensions or painted treatments to slow vehicles. — Use temporary installations to test ideas



- MAP KEY**
- Urban Growth Boundary
 - Cadastral parcels
 - Residential land and housing**
 - R1.2 Investigate rezoning
 - R1.3 Investigate rezoning
 - R1.4 Investigate rezoning
 - R2.1 Investigate social & affordable housing
 - Industry and employment**
 - J3.1 Investigate rezoning
 - J3.2 Investigate rezoning
 - Social infrastructure and services**
 - S2.2 New gateway signage
 - Infrastructure and connectivity**
 - C1.1 Investigate traffic calming devices
 - C1.2 Investigate safe crossing installation
 - C1.4 Formalise key car parking areas
 - C3.1 Investigate NRE land shared trail opportunities
 - C3.2 Improve Tasman Highway pathway connections
 - C3.4 New or formalised pathways & trails
 - Environment and landscape**
 - E6.1 Sports and Community Complex master plan
 - E7.1 Enhance supermarket precinct
- Developed in partnership with Playstreet





07

Implementation, monitoring and review

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Implementation, monitoring and review

The land use directions are for BoDC to consider as strategic opportunities for the future that may require amendments to the Tasmanian Planning Scheme – Break O'Day.

The supporting actions require consideration to identify the associated delivery priority as well as available funding and resourcing.

This structure plan is to be monitored internally by Council's Planning and Development team and reviewed as new ABS data becomes available, once the TPPs have come into effect, and the NTRLUS is updated. Data supporting the structure plan, including the population projections, population forecasts and supply and demand analysis, must be kept up to date to support monitoring and future reviews.

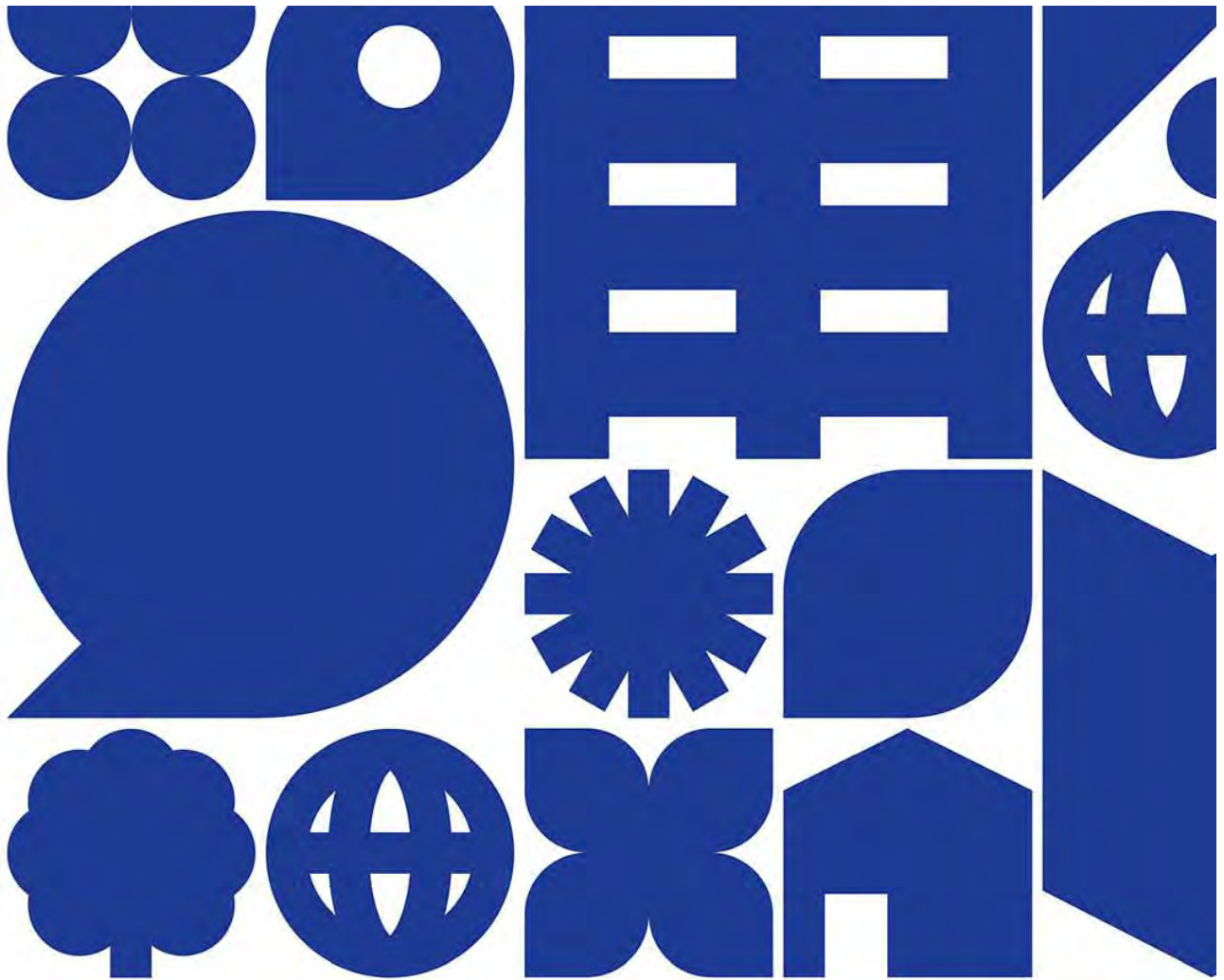


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Scamander-Beaumaris Structure Plan Discussion Paper

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Final | October 2025

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Client	Break O'Day Council
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Document version	Final
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Date	17 October 2025
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Author	Monica Cameron
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Reviewer	BoDC
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Job number	2425-099
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Glossary

Abbreviation	Definition
AAGR	Annual average growth rate
ABN	Australian Business Number
ABS	Australian Bureau of Statistics
AEP	Annual Exceedance Probability
BoDC	Break O'Day Council
CAD	Central Activities District
COVID-19	COVID-19 coronavirus pandemic
DSC	District Service Centres
ERP	Estimated Resident Population
IRSAD	Index of Relative Socio-economic Advantage and Disadvantage
LGA	Local Government Area
LIST	Land Information System Tasmania
LPS	Local Provisions Schedule
LUPA Act	Land Use Planning and Approvals Act 1993
MAC	Major Activity Centre
NTRLUS	Northern Tasmania Regional Land Use Strategy
PAC	Principal Activity Centre
SAC	Suburban Activity Centres
SAP	Specific Area Plan
SEIFA	Socio-Economic Indexes for Areas
SPS	Sewage pump station
TPP	Tasmanian Planning Policies

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1 Introduction

1.1 About the project

Break O'Day Council (BoDC) is preparing a structure plan for the settlements of Scamander and Beaumaris. The plan's main purposes are:

1. Guide the sustainable development of the Scamander and Beaumaris settlements over the next 15 years, 2025 to 2040
2. Articulate Council and the communities' vision for future land use and development
3. Identify required amendments (if any) to the Break O'Day Local Provisions Schedule and provide the required strategic evidence to facilitate these changes.

The structure plan will also help inform the review of the Northern Tasmania Regional Land Use Strategy.

The structure plan will be based on an understanding of community needs, economic opportunities (including emerging industries), population trends, local planning context, and the external 'big picture' environment that all influence the places people want to live, work, visit and invest in. It will provide a shared vision for the future of the settlements, developed in partnership with the community, for the community.

The structure plan will primarily focus on the study area shown in Figure 1, but also consider the surrounding land uses and development, as these provide important context for Scamander and Beaumaris.

1.2 What is a structure plan?

A structure plan is a strategic document used by local government to guide the planning, land use and development of a local area. It can be used to guide the application of the planning scheme through zoning, overlays and specific provisions.

A structure plan is *not* a population or economic strategy. Rather, it seeks to manage predicted growth and change in an area, having regard to an analysis of the planning environment. It sets out clear priorities for where to allow growth – such as housing, shops and industry – and where to protect land because of environmental values, natural hazards or other reasons. A structure plan is used to apply state and regional planning policies, such as State Policies and the Northern Tasmania Regional Land Use Strategy, locally. The scope of this structure plan also includes consideration of key activity areas and identifying the desired future character for the settlements.

A structure plan must be based on robust data and assumptions to set realistic goals for the future. Therefore, a structure plan considers



population trends, community needs, local planning context, economic drivers, development trends, and land use demand and supply.

The planning environment comprises three broad components:

- The macro, external 'big picture' environment, which comprises the broader economic, social, technological, environmental, legislative and policy factors that influence what the strategy needs to consider and respond to. Council has no influence over these external factors, and they include the policy settings in the Tasmanian planning system, climate change considerations, and state and federal economic and social policies.
- The micro, external 'regional picture' environment, which comprises the external factors that Council has capacity to influence or shape. These will include community perspectives, population projections, and industrial and economic drivers.
- The internal 'local' environment, which comprises local, specific factors like land characteristics, infrastructure capacity and Council's strategic plan.

These elements of the planning environment are explored further in this report.

1.3 Purpose of this discussion paper

This discussion paper provides a snapshot of Scamander and Beaumaris now – their character, strengths and challenges. It also provides an analysis of likely trends and the key focus areas for the structure plan.

This paper provides an overview of how the structure plan will be developed. This includes:

- A review of the strategic documentation for the area. This will seek to understand the existing and historical issues facing the area, and consideration of how ongoing issues can be addressed.
- Consideration of current and predicted trends in residential and transient populations and their demographics, tourism demand, and temporary worker and visitor accommodation. What will the community look like in 10 years and how will this change seasonally?
- A review of the existing and potential future capacity of developable land, utilities and community infrastructure. Based on the predicted and desired future community, can the area provide sufficient housing, sustainable utilities, and effective health and wellbeing support?
- Gaining an understanding of the desired future character of each settlement. What does the community want their town to look like over the next 15 years?
- Studying each settlement in relation to the settlement hierarchy and activity centre hierarchy for the municipal areas and region more broadly.
- Current and future consideration of natural values and hazards. What challenges will the area face with changing climate and what values need to be protected?

1.4 Study area

BoDC is located on the east coast of Tasmania, as shown in Figure 2. The local government area (LGA) extends across 3,809 km² from Eddystone Point and Mt William National Park in the north, to Denison River in the south, and the eastern portion of the Fingal Valley to the west. It is an LGA known for its natural beauty and popular tourist destinations such as the historic townships of Fingal, Mathinna and Weldborough, the scenic hub of St Marys, and the coastal settlements of Falmouth, Scamander, Beaumaris, Binalong Bay and St Helens. St Helens is the largest settlement in the LGA and on the north-east coast of Tasmania, and it functions as the main service hub for the BoDC and north-east region.

The structure plan will focus on the settlements of Scamander and Beaumaris, referred to as the **study area** and shown in Figure 1. Approximately 17% of the BoDC population live in Scamander and Beaumaris. In 2021, Scamander had a population of 803 people, and Beaumaris 362 people. Both settlements have grown steadily in recent years.

1.5 The process

Stage 1	June – July 2025 Discussion paper
	In-depth place research and demographic analysis
Stage 2	July – Aug 2025 Community engagement
	Testing outcomes through stakeholder engagement
Stage 3	Sept – Oct 2025 Draft structure plan
	Preparation of draft planning directions and actions
Stage 4	Oct – Nov 2025 Public exhibition
	Public exhibition of the draft structure plan
Stage 5	February 2026 Final structure plan
	Finalisation and formal endorsement by Council
Stage 6	Ongoing Structure plan implementation
	Launch of the plan and implementation of actions

Figure 1: Study area comprising Scamander and Beaumaris



Figure 2: Break O'Day Council LGA map



2 The planning context

2.1 Planning system

2.1.1 Policy framework

Land use and development in Tasmania is undertaken within the Resource Management and Planning System (which is commonly known as the planning system). The planning system comprises a suite of legislation, supported by a network of planning schemes, policies and strategies. The hierarchy of these is shown in Figure 3.

A structure plan must be consistent with the policies and strategies in this planning system. In other words, the Scamander-Beaumaris Structure Plan does not start with a 'blank slate': it already has a robust policy foundation from which it must be developed.

The core planning legislation is the *Land Use Planning and Approvals Act 1993* (LUPA Act). Key statutory documents in the planning system include the *Northern Tasmania Regional Land Use Strategy* (NTRLUS) and the *Tasmanian Planning Scheme – Break O'Day*.

2.1.2 State policies

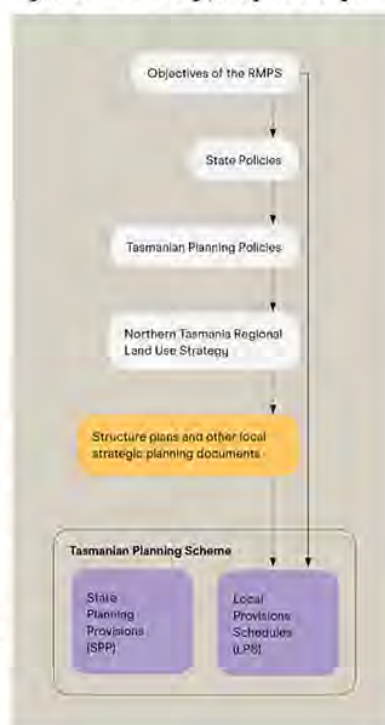
There are four State Policies that the planning system must be consistent with:

- Tasmanian State Coastal Policy 1996
- State Policy on Water Quality Management 1997
- State Policy on Protection of Agricultural Land 2009
- National Environmental Protection Measures (which are recognised as State Policies under the LUPA Act).

Two of these policies are particularly relevant to the structure plan. Key requirements from these policies relevant to the structure plan are as follows:

- New urban development in coastal areas should be primarily located in existing settlements, and ribbon development of residential and other urban development along the coastline is discouraged. This is particularly relevant when considering any expansion of urban development within the settlements of Beaumaris and Scamander.
- Impacts from urban development on water quality should be considered, and opportunities to protect water quality along creeks, rivers and other waterways should be maximised. The study area is on the coast, and it has significant waterways and water bodies such as the Scamander River,

Figure 3 Planning policy hierarchy



Henderson Lagoon, and Wrinkler's Lagoon. A significant aquifer in the study area should be a key water-quality consideration for larger developments.

All agricultural land in Tasmania is important and should be protected from encroachment by other land uses and development. There is land zoned Rural in the study area, but it is for timber production. There is land zoned Agriculture next to the western edge of the study area (Upper Scamander), but it is predominately used for residential and small hobby farms, not larger scale agriculture. A key consideration is how to protect agricultural land – both in and near the study area – that may otherwise become restricted or limited in its use.

The National Environment Protection Measures are statutory instruments that specify national standards for a variety of environmental issues and are primarily relevant to the more detailed planning stage.

2.1.3 Northern Tasmania Regional Land Use Strategy

The Northern Tasmania Regional Land Use Strategy (NTRLUS) is the statutory regional plan for Northern Tasmania. It applies to all land in northern Tasmania, including the LGAs of Dorset, Break O'Day, Flinders, Northern Midlands, Launceston, George Town, West Tamar and Meander Valley. The NTRLUS sets out the strategy and policy basis to facilitate and manage change, growth and development in the northern region to 2032.

In the NTRLUS are four key goals of the Regional Strategic Planning Framework, which are based on Economic Development, Liveability, Sustainability and strong Governance. These goals underpin a vision for the region and are complemented by a set of strategic directions. The goals and strategic directions provide the broad policy framework to guide planning for the region.

The following NTRLUS strategic directions¹ are directly relevant to the Scamander-Beaumaris Structure Plan:

- Add value, diversify the economy and generate jobs.
- Facilitate the needs of small business, including working from home and other flexible/non-traditional locations.
- Coordinate provision of transport, energy, communications and other infrastructure services with appropriately zoned and located land for development.
- Support tourism, culture and arts by:
 - Recognising the 'drivers' of tourism, including natural values, heritage, food and wine, and local character; and
 - Providing for development of tourism products including accommodation.
- Coordinate investment of services to existing and future settlements and plan to maximise integration, community benefit, efficiency and long-term sustainability of service provision.
- Plan for the needs of an ageing population including retaining and attracting a skilled labour supply, to provide for a sustainable future workforce.
- Promote and plan for a diverse range of dwelling types and sizes, including small lot housing and multiple dwellings (to match changes in household size and composition) in locations highly accessible to community services.
- Promote the important role of local character on the economy and the sense of place.
- Improve accessibility through improved walking and cycling networks, and integrated public transport.

¹ Adapted from Part C of the NTRLUS, the Regional Strategic Planning Framework

- Manage the relationship between development and impacts of natural hazards (for example salinity, land instability, acid sulfate soils, bushfire and flood potential, contamination).
- Empower and engage communities to develop community 'visions', build community confidence and support acceptance of change.

The NTRLUS states that all land in the northern region is to be aligned with three land-use categories: urban growth areas, rural areas, and natural environment areas. Urban growth area boundaries are identified in maps D1, D2 and D3 or by settlements categorised according to Table E1 or map E1 subject to local strategy. Urban growth area boundaries for BoDC are not included in the NTRLUS, but they are identified in the BoDC Land Use and Development Strategy 2015. This strategy identifies urban growth area boundaries for both Scamander and Beaumaris, and will be considered further as part of the structure plan preparation.

The Scamander-Beaumaris Structure Plan will consider the classification of Scamander and Beaumaris, and whether there is strategic support for the inclusion of these towns in the urban growth area. As part of the preparation of the structure plan, and per G.2.1.3 of the NTRLUS, an urban growth boundary will be identified for Scamander and Beaumaris to provide clarity when or if rezonings for urban development are proposed in the future.

The Regional Settlement Network Policy and the Activity Centre Hierarchy in the NTRLUS classifies settlements according to their role and function within the region. The settlements in BoDC are identified as below:

- St Helens as being a Satellite Settlement under the settlement hierarchy and a District Service Centre under the activity centre hierarchy²
- St Marys as a Rural Town under the settlement hierarchy and a Neighbourhood or Town Centre under the activity centre hierarchy
- Scamander as a Rural Town under the settlement hierarchy, and while not specifically identified, it would meet the criteria for being a Local³ or Minor Centre under the activity centre hierarchy.

Beaumaris and other smaller settlements would be considered 'Rural Localities' under the settlement hierarchy, and given their minor roles within Northern Tasmania, would not be considered to be included in the activity centre hierarchy.

2.1.3.1 Activity centre network

The NTRLUS identifies the importance of a regional activity centre network to support a wide range of land uses and activities consistent with the role and function of centres described in the Regional Activity Centre Hierarchy. The hierarchy strengthens the region's capacity to deliver high order government, community, commercial and private sector services and facilities through an integrated network of activity centres, and supports the primacy and role of Launceston within the region.

The activity centre hierarchy for BoDC is provided below in Table 1. The key activity centres in BoDC are St Helens, St Marys and Scamander. While the activity centres are described in a hierarchy of importance, in practice they work as a network servicing a broader population centre.

Scamander is generally zoned for urban development along the coast and along the Scamander River to the west. Scamander has two activity centres: (i) accommodating part of a caravan park, the IGA and two small shops, and (ii) currently accommodating a pharmacy. The second activity centre has more of a recreation and lifestyle focus being on the Scamander River mouth, having easy access to the beach and

² Table E.1 of the NTRLUS identifies St Helens as being in a 'Regional Service Centre' which is considered the same as a 'District Service Centre' under Table E.2

³ Table E.1 of the NTRLUS identifies Scamander as being in a 'Local or Minor Centre' which is understood to be the same as a 'Land or Minor Centre' under Table E.2

including uses such as the Scamander Beach Resort and Swims café. However, this activity centre has a misalignment of use and zones, with a key commercial use of the Big River Mouth café being zoned General Residential and land used for residential purposes along Steel Street being zoned Local Business. This activity centre area presents unique opportunities due to its proximity to recreational uses, including the skate park, playground and surf lifesaving club, while having good road access, off-street parking and a northerly aspect.

Table 1 – Activity Centre hierarchy per the NTRLUS

Activity Centre type	Role per the NTRLUS	Centre in BoDC	Response
Principal Activity Centre (PAC)	The primary hub for Northern Tasmania, the region and the Greater Launceston Area in terms of business, government administration, leisure, entertainment and tourism services providing a comprehensive range of services and facilities including public transport. Provides high level of public amenity and quality urban design in both building design and provision of public spaces.	There is no PAC in the BoDC	The PAC in Northern Tasmania is Launceston Central Activities District (CAD) (includes Launceston central business district and inner core frame areas)
Major Activity Centre (MAC)	To provide for a wide range of services and facilities (including offices for business and government) to serve the surrounding subregion, with a strong focus on the retail and commercial sector. MACs offer a high level of public amenity and quality urban design in both building design and public space provision.	There are no MACs in the BoDC	Mowbray and Kings Meadows are MACs. It is unlikely that any MACs will develop in the BoDC.
Suburban Activity Centres (SAC)	To provide for the daily needs of the immediately surrounding area in an urban environment and provide a focus for day-to-day community life. Provides a range of convenience and goods and services as well as some community services and facilities.	There are no SACs in the BoDC	Prospect, Legana, Prospect Vale, Newstead, Ravenswood and Riverside are SACs. It is unlikely that any SACs will develop in the BoDC.
District Service Centres (DSC)	To provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs. Provides that trips to larger centres are only required occasionally.	St Helens	Other DSCs in the NTRLUS include George Town, Longford, Scottsdale, Deloraine, Campbell Town and Exeter.
Neighbourhood or Town Centres	To serve daily needs of surrounding community and provide a focus for day-to-day life within a community.	St Marys	Other Neighbourhood or Town Centres identified in the NTRLUS include Lilydale, St Leonards, Perth, Newnham, Beaconsfield, Evandale, Norwood, Youngtown, Bridport, Trevallyn, Westbury, Waverley, Windsor and West Launceston.

Activity Centre type	Role per the NTRLUS	Centre in BoDC	Response
Local or Minor Centres	To provide a focus for day-to-day life within an urban community.	None specifically identified in the NTRLUS	Scamander would be considered a Local or Minor Centre as it provides limited employment opportunities, small specialty shops and residential land uses.
Specialist Centres	To provide for activity of a specialist nature as defined through specific local area or precinct structure plans. Specialist nature may be of a major infrastructure, educational, health or research or other institutional style facility of regional significance that provides a strong employment and economic development role.	There are no Specialist Centres in the BoDC	The NTRLUS identifies Launceston Airport / Translink and the University of Tasmania City Campus as Specialist Centres.

2.1.4 Tasmanian Planning Scheme

The *Tasmanian Planning Scheme – Break O’Day* came into effect on 23 August 2023. This planning scheme comprises the State Planning Provisions, which provide consistency on use and development standards across the state, and the Local Provisions Schedule (LPS), which provides the zoning, overlays and planning rules specific to the Break O’Day area.

The zoning of land within the BoDC informs the potential supply of future residential land, and the overlays guide development on land subject to considerations such as bushfire, inundation and natural assets.

The following zones are currently used in the Break O’Day LPS under the Tasmanian Planning Scheme⁴. These are also shown in Figure 4 and Figure 5 as they apply to the study area.

- General Residential
- Low Density Residential
- Rural Living
- Village
- Local Business
- General Business
- General Industrial
- Rural
- Agriculture
- Landscape Conservation
- Environmental Management
- Utilities
- Community Purpose
- Recreation
- Open Space
- Particular Purpose

Guideline No. 1 – LPS: zone and code application, issued under Section 8A of the LUPA Act, provides a guide to applying zones and codes under the LPS. The use of these zones will be reviewed as part of developing the structure plan and appropriate recommendations. This will be key to determining the supply and demand for land, particularly in the residential and commercial zones, and whether there is the potential for rezonings or back-zonings to ensure an appropriate supply of land is provided to facilitate and stimulate growth.

⁴ It is noted that the General Business, General Industrial and Particular Purpose zones are not used in the study area.

Figure 4: Residential zoning map

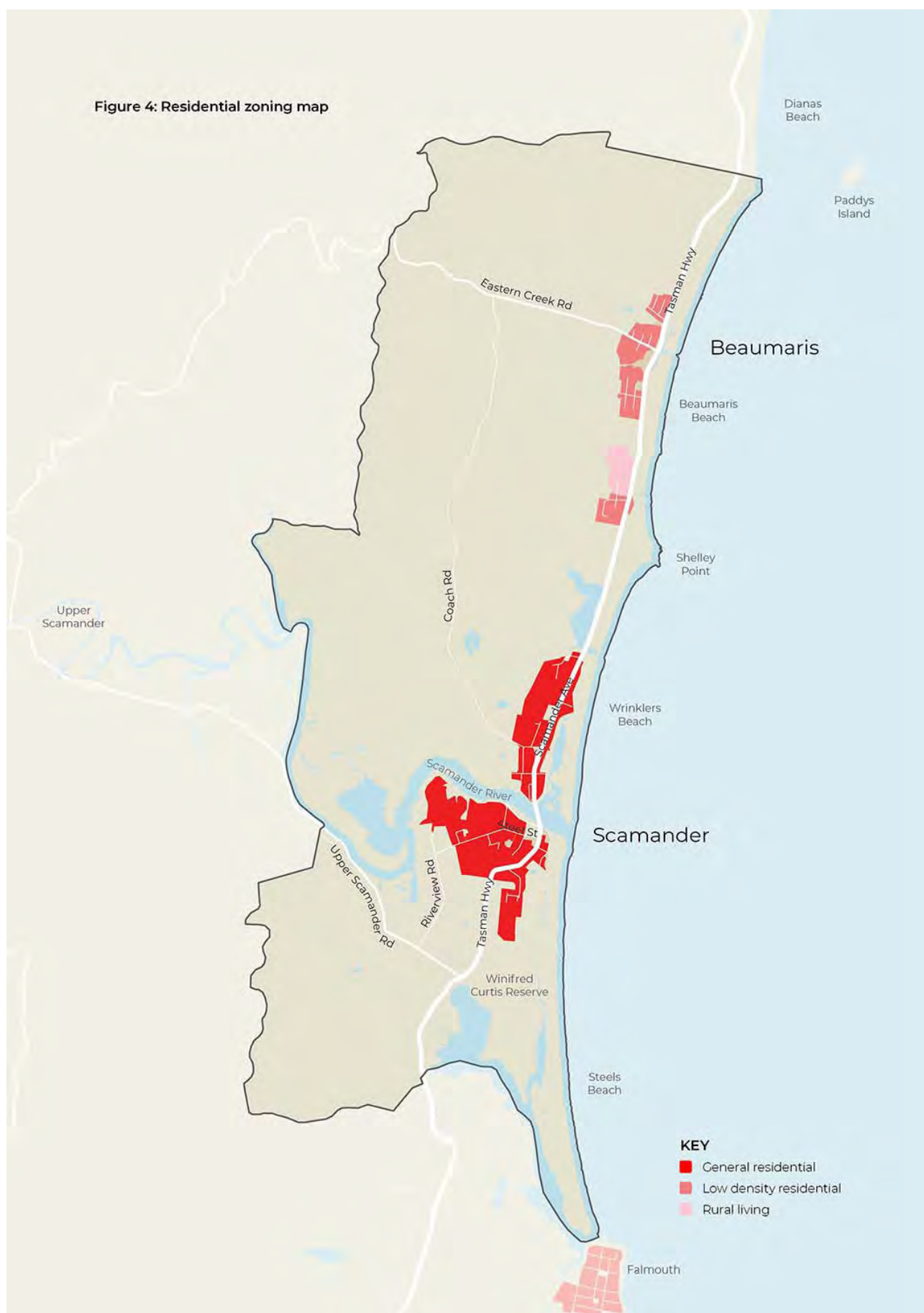
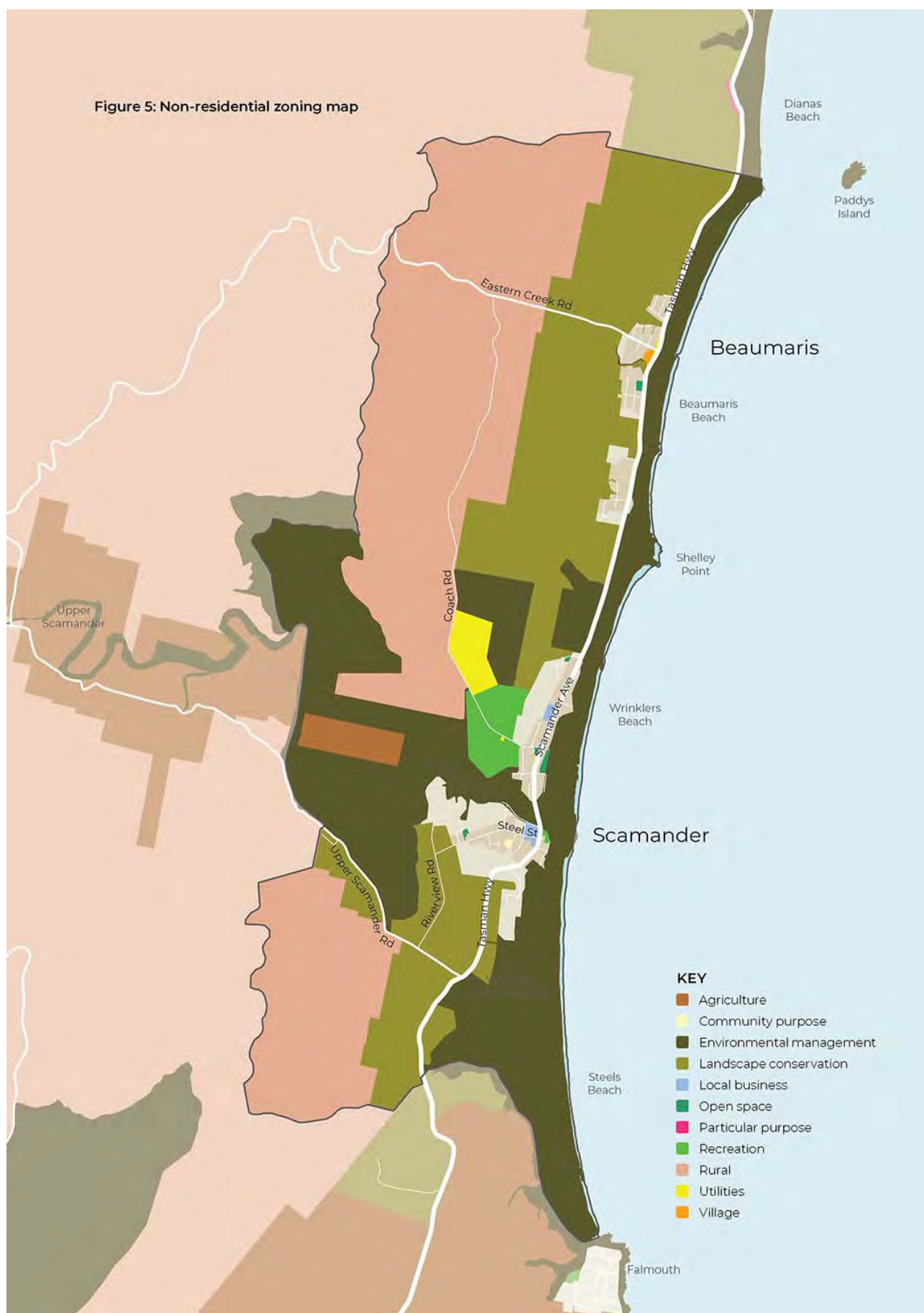


Figure 5: Non-residential zoning map



2.2 Document review

Table 2 provides a list of the documents that have been reviewed for this project. The analysis in this paper relies on the information provided in these documents.

Table 2 – Reviewed strategic documents relevant to the strategy

Year	Title	Lead author	Document type
2025	Aquatic Facility Feasibility Analysis (draft report V2)	Otium Planning Group Pty Ltd	Consultant report
2025	Economic development study	Break O'Day Council	Council strategic plan
2025	Industrial land use scoping study - draft	Break O'Day Council	Council strategic plan
2025	Scamander River Mouth project	Break O'Day Council	Council strategic plan
2025	NTRLUS State of Play report	Ethos Urban	State Government strategic plan
2025	Statewide industrial land study	SGS Economics and Planning	State Government strategic plan
2024	Northern Tasmania Residential Demand and Supply Study	REMPAN	Consultant report
2024	Break O'Day Council Climate Change Adaptation Plan	Southern Midlands Council and Northern Tasmanian Alliance for Resilient Councils	Consultant report
2024	Population strategy discussion paper	Tasmanian Policy Exchange	Consultant report
2024	Break O'Day Future Thinking	Dr Lisa Denny	Consultant report
2024	Beaumaris park survey report	Break O'Day Council	Council strategic plan
2024	Break O'Day Land use studies review	Kinetica	Consultant report
2022	Recreational trails strategy	TRC Tourism	Consultant report
2022	Scamander township plan	Break O'Day Council	Council strategic plan
2019	Scenic protection assessment North East Tasmania report	Dr Dennis Williamson and Scenic Spectrums Pty Ltd	Consultant report
2018	Scenic assessment methodology for LPS	Inspiring Place and Geoscene International	Guidelines
2015	Land use and development strategy: Break O'Day Council Municipal Management Plan	TCG Planning	Consultant report
2014	Recreation and open space strategy: Break O'Day Council Municipal Management Plan	TCG Planning	Consultant report

2.3 Other strategic planning underway

2.3.1 NTRLUS State of play report

The three regional land use strategies for Tasmania (of which NTRLUS is one) are currently being updated. They will continue to guide land use planning over the next 30 years.

The NTRLUS has a planning horizon to 2032. It was first declared in October 2011, and four revised editions have been declared since. Since the preparation of the existing NTRLUS, the Northern Tasmania Region has experienced a surge in migration-based population growth and changes in economic, social and environmental conditions. There have also been reforms and change to planning policy and legislation, including the introduction of the Tasmanian Planning Scheme and the draft Tasmanian Planning Policies.

The State of Play report is the first step in preparing the revised NTRLUS. It summarises available data and information on a range of topics to understand the key influences, challenges and opportunities in the region, and the key drivers of growth and change. It addresses what has been learnt from past experience in the region, what is currently happening, and (for some issues) projections of what may occur over the next 30 years.

The State of Play report identifies the following in relation to BoDC:

- Break O'Day is a lifestyle destination that attracts people seeking coastal amenity, climate and recreation, along with smaller, close-knit communities.
- The population is ageing through retirees moving to BoDC and existing residents getting older. It notes that some older people are moving out of BoDC to areas like Launceston for better healthcare and age-related services.
- There have been recent increases in younger families moving to the area, likely driven by housing construction growth, but also leading to emergence of new industries and businesses.
- There is a significant mismatch between house sizes and the number of people living in them. Houses and blocks are identified as being too large for older people, and there is a lack of choice for single people and for couples without children.
- The high proportion of shacks and sheds on residential land misrepresents the availability of land for more housing and makes it challenging to justify rezoning or upzoning land to increase capacity.
- Pressure for growth in housing along the coastal strip risks undermining the natural values that attract residents and visitors to Break O'Day.
- Climate change is likely to increase risks to communities and the natural environment, particularly the predicted increase in coastal erosion.
- Remote working drove some growth in the local population particularly during COVID-19 coronavirus pandemic (COVID-19) lockdowns, and there has been some retention of remote workers in recent years.
- The seasonal nature of some economic activity (including tourism, agriculture and aquaculture) places pressure on housing and makes it challenging to find and retain staff.

REMPPLAN has prepared population forecasts and supply of land data for the Break O'Day municipal area to inform the updates to the NTRLUS, and these are used in the population profile in this paper.

2.3.2 Tasmanian Planning Policies

Currently, the Resource Management and Planning System in Tasmania includes three State Planning Policies providing policy direction on sustainable development in relation to water quality, agricultural land, and the coastal environment (see section 2.1.2). The Tasmanian Government is also progressing the establishment of the Tasmanian Planning Policies (TPPs). The TPPs will provide high-level strategic policy

directions to be delivered through the Regional Land Use Strategies. The TPPs are currently under independent review by the Tasmanian Planning Commission and are not yet finalised.

2.3.3 Statewide industrial land study

The Department of State Growth is currently undertaking a statewide industrial land study to better understand supply and demand for industrial land across Tasmania. Ensuring there is a sufficient supply of industrial zoned land across the State is key to ensuring businesses can operate in locations that minimise or remove conflict with adjacent land uses, and that businesses have choice in the context of their overall supply chain (for example, to locate near a key market, supplier or export port).

BoDC currently has two defined industrial precincts, in St Helens and Fingal. There is no industrial land located in Scamander or Beaumaris. A separate study is considering whether there are opportunities for light industrial zoned land in Scamander to support future population growth.

2.3.4 BoDC industrial land study

BoDC have identified a need to review existing industrial land in the BoDC (located in Fingal and St Helens) and what the future demand will be in the LGA to ensure there is sufficient industrial land to meet the future needs of the community. REMPLAN have been engaged to complete this work and their report will cover:

1. Availability of land within the St Helens and Fingal industrial precincts;
2. Historic demand of industrial land;
3. Industries the land supports, and
4. Opportunities yet to be taken up, considering vacant and undeveloped land, and a review of industries that aren't represented in the BoDC.

Recommendations will then be provided for the BoDC to consider.

3 Break O'Day today

This section provides a detailed analysis of BoDC, Beaumaris and Scamander, including:

- Population
- Housing
- Industry
- Utilities
- Community and recreational facilities
- Physical context
- Natural values, recreation and open spaces.



It is important to consider Scamander and Beaumaris in relation to the broader trends occurring in the BoDC. This is critical to ensure Scamander and Beaumaris are complementary and supportive of the broader area, rather than trying to compete with and undermine other settlements in the BoDC.

3.1 Population analysis

The BoDC has seen a steady increase in its population, while also experiencing an ageing population, an increasing employment rate and slight shifts in dwelling types and sizes. The population of the BoDC area as of 30 June 2024⁵ is 7,163. Since the previous year, the population of the LGA has grown by 1.19%.

Below are key population trends for BoDC from 2011 to 2021 from Australian Bureau of Statistics (ABS) Census of Population and Housing (ABS census) data.

Population growth

- The BoDC population has grown 9.3%.
- Scamander's population has grown by 11.7% to a total of 803 people in 2021.
- Beaumaris has seen a 28.4% population growth reaching a total population of 362 in 2021.

Median age

- The median age of the BoDC population has increased by 12%, from 50 in 2011, 54 in 2016, to 56 in 2021. This is significantly older than the median age of Tasmania's population of 42 in 2021.
- In Scamander, the median age in 2011 was 46, and in both 2016 and 2021 was 51. This indicates that the age of the population has been steady over the last five years and hasn't been ageing further, contrary to the broader trend in the LGA.
- In Beaumaris, the median age was 51 in 2011, 52 in 2016 and 50 in 2021; a slight decrease in the median age in that ten year period.

⁵ The Estimated Resident Population (ERP) is the Australian Bureau of Statistics official 2024 population figure for all Local Government Areas (LGAs). It is calculated at the year ending June 30.

- The trends in Scamander and Beaumaris are supported by anecdotal evidence that younger families are moving into both settlements, showing encouraging signs of reversing the trend of the hyper-aging BoDC population.

Age profile

- The BoDC population shows a decrease in the proportion aged 54 and under, comprising children and people of working age, and an increase in the proportion aged over 55. This indicates a slowing birth rate, an ageing population, and younger people leaving the BoDC area.
- Those aged 65 and over now represent nearly a third of the population (31.7%) in BoDC; a significant rise from 22% in 2011. This is an increase of 57.1% and has been steadily occurring between 2011 to 2021. This indicates that the population in BoDC has been steadily ageing and is not being balanced out by the birth rate and younger people moving into the LGA.
- While the broader population in BoDC is ageing, this trend is not occurring in Scamander or Beaumaris. The proportion of the population aged over 55 is (albeit slowly) declining in both towns. While the overall numbers in this age group have increased, as a percentage of the population they are declining, meaning it is likely that younger people are moving into the area, or younger people aren't leaving to the degree they were previously.

Family structure

- Family structure has changed in BoDC, with there being more couples without children and fewer couples with children. This trend has similarly occurred in Beaumaris.
- In Scamander, there has been a 24% increase in couples without children, and a minor increase in couples with children.

Motor vehicles

- The average number of motor vehicles has slightly increased from 1.7 to 1.9, consistent with Tasmania more broadly.
- Both Scamander and Beaumaris have an average of 2.0 motor vehicles per dwelling.

Table 3 shows key statistics for BoDC, and Table 4 for Scamander and Beaumaris.

Table 3 – BoDC population analysis

	BoDC			% change in BoDC	Tasmania
	2011	2016	2021	2011 - 2021	2021
Population					
Total	6,194	6,104	6,770	9.3%	557,569
Female	3,037 (49.0%)	3,008 (49.3%)	3,312 (49.0%)	9.0%	283,804
					-50.90%
Male	3,157 (51.0%)	3,096 (50.7%)	3,453 (51.0%)	9.4%	273,765
					-49.10%
Aboriginal and Torres Strait Islander population					
Aboriginal and/or Torres Strait Islander	228 (3.7%)	232 (3.8%)	296 (4.4%)	29.8%	30,186 (5.4%)
Median Age					
Median age	50	54	56	12.0%	42
Age Profile					
0-4	311 (5.0%)	262 (4.3%)	254 (3.8%)	-18.3%	5.10%
5-14	718 (11.6%)	607 (9.9%)	622 (9.2%)	-13.4%	11.60%
15-24	491 (7.9%)	453 (7.4%)	435 (6.5%)	-11.4%	11.0%
25-54	2,091 (33.7%)	1,789 (29.2%)	1,955 (28.9%)	-6.5%	38.10%
55-64	1,221 (19.7%)	1,262 (20.7%)	1,358 (20.1%)	11.2%	13.50%
65 and over	1,361 (22%)	1,747 (28.6%)	2,138 (31.7%)	57.1%	20.90%
Family Structure					
Couple family without children	910 (53.6%)	931 (57.4%)	1,096 (58.4%)	20.4%	44.50%
Couple family with children	524 (30.8%)	456 (28.1%)	503 (26.8%)	-4.0%	36.80%

	BoDC			% change in BoDC	Tasmania
	2011	2016	2021	2011 - 2021	2021
One parent family	251 (14.8%)	223 (13.7%)	261 (13.9%)	4.0%	17.30%
Other	14 (0.8%)	13 (0.8%)	19 (1.0%)	35.7%	1.40%
Household Size					
Average people per household	2.1	2.1	2.8	33.3%	2.4
Car Ownership					
Average motor vehicles per dwelling	1.7	1.8	1.9	11.8%	1.9

Table 4 – Scamander and Beaumaris population analysis

	Scamander			% change in Scamander	Beaumaris			% change in Beaumaris
	2011	2016	2021	2011 - 2021	2011	2016	2021	
Population								
Total	719 ^a	638	803	11.7%	282	289	362	28.4%
Female	348 (48.4%)	303 (47.3%)	385 (47.9%)	42.5%	138 (48.9%)	138 (46.6%)	167 (46.1%)	21.0%
Male	371 (51.6%)	338 (52.7%)	418 (52.1%)	12.7%	144 (51.1%)	158 (53.4%)	195 (53.9%)	35.4%
Aboriginal and Torres Strait Islander population								
Aboriginal and/or Torres Strait Islander	32 (4.5%)	22 (3.4%)	32 (4.0%)	0.0	5 (1.8%)	16 (5.5%)	24 (6.6%)	380%
Median Age								
Median age	46	51	51	10.9%	51	52	50	-1.9%

^a In 2011 Census, Upper Scamander was included within the study area. In 2016 and 2018, Upper Scamander and Scamander data were separated. In 2016, Upper Scamander had a population of 44 people, and in 2021 had a population of 60. This may partially explain the decrease in population from 2011 to 2016.

	Scamander			% change in Scamander	Beaumaris			% change in Beaumaris
	2011	2016	2021	2011 - 2021	2011	2016	2021	
Age Profile								
0-4	49 (6.8%)	34 (5.4%)	41 (5.0%)	-16.3%	14 (5.0%)	14 (4.8%)	15 (4.2%)	7.1%
5-14	79 (11.0%)	59 (9.3%)	89 (10.9%)	12.7%	33 (11.7%)	36 (12.5%)	45 (12.5%)	36.4%
15-24	65 (9.1%)	41 (6.5%)	43 (5.3%)	-51.2%	21 (7.4%)	21 (7.3%)	26 (7.3%)	23.8%
25-54	273 (38%)	201 (31.7%)	280 (34.1%)	2.6%	101 (35.8%)	86 (29.8%)	115 (32.0%)	13.9%
55-64	121 (16.9%)	146 (23.1%)	147 (17.9%)	21.5%	58 (20.5%)	63 (21.8%)	67 (18.7%)	15.5%
65 and over	130 (18.2%)	152 (24.0%)	218 (26.6%)	67.7%	55 (19.5%)	69 (23.7%)	91 (25.4%)	65.5%
Family Structure								
Couple family without children	96 (47.8%)	93 (54.4%)	119 (55.3%)	24.0%	45 (52.3%)	56 (58.9%)	57 (51.4%)	26.7%
Couple family with children	71 (35.3%)	61 (35.7%)	73 (34.0%)	2.8%	32 (37.2%)	27 (28.4%)	28 (25.2%)	-12.5%
One parent family	30 (14.9%)	17 (9.9%)	21 (9.8%)	-30.0%	9 (10.5%)	12 (12.6%)	25 (22.5%)	177%
Other	2 (2.0%)	0 (0.0%)	0 (0.0%)	-100%	0 (0.0%)	0 (0.0%)	0 (0.0%)	0.0%
Household Size								
Average people per household	2.2	2.0	2.1	-4.5%	2.3	2.2	2.2	-4.3%
Car Ownership								
Average motor vehicles per dwelling	1.8	1.8	2.0	11.1%	1.9	1.8	2.0	5.3%

3.2 Socio-economic index

The Socio-Economic Indexes for Areas (SEIFA) combines ABS census data such as income, education, employment, occupation, housing and family structure to summarise the socio-economic characteristics

of an area. Each area receives a SEIFA score indicating how relatively advantaged or disadvantaged that area is compared with other areas. SEIFA is a collection of four indexes, each summarising a different aspect of the socio-economic conditions in an area using different Census data. The Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) focuses on both advantage and disadvantage.

In the BoDC, the IRSAD score has remained relatively unchanged from 2011 to 2021, going from 882 to 881. However, it did decrease to 879 in 2016, indicating that the LGA was more disadvantaged at that time. With this score, Break O'Day is recognised as one of the most disadvantaged LGAs in Tasmania and Australia, being in the first quintile on the scale of most disadvantaged to most advantaged. The overall SEIFA ranking for BoDC is 57 (which has increased by 9 since 2011), out of 547 LGAs with SEIFA scores in Australia. This means that there are 490 LGAs that are less disadvantaged, and 56 LGAs that are more disadvantaged.

3.3 Housing analysis

ABS housing trends are described below in relation to housing in BoDC from 2011 to 2021.

Total dwellings

- Dwellings increased by 327, a 7.8% overall growth in the housing stock.
- There have been 20 new dwellings in Beaumaris.
- There have been 60 new dwellings in Scamander to support the population.

Occupied dwellings

- Of the 4,520 dwellings in BoDC in 2021, 66.5% were occupied compared to 33.7% unoccupied. This suggests that approximately a third of dwellings in BoDC are being used for seasonal population (holiday homes or shacks) and visitor accommodation (excluding private dwellings solely used for visitor accommodation). This assumes that people aren't typically on holiday in August, the month when the census occurs, which means that people would likely be at their primary place of residence and not staying in their holiday houses or second dwellings. This is quite a high rate of unoccupied dwellings compared to other Tasmanian LGAs, and the Tasmanian average of 11.8%.
- Scamander is similar to BoDC with a rate of 30.3% of unoccupied dwellings in 2021 (or 149 dwellings). Interestingly Beaumaris has a lower percentage of only 45 dwellings or 22.1% of unoccupied dwellings. This indicates that Beaumaris has a greater proportion of permanent residents (77.5%) than Scamander (69.1%).
- Another key change from 2011 to 2021 is the number of unoccupied dwellings on census night decreasing in Scamander and Beaumaris, indicating a more permanent population. For example, the percentage of unoccupied dwellings in Scamander reduced from 39.1% in 2011 to 30.3% in 2021. In Beaumaris the percentage change was even greater, reducing from 39.2% in 2011, to 22.1% in 2021.

Dwelling types

- Dwelling structures and sizes have remained mostly unchanged. However, there has been a relatively significant rise in the flat or apartment dwelling type in BoDC – an increase from 27 to 86 – and also an increase in studio dwellings (no bedrooms) from 13 to 54. It is likely these two increases are linked to the same developments. They are a positive change for the BoDC area, providing choice in dwelling types for the ageing population.
- A high rate of single, detached dwellings remains in both Scamander and Beaumaris, consistent with the rest of BoDC.

Dwelling sizes

- The predominant dwelling type in Beaumaris, Scamander and the wider BoDC is separate houses.

- In BoDC, separate houses have consistently comprised a little over 90% of the housing stock between 2011 and 2021. Between 2016 and 2021, there was a slight change in trend with an increase in flats/apartments and other smaller housing types, slightly diversifying the current stock.
- In Scamander this trend is similar, with separate houses continually being about 91% of the housing stock. However, there has been a minor increase in other housing types (an increase of 11 dwellings) between 2011 and 2021.
- Beaumaris has the opposite trend, having about 92% of separate dwellings in 2011 increasing to nearly 97% in 2021, with no other housing types being built.
- The majority of houses in BoDC have three or more bedrooms, indicating that the predominate type of housing is a large family home. While this is common across other LGAs, it indicates that the housing stock is not going to continue meeting the needs of the ageing population.

Social housing

Comments were sought from Homes Tasmania in relation to the provision of social housing in the study area. Homes Tasmania advised that there were no assets in Scamander or Beaumaris, and did not identify whether there will be into the future.

Table 5 shows key statistics for BoDC, and Table 6 for Scamander and Beaumaris.

Table 5 – BoDC housing analysis

	BoDC			% change in BoDC	Tasmania
	2011	2016	2021	2011 - 2021	2021
Dwellings					
Total dwellings	4193	4283	4520	7.8%	247,597
Occupied private dwellings	2,586 (61.7%)	2,588 (60.4%)	3,000 (66.5%)	16.0%	218,412
Unoccupied private dwellings	1,607 (38.3%)	1,695 (39.6%)	1,520 (33.7%)	-5.4%	29,185
Household Type					
Family household	1682 (65.1%)	1,608 (62.0%)	1,861 (62.1%)	10.6%	67.60%
Single (or lone) person household	848 (32.8%)	921 (35.5%)	1,075 (35.9%)	26.8%	29.00%
Group household	54 (2.1%)	65 (2.5%)	59 (2.0%)	7.4%	3.40%
Dwelling Structure					
Separate house	2,421 (93.7%)	2,438 (94.2%)	2,744 (91.5 %)	13.3%	87.70%

	BoDC			% change in BoDC	Tasmania
	2011	2016	2021	2011 - 2021	2021
Semi-detached, row or terrace house, townhouse etc.	79 (3.1%)	51 (2.0%)	86 (2.9%)	8.9%	6.10%
Flat or apartment	27 (1.0%)	23 (0.9%)	86 (2.9%)	218.5%	5.30%
Other	58 (2.2%)	45 (1.7%)	69 (2.3%)	19.0%	0.60%
Dwelling Size					
No bedrooms	13 (0.5%)	24 (0.9%)	54 (1.8%)	315.4%	0.50%
One bedroom	150 (5.8%)	157 (6.1%)	225 (7.5%)	50.0%	-4.70%
Two bedrooms	663 (25.7%)	674 (26.0%)	757 (25.2%)	14.2%	20.50%
Three bedrooms	1,259 (48.7%)	1,235 (47.6%)	1,418 (47.2%)	12.6%	49.60%
Four or more bedrooms	446 (17.3%)	441 (17.0%)	487 (16.2%)	9.2%	23.20%

Table 6 – Scamander and Beaumaris housing analysis

	Scamander			% change in Scamander	Beaumaris			% change in Beaumaris
	2011	2016	2021	2011 - 2021	2011	2016	2021	
Dwellings								
Total private dwellings	466	472	526	12.8%	188	207	208	10.6%
Occupied private dwellings	297 (65.7%)	272 (60.9%)	340 (69.1%)	14.5%	115 (60.8%)	124 (60.8%)	158 (77.5%)	37.4%
Unoccupied private dwellings	155 (34.3%)	175 (39.1%)	149 (30.3%)	-3.9%	74 (39.2%)	80 (39.2%)	45 (22.1%)	-39.2%
Household Type								
Family household	204 (68.0%)	171 (63.1%)	215 (63.6%)	5.4%	81 (71.7%)	93 (74.4%)	103 (64.8%)	27.2%

	Scamander			% change in Scamander	Beaumaris			% change in Beaumaris
	2011	2016	2021	2011 - 2021	2011	2016	2021	
Single (or lone) person household	92 (30.7%)	93 (34.3%)	114 (33.7%)	24.0%	28 (24.8%)	32 (25.6%)	49 (30.8%)	75.0%
Group household	4 (1.3%)	7 (2.6%)	9 (2.7%)	125%	4 (3.5%)	0 (0.0%)	7 (4.4%)	75.0%
Dwelling Structure								
Separate house	274 (91.6%)	256 (94.1%)	311 (91.5%)	13.5%	105 (92.1%)	124 (100%)	153 (96.8%)	45.7%
Semi-detached, row or terrace house, townhouse etc.	3 (1.0%)	0 (0.0%)	0 (0.0%)	-100.0%	9 (7.9%)	0 (0.0%)	0 (0.0%)	-100.0%
Flat or apartment	10 (3.3%)	6 (2.2%)	13 (3.8%)	30.0%	0 (0.0%)	0 (0.0%)	0 (0.0%)	0.0%
Other	12 (4.0%)	10 (3.7%)	23 (6.8%)	91.8%	0 (0.0%)	0 (0.0%)	0 (0.0%)	0.0%
Dwelling Size								
No bedrooms	3 (1.0%)	8 (2.8%)	4 (1.2%)	33.3%	0 (0.0%)	0 (0.0%)	0 (0.0%)	0.0%
One bedroom	17 (5.7%)	19 (6.7%)	22 (6.4%)	29.4%	4 (3.5%)	3 (2.5%)	4 (2.7%)	0.0%
Two bedrooms	69 (23.1%)	62 (21.8%)	79 (23.0%)	14.5%	31 (27.4%)	37 (30.8%)	41 (27.9%)	32.3%
Three bedrooms	164 (54.8%)	140 (49.1%)	160 (46.5%)	-2.4%	61 (54.0%)	52 (43.3%)	66 (44.9%)	8.2%
Four or more bedrooms	43 (14.4%)	49 (17.2%)	68 (19.8%)	58.1%	17 (15.0%)	25 (20.8%)	32 (21.8%)	88.2%

3.3.1 Rental vacancy

Despite high homeownership (76% in Beaumaris and 75% in Scamander), the 2021 ABS census indicates that the region faces housing affordability issues:

- Rental vacancy rates are critically low, below the REIA's healthy benchmark of 3%. The vacancy rate for Beaumaris and Scamander is currently 1.0%⁷.
- In Scamander, 45.5% of renters are spending over 30% of income on rent, and 22.2% in Beaumaris.
- In Scamander, 22.6% of housing is privately rented, and in Beaumaris, 17.1% is. These are both below the Tasmanian average of 26.4%.
- There is no social housing provided in Scamander or Beaumaris.

Short-term rentals, such as Airbnb listings, further constrain the long-term rental market.

3.3.2 Planning permit approvals

Between 2014 and 2024, 503 planning permit applications were lodged with BoDC for properties in Scamander and Beaumaris; of these, 445 applications (88.5%) were approved. These were for single dwellings, multiple dwellings, visitor accommodation, outbuildings, alterations and additions, subdivisions, and other approvals. This data, however, does not include a breakdown of application types, for example whether one was for a new single dwelling or an extension to an existing single dwelling; therefore, the summary in Table 7 is only of the number of applications.

Of the 445 approvals, 26% were in Beaumaris and 74% in Scamander. Looking at zoning, most applications (216) were for use and development in the General Residential zone, followed by 81 applications in the Low Density Residential zone, and 62 applications in the Environmental Living zone. Refer to Figure 6 and Figure 7 which show the approvals issued in Scamander and Beaumaris by zone and suburb between 2014 and 2024. Overwhelmingly, the applications were for residential use and development, with 272 applications associated with single dwellings, 94 applications for other residential, 45 applications for visitor accommodation and 14 for subdivision.

Table 7 – Planning permits issued by year

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
No. of permits	16	41	32	28	43	31	51	67	51	46	39	445

Looking only at single dwelling approvals, 103 planning permits were issued for new dwellings in Scamander between 2014 and 2024 and of those, 73 dwellings were constructed. An average of 7.3 per year and a 70% completion rate. In Beaumaris, 38 planning permits were issued for dwellings and 31 of those were constructed, resulting in a completion rate of 82% and an average of 3.1 houses being built per year over that ten-year period. Refer to Table 8⁸.

⁷ Data obtained by postcode from SQM Research, May 2025

⁸ The dwelling demand summary under section 4.2.8 does not include a scenario based on historical single dwelling approval/construction. It is noted that the average 7.3 dwellings per year for Scamander and 3.1 dwellings per year for Beaumaris as identified under 3.3.2 is within the dwelling demand summary range; slightly below the historical growth scenario.

Table 8 – Planning permits issued for single dwellings in Scamander and Beaumaris

	Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Scamander	No. of permits issued	5	5	4	5	13	6	14	16	12	9	14	103
	No. of dwellings completed	3	5	3	4	12	6	10	13	6	4	7	73
Beaumaris	No. of permits issued	4	2	2	2	2	2	3	10	3	3	5	38
	No. of dwellings completed	3	2	2	2	2	2	1	8	2	3	4	31

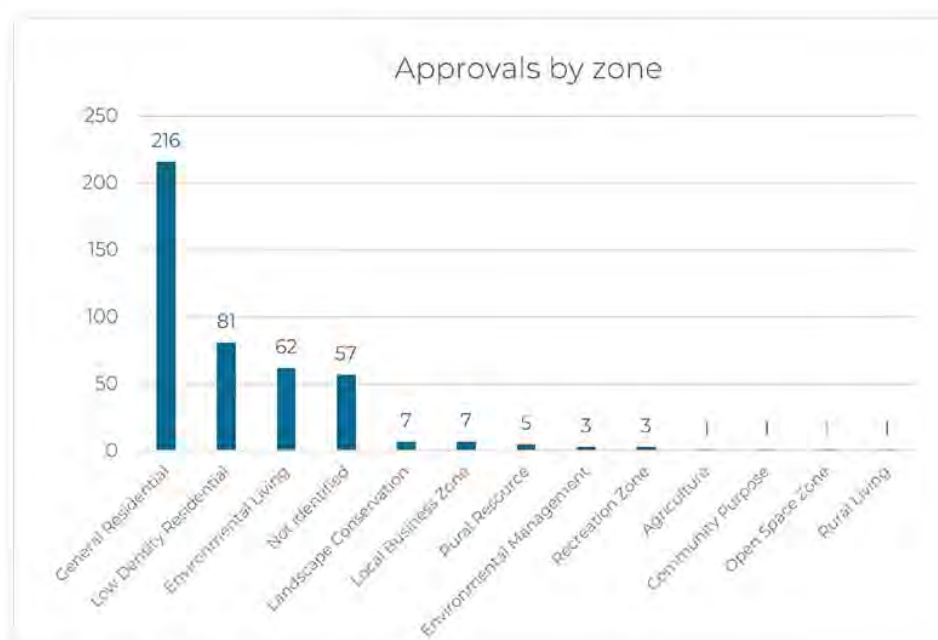


Figure 6 Zoning approval analysis for BoDC

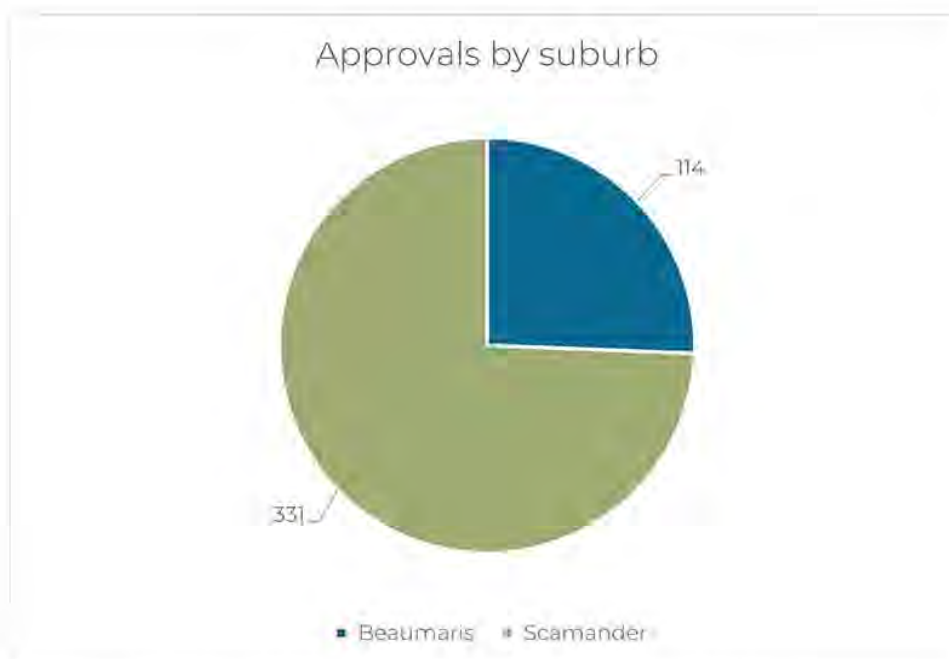


Figure 7 Planning permits Issued In Scamander and Beaumaris from 2014 to 2024

3.3.3 Vacant land supply

The vacant land supply (at June 2025) in Scamander and Beaumaris is summarised in Table 9, Table 10, and Table 11. This vacant and underutilised land has been determined through a desktop analysis of aerial imagery on the Land Information Services Tasmania (LIST). It includes both private and publicly owned land but excludes easements (that is, land that forms part of the road, railway or footpath network). It is recognised that it may be possible that some land has recently been developed or has been incorrectly classified from that found on the LIST.

It is important to note that the land supply analysis has not tested the developability of the land in a practical sense. It may therefore include land that is not currently serviced or has significant land constraints such as inundation overlays or the siting of an existing dwelling that practically precludes development. For example, there is vacant and residentially zoned land in Scamander comprising native vegetation and land prone to landslip, and land that is not sewer serviced, all of which may limit development potential.

The data is showing that there are 145 vacant and underutilised residentially zoned lots in Scamander and Beaumaris, with 58% of these being in the General Residential zone in Scamander and 39% in the Low Density Residential zone in Beaumaris. There are also 4 vacant or underutilised lots in the Local Business zone in Scamander. Refer to Figure 8.

It is noted there are no vacant or underutilised lots in the zones not shown in Table 9, Table 10 and Table 11; for example, there are no vacant or underutilised lots in the Village zone or in industrial zones. The only land in the Village zone is the Surfside Hotel at 269 Tasman Highway, Beaumaris, and there is no industrial zoned land in either settlement.

Table 9 – Residential vacant land supply (Source: Era Advisory, The LIST)

Zoning	Location	Vacant area (no. of lots)	Underutilised area (no. of lots)
General Residential	Scamander	43.33 ha (55 lots)	25.04 ha (29 lots)
	Beaumaris	0 ha (0 lots)	0 ha (0 lots)
Rural Living	Scamander	0 ha (0 lots)	0 ha (0 lots)
	Beaumaris	4.97 ha (2 lots)	0.76 ha (2 lots)
Low Density Residential	Scamander	0 ha (0 lots)	0 ha (0 lots)
	Beaumaris	8.57 ha (35 lots)	6.15 ha (22 lots)
TOTAL		26.87 ha (92 lots)	31.95 ha (53 lots)

Table 10 – Non-residential vacant land supply (Source: Era Advisory, The LIST)

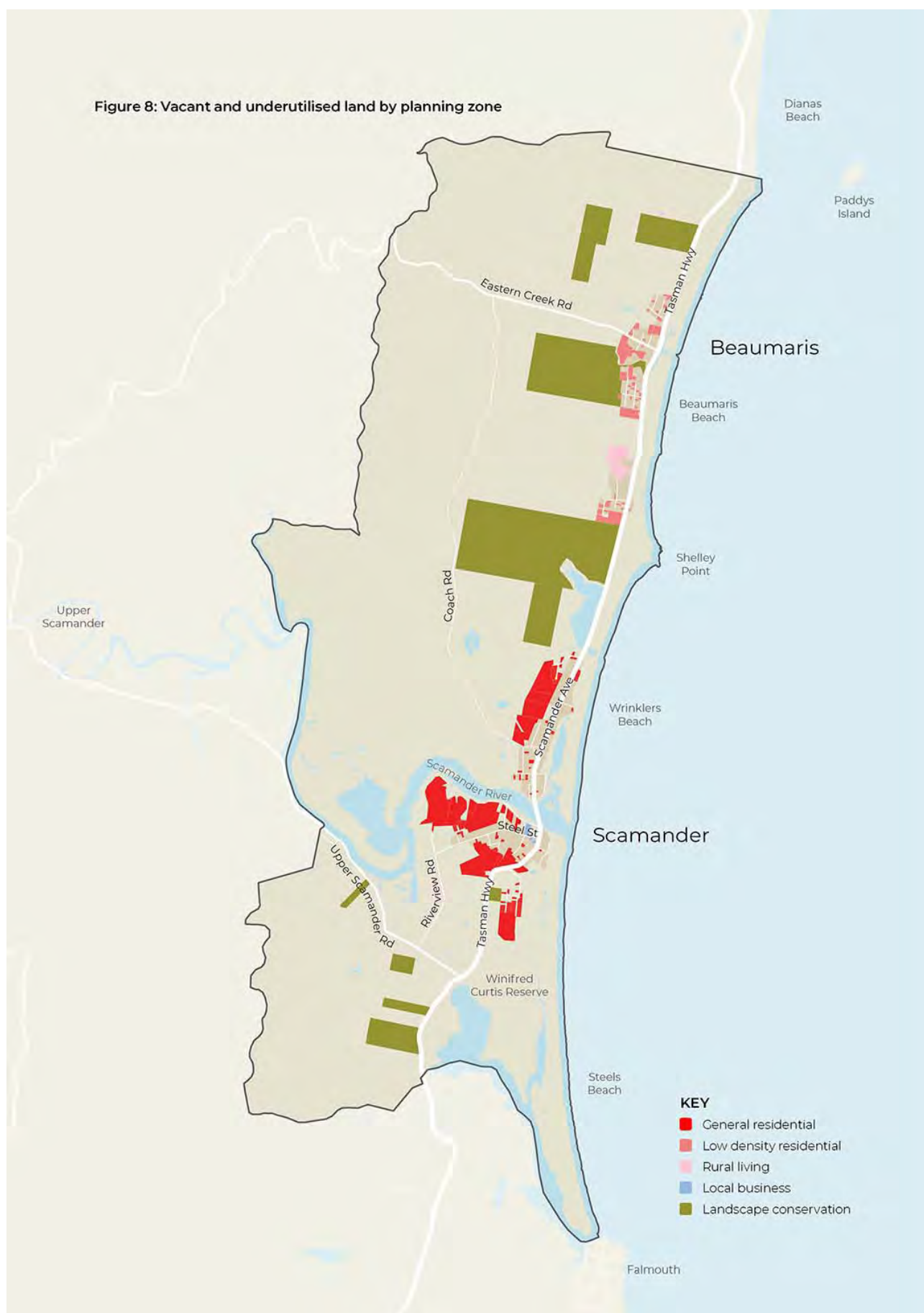
Zoning	Location	Vacant area (no. of lots)	Underutilised area (no. of lots)
Local Business	Scamander	0.84 ha (2 lots)	0.18 ha (2 lots)
	Beaumaris	0 ha (0 lots)	0 ha (0 lots)
TOTAL		0.84 ha (2 lots)	0.18 ha (2 lots)

Table 11 – Landscape Conservation zone vacant land supply⁹ (Source: Era Advisory, The LIST)

Zoning	Location	Vacant area (no. of lots)
Landscape Conservation	Scamander	51.11 ha (6 lots)
	Beaumaris	225.45 ha (4 lots)
TOTAL		276.56 ha (10 lots)

⁹ It is recognised that the Landscape Conservation zone is not a residential zone, as a residential use is a discretionary use in the zone. However, due to the existing pattern of use of land zoned Landscape Conservation being primarily residential, and many of the Landscape Conservation zoned lots being substantially below the permitted lot size of 50 ha it was determined that practically, these lots should be considered in the vacant land supply analysis. Noting, that the analysis did not identify any underutilised lots within this zone due to the permitted lot size.

Figure 8: Vacant and underutilised land by planning zone



3.4 Industry analysis

ABS population trends are described below in relation to education, employment and income in BoDC from 2011 to 2021.

Employment

- The number of people employed in the BoDC has increased by 349 people between 2016 and 2021. In 2021, 42.7% of the population were employed, and almost half of these people worked full time.
- Scamander has had a minor increase of people in the labour force (18 people) between 2011 and 2021, with 44.9% working full time.
- Beaumaris has seen a significant uptake of residents in the labour force, increasing by 40.7%, along with an increase in the population working full-time (23.3% increase) and part-time (60% increase).

Unemployment

- From 2011 to 2021, the unemployment rate in BoDC declined from 10.3% to 7.4%. This is still higher than the Tasmanian unemployment rate of 5.9% but a good sign that it is decreasing now after having slightly increased between 2011 and 2016.
- The unemployment rate has declined in both Scamander and Beaumaris between 2011 and 2021.

Education

- Since 2011, there has been a broad increase in education levels in BoDC (bachelor's degree or above, an advanced diploma or diploma, certificate level III or IV, and Year 12).
- In Scamander and Beaumaris, the percentage of the population that has completed a bachelor's degree or above or has completed Year 12 has increased between 2011 and 2021.

Income

- Between 2011 and 2021, the median weekly household income in BoDC has increased by nearly 30% to \$836 per week.
- The median weekly household income in Scamander in 2021 was slightly higher at \$910, and higher again in Beaumaris at \$963.
- While these are all lower than the Tasmanian median weekly household income (\$1,358), monthly mortgage repayments and weekly rent are also lower in BoDC. This is typical of a rural area where housing in relation to income is cheaper than the Tasmanian average.

Table 12 shows key statistics for BoDC, and Table 13 for Scamander and Beaumaris.

Table 12 – Workforce and education analysis for BoDC

	BoDC			% change in BoDC	Tasmania
	2011	2016	2021	2011 - 2021	2021
Employment ¹⁰					
In the labour force	2,260 (36.5%)	2,167 (35.5%)	2,516 (42.7%)	11.3%	270,780 (58.2%)
Worked full time	979 (43.3%)	890 (41.1%)	1,004 (39.9%)	2.6%	51.60%
Worked part time	848 (37.5%)	899 (41.5%)	1,121 (44.6%)	32.2%	36.40%
Unemployed	232 (10.3%)	237 (10.9%)	185 (7.4%)	-20.3%	5.90%
Level of highest education attainment					
Bachelor's degree level and above	- ¹¹	540 (10.3%)	791 (13.4%)	-	101,841 (21.9%)
Advanced Diploma and Diploma level	-	333 (6.4%)	456 (7.7%)	-	36,691 (7.9%)
Certificate level IV	-	139 (2.7%)	195 (3.3%)	-	16,316 (3.5%)
Certificate level III	-	875 (16.7%)	1015 (17.2%)	-	69,830 (15%)
Year 12	-	489 (9.3%)	614 (10.4%)	-	55,704 (12%)
Income					
Median weekly household income	\$654	\$746	\$836	27.8%	\$1,358
Median monthly mortgage repayments	\$953	\$910	\$1,083	13.6%	\$1,313
Median weekly rent	\$167	\$195	\$240	43.7%	\$290

¹⁰ Percentage of the active labour force, not the entire population.¹¹ This didn't form part of the 2011 census.

Table 13 – Workforce and education analysis for Scamander and Beaumaris

	Scamander			% change in Scamander	Beaumaris			% change in Beaumaris
	2011	2016	2021	2011 - 2021	2011	2016	2021	
Employment ¹²								
In the labour force	305	272	323	5.9%	108	111	152	40.7%
Worked Full Time	137 (44.9%)	118 (43.4%)	145 (44.9%)	5.8%	43 (39.8%)	49 (44.1%)	53 (34.9%)	23.3%
Worked Part Time	111 (36.4%)	115 (42.3%)	140 (43.3%)	26.1%	45 (41.7%)	45 (40.5%)	72 (47.4%)	60.0%
Unemployed	34 (11.1%)	27 (9.9%)	22 (6.8%)	-35.3%	12 (11.1%)	12 (10.8%)	8 (5.3%)	-33.3%
Level of highest education attainment								
Bachelor's degree level and above	-	55 (10.3%)	81 (11.9%)	-	-	48 (20.0%)	75 (25.0%)	-
Advanced Diploma and Diploma level	-	37 (6.9%)	49 (7.2%)	-	-	10 (4.2%)	22 (7.3%)	-
Certificate level IV	-	14 (2.6%)	34 (5.0%)	-	-	9 (3.8%)	16 (5.3%)	-
Certificate level III	-	115 (21.5%)	132 (19.4%)	-	-	44 (18.3%)	53 (17.7%)	-
Year 12	-	58 (10.8%)	77 (11.3%)	-	-	17 (7.1%)	28 (9.3%)	-
Income								
Median weekly household income	\$682	\$785	\$910	33.4%	\$580	\$883	\$963	66.0%
Median monthly mortgage repayments	\$1,200	\$1,159	\$1,200	0.0%	\$1,300	\$1,083	\$1,083	-16.7%
Median weekly rent	\$185	\$210	\$273	47.6%	\$195	\$200	\$250	28.2%

¹² Percentage of the active labour force, not the entire population.

3.4.1 Employment analysis

The ABS census data allows us to understand where people work and what roles they have, so that we can understand the main employment industries in the BoDC and where employment opportunities are.

An analysis of the jobs held by BoDC residents in 2021 shows the three most popular sectors were:

- Health Care and Social Assistance (317 people or 13.7%)
- Accommodation and Food Services (265 people or 11.5%)
- Retail Trade (251 people or 10.9%).

These three industries employed 833 people in total or 36.0% of the total employed resident population. Note that these include both BoDC residents and those living elsewhere but employed within the LGA.

The three most popular industries of employment held by residents of Scamander in 2021 were:

- Accommodation (16 people or 5.3%)
- Other Social Assistance Services (13 people or 4.3%)
- Hospitals (except Psychiatric Hospitals) (12 people or 3.9%)

The three most popular industries of employment held by residents of Beaumaris in 2021 were:

- Combined Primary and Secondary Education (8 people or 5.7%)
- Supermarket and Grocery Stores (6 people or 4.3%)
- General Practice Medical Services (6 people or 4.3%)

3.4.2 Occupation analysis

The ABS census data also provides insights into the types of occupations that people have. The occupation data outlines the occupations in which residents work, noting they may be residing in BoDC or elsewhere. Occupation data is influenced by the economic base and employment opportunities in the area, education levels, and the working and social aspirations of the population. It can tell us a lot about the socio-economic status and skill base of an LGA.

In 2021, the three most popular occupations in BoDC were:

- Labourers (358 people or 15.4%)
- Technicians and Trades Workers (347 people or 14.9%)
- Managers (342 people or 14.7%).

In combination these three occupations accounted for 1,047 people in total or 45.0% of the employed resident population. Between 2016 and 2021, the largest changes in the occupations of residents in the BoDC were for those employed in Construction (+87 people), Health Care and Social Assistance (+63 people) and Professional, Scientific and Technical Services (+42 people).

In 2021, the three most popular occupations in Scamander were:

- Technicians and Trades Workers (58 people or 19.1%)
- Professionals (45 people or 14.8%)
- Labourers (42 people or 13.8%)

In 2021, the three most popular occupations in Beaumaris were:

- Professionals (37 people or 26.2%)

- Technicians and Trades Workers (22 people or 15.6%)
- Community and Personal Service Workers (22 people or 15.6%)

3.4.3 Journey to work

On census day in BoDC in 2021, 65.5% of people travelled to work in a private car, 0.1% took public transport, 6.0% rode a bike or walked; and 11.8% worked at home. To compare, in 2016 66.2% of people travelled to work in a private car, 0.4% took public transport and 8.7% worked at home. It is noted that the census occurred when COVID-19 was still prevalent, and many workplaces required employees to work from home if possible. For these reasons, it is anticipated that a higher percentage of people were working from home in 2021 compared to 2016.

In Scamander in 2021, 73.4% of people travelled to work in a private car, 5.6% walked, 0% took public transport, and 11.2% worked at home. To compare, in 2016 76% of people travelled to work in a private car, 1.2% took public transport and 7.0% worked at home.

In Beaumaris in 2021, 74.5% of people travelled to work in a private car, 0% took public transport, and 9.2% worked at home. To compare, in 2016 80.2% of people travelled to work in a private car, 0% took public transport and 4.2% worked at home.

3.4.4 Agricultural industry

The agriculture, forestry and fishing industry sector accounted for 18.8% or \$81.9 million of the BoDC LGA's output in 2022-23, and has been a steady contributor throughout recent history. This sector also accounts for the largest proportion (25.3%) of BoDC's industrial base. The value added by this sector is almost double that of the second-highest contributor, health care & social assistance. However, there has been a recent decline observed in the agriculture, forestry and fishing industry sector, and the LGA is turning more towards being a service economy to the region and the tourism sector. There is an absence of prime agricultural land in the BoDC; therefore, land currently being used for agricultural purposes should be protected in line with the *State Policy on the Protection of Agricultural Land 2009*.

There is Agriculture zoned land just outside the study area, in Upper Scamander. This area lacks the qualities required for viable agricultural land, including access to commercial water supplies, suitable land areas, and land capability. The Upper Scamander area appears to be used for lifestyle and small-scale farming, suggesting the zoning and current use do not align.

3.4.5 Visitor economy

BoDC's natural beauty is a significant incentive for tourists to visit, including the Mt William National Park, Eddystone Point, Irapuna / Bay of Fires, Binalong Bay, Fingal Valley, the Blue Tier, Pyengana and St Helens to name a few. These key tourism drawcards have resulted in steady growth in the tourism sector over recent years.

BoDC received 333,315 domestic and 24,339 international overnight visitors in 2023-24, who stayed an average of 2.3 nights in the BoDC area. The Bay of Fires is one of the most-visited locations in BoDC, attracting 196,000 visitors annually. In 2023-24, tourism sales in BoDC totalled \$56.7m, and the total value added was \$30.5 million. Employment in the tourism sector in BoDC has increased, with 233 people being employed in the tourism workforce in 2021; 27.0% worked full-time and 71.2% worked part-time or were away from work¹³.

Aside from tourists visiting the area for the natural environment and more traditional coastal activities such as surfing, swimming and fishing, mountain bike tourism is on the rise in BoDC, the East Coast and

¹³ Counts employed people who reported 0 hours of work the week before the census, or did not state their hours of work.

across the state. Blue Derby, in the neighbouring Council of Dorset, is widely regarded as the mountain bike capital of Australia, attracting more than 30,000 visitors annually¹⁴. These visitors typically spend 4-5 nights in Derby then another five nights elsewhere in Tasmania, with many likely passing through BoDC. Blue Tier is another mountain biking trail located in BoDC near St Helens and boasts a world class trail.

Trails play an important part in community health and wellbeing by improving the liveability of communities and providing visitors with a reason to visit, stay and invest. Well-targeted and designed trails can also generate significant economic and commercial benefits.

The Department of State Growth and Tourism Tasmania is currently implementing an initiative called 'Opening the Gate' to accelerate agritourism in Tasmania. This project works with farmers, food producers and existing agritourism businesses to explore and embrace new agritourism opportunities to diversify, value-add and connect with visitors, such as Martha Vale Park near St Helens.

3.5 Utilities

As BoDC settlement populations grow, pressure increases on local utilities and infrastructure. The BoDC population is very dependent on cars and is rapidly ageing. This means existing infrastructure must be used efficiently, and expanded and upgraded where appropriate.

The planning, provision and management of infrastructure, services and facilities are essential considerations in land use planning, and important factors in supporting a liveable and accessible community. Infrastructure includes:

- Systems for drainage and disposal of sewage and stormwater
- Water storage, treatment and supply
- Waste management
- Energy generation, transmission and supply
- Communication and digital information
- Passenger and freight transport and transit
- Community service facilities (for education, health and community care)
- Recreation facilities (including open space)
- Affordable and accessible housing.

Planning for settlement growth must involve planning for infrastructure. This will ensure reliable services are available to meet population needs. Refer to Figure 9 showing transport and movement in the study area.

3.5.1 Power

TasNetworks have provided the following comments in relation to the development of this structure plan:

- There have only been minor asset upgrades (i.e. switches) made in the area.
- The study area is supplied from the St Marys substation and there are two (2) feeders that travel through Scamander and Beaumaris. There are no issues from a capacity point of view for supplying the area. In the event of high loading, there would be an opportunity to shift load onto the Derby substation.

¹⁴ Data from Auscycling: The Rise of Blue Derby

- As these feeders are quite long and predominantly overhead, they are exposed to environmental conditions in the area – especially on the east coast. However, the area (and feeders) is not included in the poor performing areas statewide.

3.5.2 Transport

Most residents of BoDC rely on motor vehicles for travel, with the average household having 1.9 cars at the 2021 census, and 65.5% using a car to get to work (either as the driver or a passenger). Only 0.1% of people travelled to work by public transport, 5.5% walked and 0.4% used a bicycle. Limited public transport, significant distances between work and home, hilly terrain and a dominant car culture are likely contributing to this high car dependency in the LGA. This trend similarly occurs in Scamander and Beaumaris, with 73.4% of people traveling to work in a private car in 2021 in Scamander, and 74.5% in Beaumaris; and both suburbs having an average of 2 cars per dwelling.

It is also known that there is conflict and competition between road users, including freight vehicles, residents and visitors using the Tasman Highway and other main roads. The Tasman Highway is the main north-south trunk route servicing the major settlements of the East Coast, extending from Hobart to Launceston via the coast. The Tasmanian Government has committed to upgrading the highway to improve safety, road congestion and enhance connectivity.

The Launceston Airport adequately services the wider region of northern and north-eastern Tasmania. Launceston Airport is Australia's 12th busiest airport with more than 1.35 million passengers in 2018-19, projected to grow to 2.5 million by 2040.¹⁵ The St Helens Airstrip, located at Stieglitz, is also available for smaller aircraft, and is commonly used to transport fresh seafood to the mainland, flying lessons, and for scenic flights.

While there is no major port in the BoDC, there is port infrastructure in the wider region. Bell Bay (Tasmania's major bulk port) connects freight across the state; a ferry from Bridport connects to Flinders Island. TasRail operates the Tasmanian Freight Network which extends from Brighton to Western Junction and to the Port of Bell Bay. The Fingal Rail Line is used by the coal mine located in the BoDC.

The Department of State Growth has provided the following comments for the preparation of the structure plan.

Planned road works

State Roads is proposing to undertake the following pavement works in the area, subject to finalising road renewal works based on statewide priorities and funding:

- One kilometre of resurfacing in 2025/26 at the southern end of the identified Scamander – Beaumaris area.
- Further resurfacing is planned to the north, just outside the identified area, also during 2025/26.
- Some pavement renewal is likely on the Tasman Highway in the next five years, close to the junction of Upper Scamander Road.

Access to the highway and shared paths

Beaumaris has seen the development of some isolated subdivisions. Consideration as to how accesses could be consolidated and made via existing public roads should be investigated as a safe design solution, particularly if further subdivision is envisaged.

Council have built a network of shared user paths parallel to the Tasman Highway between the river and Henderson Lagoon, but also in the very wide road reservation between Scamander and Beaumaris.

¹⁵ Launceston Airport Master Plan 2020

Council is commended on constructing these assets for the community, noting Council will be responsible to own and maintain these paths into the future. It is acknowledged that the ownership of shared paths has not been formalised where located outside of town centres and where no kerb and channel has been constructed.

Road network planning

The State Roads Division within the Department of State Growth is undertaking the following planning work that relates in part to the Scamander-Beaumaris area:

1. St Marys Pass Options Assessment

Options are being investigated to improve the Esk Main Road connection between St Marys and the Tasman Highway due to a history of slope instability and road closures. Options include improving the existing St Marys Pass and exploring alternative route options. State Growth is currently finalising investigation of the proposed options, with findings to be released in mid-2025.

2. Tasman Highway Corridor Strategy

State Growth is developing a corridor strategy for the Tasman Highway between Sorell and Launceston, which extends along Tasmania's east coast and inland between St Helens to Launceston. The strategy will identify opportunities for improvement to meet the expected future needs of road users and communities along the corridor. This could include the identification of safety issues, active and public transport opportunities and investment opportunities.

The corridor strategy also includes Council-based urban initiatives, which BoDC may be able to incorporate in the structure plan. The strategy will include findings from the existing Great Eastern Drive program, which is being separately funded by the Tasmanian and Australian Governments, with this section focused on the Tasman Highway between Orford and St Helens, which includes both Scamander and Beaumaris. The corridor strategy is proposed to be completed by the end of 2025.

Passenger Transport

State Growth is in the process of auditing bus stops along the Tasman Highway.

Figure 9: Transport and movement map



3.5.3 Stormwater management

Stormwater management is becoming a more significant issue for LGAs across the state due to an increasing number of storm events, more urban development, and an increasing population. Under the *Urban Drainage Act 2013*, Council has an obligation to provide and manage appropriate stormwater drainage within urban areas of the municipality.

BoDC manages stormwater via the Stormwater Management Specific Area Plan (SAP) in its Local Provisions Schedule of the Tasmanian Planning Scheme. The purpose of the SAP is for stormwater quality and quantity to be managed to protect natural assets, infrastructure and property. In Scamander, this SAP applies to all land currently zoned General Residential, and in Beaumaris, to land currently zoned Low Density Residential. To meet the acceptable solution under the SAP, all development must be either capable of connecting to the public stormwater system or permitted by the General Manager to discharge stormwater to a system other than the public stormwater system. To satisfy the performance criteria development must be capable of accommodating an on-site stormwater management system.

The Manager Infrastructure and Development Services at BoDC has provided the following comments in relation to stormwater management:

- New stormwater infrastructure has been installed recently, or is planned to occur, as a result of recent subdivisions in the area and also known localised flood risks for lots in Scamander and Beaumaris.
- There are known areas in Scamander and Beaumaris that have problems with stormwater management, which will require minor works, kerb and channel or spoon drains to prevent localised flooding and further impacts on residents.
- There is an aquifer under Scamander Avenue (Tasman Highway) and in high rainfall events the water table rises leading to ground saturation and seepage.

The Department of State Growth has provided the following comments in relation to stormwater management:

- The 1% Annual Exceedance Probability (AEP) plus climate change overland flooding depth overlay on the LIST identifies areas where the Tasman Highway would be impacted in storm events. Future development in the area will need to consider protection of the Highway, particularly noting that State Growth is likely to only be referred development applications that are directly adjacent to the highway. This section of the Tasman Highway is a Category 2 road and it is important that it is not cut off due to increased stormwater runoff or regular flooding.
- Council needs to ensure adequate stormwater infrastructure is provided to protect the broader area including the highway.

3.5.4 Water supply

The urban water supply is managed by TasWater, which has responsibility to source, store and treat raw water and distribute it for domestic, commercial and industrial use. There is reticulated water supply in the residential areas of Scamander, but not in Beaumaris, as shown in Figure 10.

TasWater have provided the following comments in relation to water supply in the study area:

- TasWater have an active capital works program to upgrade and maintain the state's water and wastewater infrastructure.
- There are minor capacity constraints in Scamander (noting there are no water services in Beaumaris).
- Some sections of transfer mains between the water treatment plant and network are undersized.
- Some of TasWater's network storage tanks are theoretically undersized.

- Low flows in the Scamander River can lead to risk of TasWater implementing water restrictions (no off-stream storage dam to harvest water). While this has historically been a rare event, the river ran dry in the 19/20 summer which led to Stage 3 water restrictions and water carting from St Helens.
- TasWater are working on a regional master plan that considers a range of options to improve the reliability of the East Coast water systems.

3.5.5 Wastewater

Beaumaris has no properties connected to reticulated sewerage infrastructure, while in Scamander, most (but not all) properties in the General Residential zone are connected. Refer to Figure 10.

There are five sewage treatment plants located in the BoDC: in Scamander, Stieglitz, St Helens, St Marys and Fingal.

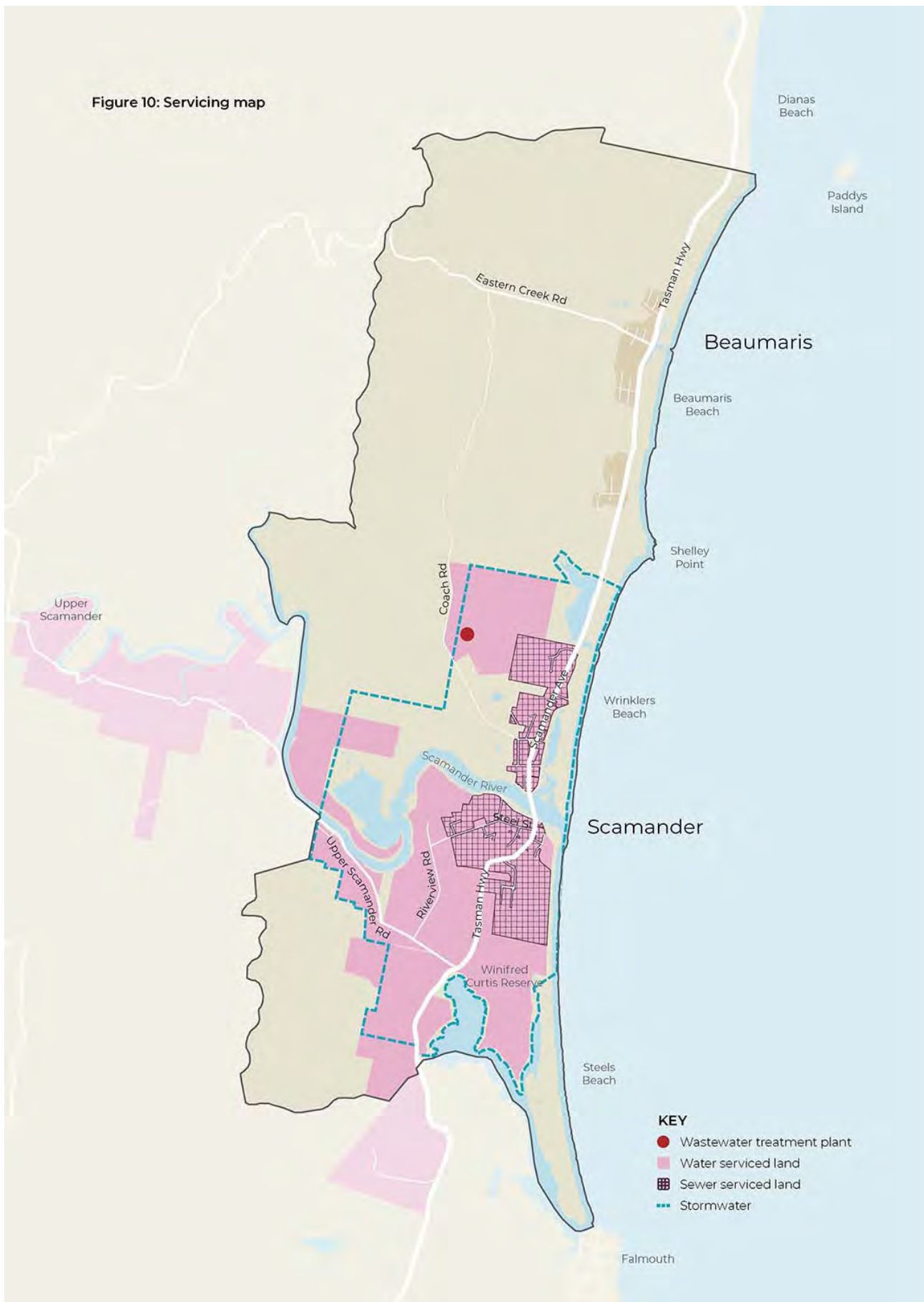
TasWater have provided the following comments in relation to the management of their sewer systems in the study area:

- TasWater have an active capital works program to upgrade and maintain the state's water and wastewater infrastructure.
- To accommodate the long-term growth forecast for the town, the Bridge Esplanade sewage pump station (SPS), Dune Street SPS and Lagoon Esplanade SPS are in line for upgrades.

3.5.6 Waste management

For disposal of hard waste, Council offers kerbside recycling and waste collection in some areas of the LGA. Additionally, the Council runs six waste transfer stations, at St Helens, Scamander, St Marys, Ansons Bay, Fingal and Pyengana.

Figure 10: Servicing map



3.6 Community and recreational facilities

An urban facilities map has been prepared for the study area, as shown in Figure 11. It shows that Scamander and Beaumaris, for the size of the towns and their roles within the activity centre hierarchy, are adequately serviced by community services and facilities, noting the reliance on and proximity to St Helens.

It is likely that most existing community services and facilities are currently sufficient and will continue to be so if well maintained into the future. This particularly applies to:

- Emergency services
- Open spaces and recreational facilities
- Shops and services.

Based on the population and demographic analysis, there is likely to be a need for the following in the broader region:

- Health facilities
- Residential aged care facilities.

Comments were sought from the Department for Education, Children and Young People regarding the provision of educational facilities and their capacity in the study area, however no feedback was provided.

Ninety Mile Consulting have been engaged to deliver a St Marys and East Coast Tasmania childcare needs analysis. The project is underway now, and will assess the current and future needs for early childhood education and care (ECEC) and outside school hours care (OSHC) across St Marys and Tasmania's East Coast.

3.6.1 Scamander Sports Centre

The Scamander Sports complex is located on Coach Road, Scamander, and is an important asset to the Scamander community and surrounds. It comprises four sporting clubs: bowls, cricket, eight-ball and golf; as well as a bar and bistro facility providing meals and service. It is understood that it is currently managed by the Scamander Complex Committee (the committee) which is comprised of user group representatives from the bowls club, golf club, cricket club, and eight ball club. The restaurant and bar are leased to a private business and available to the public.

The BoDC have committed to preparing a masterplan for the sports complex, highlighting the significance of the facility to the community. The masterplan will be prepared in parallel with the Scamander and Beaumaris structure plan, as there are clear synergies in understanding the recreational needs of the community that forms part of the preparation of the structure plan.

Figure 11: Urban facilities map



3.7 Physical context

3.7.1 Climate change

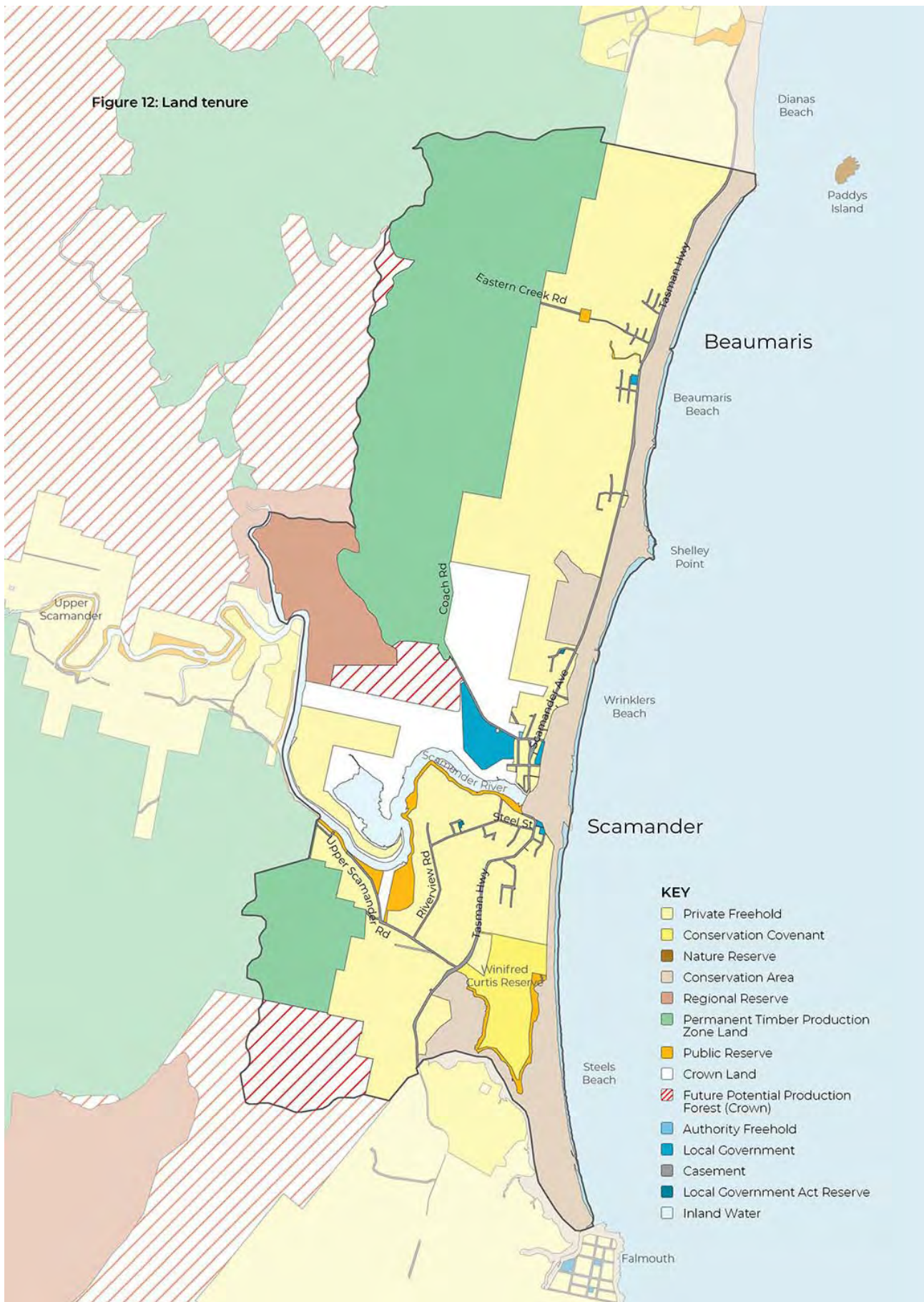
BoDC is committed to managing and adapting to the risks associated with the changing climate across its infrastructure, services and programs. The BoDC Climate Change Adaptation Plan was prepared by the Northern Tasmanian Alliance for Resilient Councils, an initiative of eight north-eastern councils, to develop evidence-based foundations to help understand their climate risk and exposure; to increase capacity and capability to respond; and to ensure efficient resource use and scale action.

The key climate change vulnerabilities for BoDC are identified in the Climate Change Adaptation Plan as being:

- Heavier rainfall, flooding and erosion by runoff, resulting in increased cost burden to Council for repair and maintenance of damaged roads and infrastructure, with flood damage particularly along Ansons Bay Road, Reids Road, Upper Scamander Road, and St Columba Falls Road.
- Heavier rainfall events resulting in increasing likelihood that stormwater infrastructure will be under-capacity resulting in increased overland flow, localised flooding, and costs to Council for clean-up, repairs and potential upgrades to maintain expected service levels.
- Heavier rainfall exacerbating the likelihood of landslip and potential for damage to Council assets or disruption to services e.g. Falls Road, St Helens Point Road.
- Increasing frequency and intensity of bushfires resulting in increasing likelihood of damage to infrastructure and assets, particularly road surfaces and bridges, and extensive additional resources for clean-up, having consequences for budgets.
- Increasing frequency and intensity of bushfires exacerbating the potential for evacuation and access issues on roads to vulnerable localities, having implications for Council's emergency preparedness, e.g. Powers Rd, Pyengana and Stieglitz.
- Increased inundation from storm tide events resulting in the loss of or damage to Council assets, requiring increased maintenance and capital expenditure and potentially reduced service levels.
- Changes in sea level and the frequency of coastal/estuarine inundation events placing pressure on Council to protect private assets, manage expectations, and find acceptable solutions.
- During flood events, Georges River flood flows combined with high stormwater flows, storm surge and sea level rise result in inundation and flooding around Georges Bay and in St Helens. This is occurring to higher levels more often, increasing emergency management, infrastructure and planning demands on Council.
- Increasing exposure of developments to climate-related hazards requiring developers to engage consultants to address regulatory requirements, resulting in councils without the specialist and technical expertise to assess consultants' reports engaging that expertise and, if challenged, incurring additional costs to defend.

A structure plan discourages development in areas at risk, especially in relation to sensitive uses. It also should be ensured that infrastructure and services that service a wider area are not exposed to unacceptable levels of risk.

Given most of the study area comprises private freehold land, as shown in Figure 12, considering risk mitigation measures in future development and subdivision will be key to ensure appropriate adaptation to climate change impacts into the future.



3.7.2 Flooding and coastal inundation

The BoDC is anticipating heavier rainfall events into the future due to climate change, which will impact infrastructure and services and create hazards for the population, including community isolation. BoDC has always been vulnerable to significant flooding, and this will be a key concern to manage into the future as it is likely to become more frequent. The residential areas of Scamander and Beaumaris are not identified as being flood-prone; however, there are parts of the Scamander River, outside the Scamander township, that are flood-prone. Refer to Figure 13.

There are four major rivers in the BoDC, and one in the study area, as shown in Figure 15. The Scamander River flows from the BoDC hinterlands to the river mouth located in the heart of Scamander. The Scamander River is identified as being flood-prone near Doyles Mudflat, Millstream Arm and at the confluence with Arm Creek.

The entire coastline of the BoDC, including the study area, is identified as being prone to coastal inundation, either being in a coastal inundation hazard area, or in a coastal inundation hazard investigation area. These areas require active management to minimise impacts on residents and agricultural land.

The BoDC has identified several risks associated with flooding and coastal inundation, which it is actively managing to minimise impacts to the population. The primary risks identified include:

- Flood damage to infrastructure and bike track network
- Community isolation as a result of heavier rainfall events leading to more extensive road inundation (e.g. Ansons Bay Rd, Binalong Bay Rd, Reid's Rd, and St Helens Point Rd)
- Stormwater infrastructure not having the capacity to deal with heavier rainfall events
- Heavier rainfall exacerbating the likelihood of landslip, damage to Council assets and disruption to services
- Increased inundation from storm tide events resulting in the loss of or damage to Council assets (such as St Helens Point Rd, coastal footpaths and recreational areas).

3.7.3 Bushfire management

The majority of the BoDC is considered bushfire-prone land, aside from some parts of the larger settlements in the LGA. Given much of the hinterland comprises bushland or agricultural land, this is somewhat expected. Therefore, in addition to the continued reliance on the Bushfire-prone Areas Code for future planning applications, any rezonings should ensure that a best practice, strategic approach is taken to bushfire risk management and the protection of communities. This is becoming a more critical issue to manage with the expected hotter summers in the future as a result of climate change. As shown in Figure 14, a number of bushfires have occurred in the study area in recent years near Scamander and Beaumaris; it is anticipated increased evaporation and longer dry periods coupled with more extreme temperatures are likely to enhance the occurrence and intensity of bushfires in the LGA.

3.7.4 Landslip

Given the undulating, and at times steep, topography of the landscape, much of the LGA is in a low or medium landslip hazard band. In some areas, this makes land undevelopable or significantly constrained. Within the study area, there are parts of the residential areas of Beaumaris and Scamander identified as being landslip-prone, but most of the land affected is located adjacent to the western boundary of the study area, as shown in Figure 13. BoDC has identified that heavier rainfall events are likely to result in exacerbating the likelihood of landslip and the potential for damage of infrastructure, services and properties, and the isolation of communities.

3.7.5 Coastal erosion

The eastern coastal boundary of the BoDC is predominately identified as being prone to coastal erosion, or in a coastal erosion investigation area. Within the study area, the entire coastline is identified as being prone to coastal erosion. Climate change is likely to result in sea level rise, which will continually have a greater impact on coastlines and waterways. Scamander is directly exposed to the ocean and storm surge, which is likely to cause significant erosion along low-lying, sandy shorelines.

Figure 13: Natural hazards map

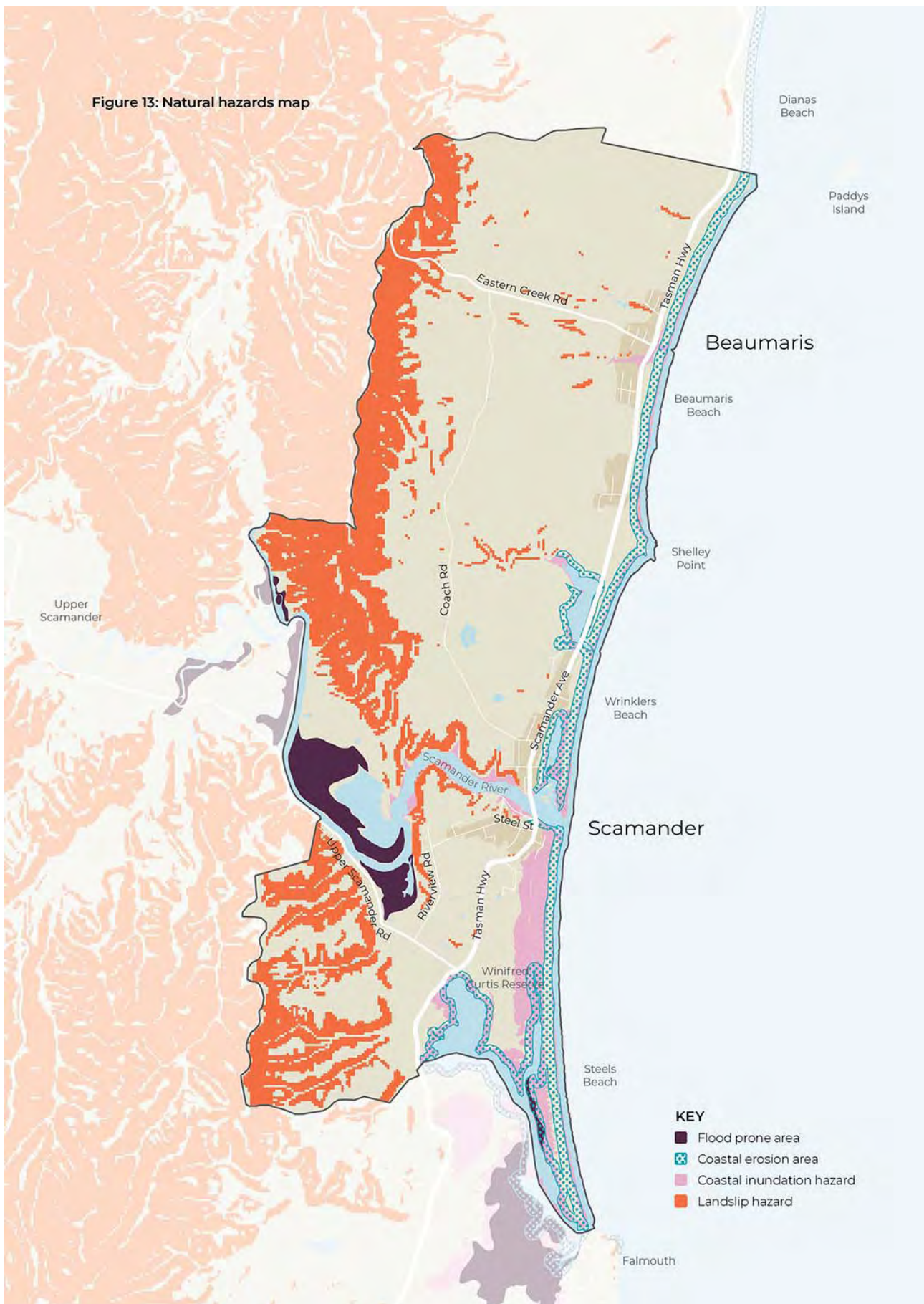
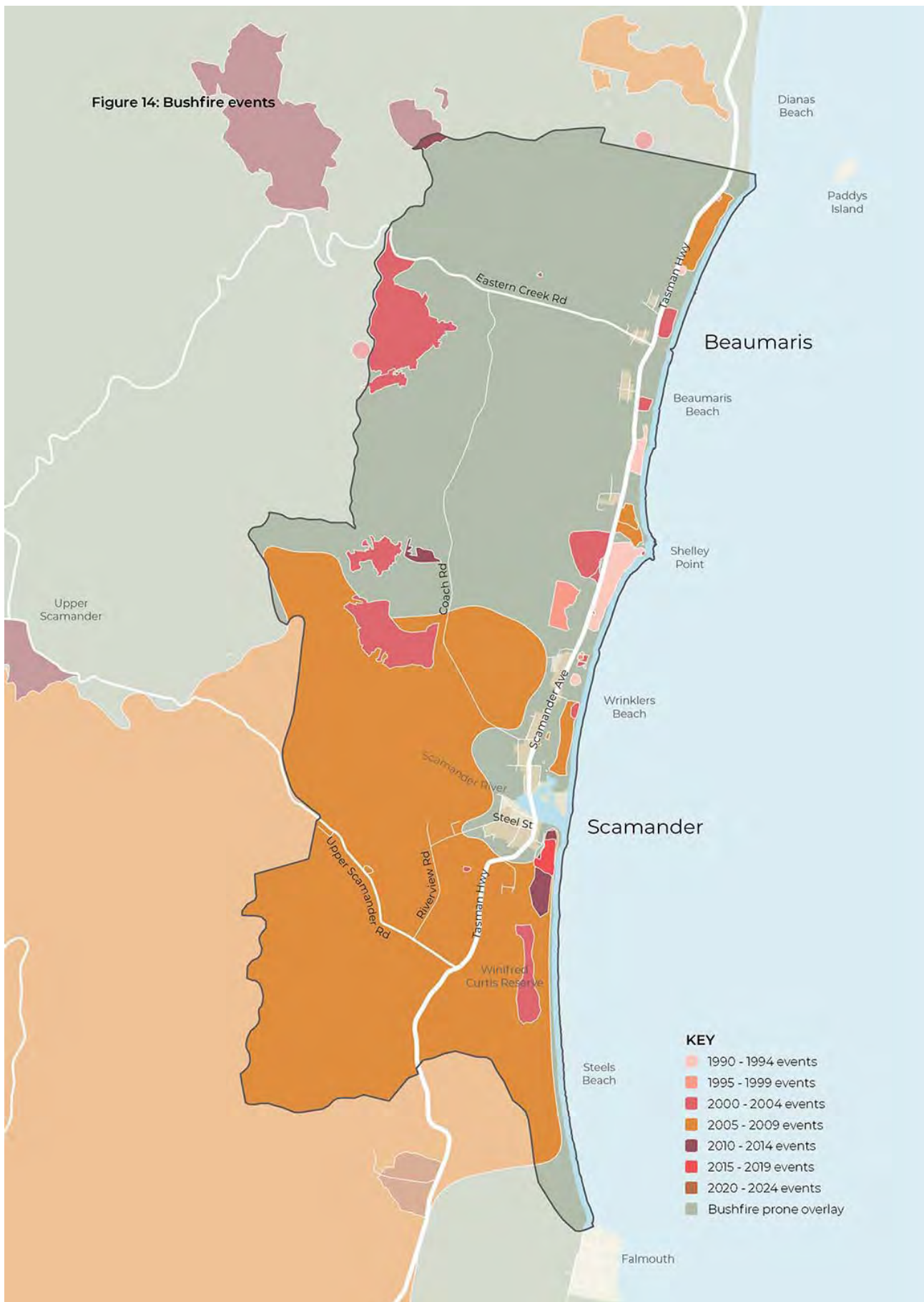


Figure 14: Bushfire events



3.8 Natural values, recreation and open spaces

BoDC has a vast array of services and facilities that support the residents of Scamander and Beaumaris and other settlements in the LGA. The provision of recreational facilities, open space and natural areas is essential to support the overall health and wellbeing of a community and improve the liveability of an area. Well-planned and designed open spaces and recreational facilities also provide broader social, economic and environmental benefits for the community. In the study area, existing spaces for the community to enjoy include the local beaches and parks, the network of footpaths and walking trails, sporting facilities, along with reserves and bushland such as the Winifred Curtis Reserve. These are shown in Figure 11.

The Scamander River provides an important recreational opportunity for residents and visitors, whilst also providing an important element in the landscape setting and a sense of place to the community.

Agricultural land in the BoDC is limited, and predominately located in the Fingal Valley and surrounding the South Esk River, land surrounding Seymour and Falmouth, near the Georges River near Priory, Goshen and Pyengana, and pockets in the northern corner of the LGA. Outside the agricultural land is typically highly vegetated land. Extensive pockets of land in the LGA are in a regional reserve, state reserve, national park, future potential production forest or permanent timber production zoned land.

The BoDC hinterland comprises priority vegetation areas, as shown in Figure 15, and a diverse range of vegetation communities. These include *Eucalyptus brookeriana* wet forest, Notelaea - Pomaderris - Beyeria forest, *Eucalyptus globulus* dry forest and woodland, wetlands, *Eucalyptus amygdalina* inland forest and woodland, Rainforest fernland, and Melaleuca ericifolia swamp forest, to name a few. This vegetated hinterland provides an important setting for both settlements in the study area and a sense of place to the community being nestled between the water the hinterland.

BoDC has a number of threatened species that are known to be present. Examples of threatened flora in the LGA include spiny bossia, velvet boronia, yellow eyebright, narrowleaf dogwood, small-leaf glycine, soft tussockgrass, and slender treefern. Some of the threatened fauna species present, are Tasmanian wedge-tailed eagle, hooded plover, swan galaxias, Tasmanian devil, blind velvet worm, white-bellied sea-eagle, fairy tern, swift parrot, masked owl, southern right whale and eastern quoll.

Figure 15: Natural values map



4 Scamander and Beaumaris in the future

To adequately plan for Scamander and Beaumaris in the future, an analysis of demographic data and trends has been undertaken to determine the predicted requirements for residential and commercial land. Reviewing supply data and determining what the demand will be in the future will provide guidance for future use and development in Scamander and Beaumaris for the next 15 years.

Population projections prepared by the Tasmanian Department of Treasury and Finance (Tasmanian Treasury), REMPLAN, the Australian Bureau of Statistics and the Australian Government's Centre for Population are provided below. These are then compared with the historical growth rate that has been occurring in the settlements. Population projections provide an indication of what Scamander and Beaumaris's population will look like if demographic trends and patterns are held true into the future. They predict not only the number of people, but the age profile, and how this may change over time, and are therefore key in planning for services and infrastructure.

The current supply and the anticipated demand of residential land have also been determined using population projections, ABS census data and identification of vacant and underutilised land from aerial imagery on the LISTmap. Accepted planning practice is to provide an approximately 15-year rolling land supply to support compact settlements and provision of sustainable and efficient infrastructure.

4.1 Population projections

To adequately plan for the future needs of the Scamander and Beaumaris population, seven scenarios have been considered in relation to population projections and dwelling demand:

1. Tasmanian Treasury high growth scenario¹⁶
2. Tasmanian Treasury medium growth scenario¹⁷
3. Centre for Population scenario¹⁸
4. REMPLAN scenario
5. ABS high growth scenario¹⁹
6. ABS medium growth scenario²⁰
7. Historical growth rate²¹

¹⁶ Data obtained from Tasmanian Treasury 2024 population projections released 17 May 2024

¹⁷ Data obtained from Tasmanian Treasury 2024 population projections released 17 May 2024

¹⁸ Data obtained from Australian Government Centre for Population 'Population Statement: Capital city and Rest-of-State Population Projections, 2023-24 to 2034-35, last updated 20 December 2024

¹⁹ Data obtained from ABS Population Projections by Region, 2022-2071

²⁰ Data obtained from ABS Population Projections by Region, 2022-2071

²¹ Data obtained from ABS Estimated Resident Population data by LGA, 2001 to 2024

Population projections provide an indication only and are not an exact science in determining population growth for a population. They rely on existing trends continuing and cannot consider unknown factors, such as new industries or employment-generating developments, that may influence the population size in the future.

4.1.1 Tasmanian Treasury growth scenarios

The Tasmanian Treasury has prepared population projections for Tasmanian LGAs since 2009 and releases them every five years after data from each ABS census is released. Population projections based on the latest census data were released on 17 May 2024 and will be relied on for this discussion paper and in the structure plan. The projections provide an indication of the size and composition of the population of Tasmania and its 29 LGAs for a 30-year period, from 2023 to 2053. The projections have three series based on different population growth assumptions – high, medium and low.

There are, however, limitations associated with these population projections. Conditions have been rapidly changing in recent years, and the Tasmanian Treasury highlights that the projections do not consider the demographic impacts of government policy and should not be used as a standalone decision-making tool.

Under the high growth scenario, Tasmanian Treasury assumes an increased mortality rate, fertility rate, net overseas migration rate and net interstate migration, resulting overall in an increasing population. The medium growth scenario reflects the outcome of a continuation of broadly average trends for all assumptions, with judgement applied as to how these trends will develop in the long term. On balance, the medium series is considered by Tasmanian Treasury as the most likely outcome at the time that the projections are developed.

Given the Tasmanian Treasury population projections are only provided at the LGA level, the population projections for the BoDC have been analysed, and the BoDC annual average growth rate (AAGR) has been applied to Scamander and Beaumaris to provide an indication of growth in those settlements, with an assumption that the AAGR is the same as the wider LGA.

The high growth scenario projects that the BoDC, Scamander and Beaumaris population will continually increase from 2025 to 2040 at an annual average growth rate (AAGR) of 0.79%. Under the medium growth scenario an AAGR of 0.47% is predicted, resulting in slower population growth. The low growth scenario shows that slow growth will occur in the BoDC until 2027, before it gradually declines from 2028 onwards, and this same assumption is applied to Scamander and Beaumaris also. Refer to Table 14 for the high growth scenario, Table 15 for the medium growth scenario and Table 16 for the low growth scenario.

Table 14 – Tasmanian Treasury high growth scenario from 2025 to 2040 (Source: Tasmanian Department of Treasury and Finance)

Tasmanian Treasury high growth scenario						
	2025	2030	2035	2040	AAGR from 2025 to 2040	15 year overall growth rate
BoDC	7,178	7,494	7,796	8,069		12.42%
Scamander	829	866	900	930	0.79%	12.18%
Beaumaris	374	390	406	419		12.03%

Table 15 – Tasmanian Treasury medium growth scenario from 2025 to 2040 (Source: Tasmanian Department of Treasury and Finance)

Tasmanian Treasury medium growth scenario						
	2025	2030	2035	2040	AAGR from 2025 to 2040	15 year overall growth rate
BoDC	7 127	7 307	7 465	7 589		6.48%
Scamander	820	841	858	872	0.47%	6.34%
Beaumaris	370	379	387	393		6.22%

Table 16 – Tasmanian Treasury low growth scenario from 2025 to 2040 (Source: Tasmanian Department of Treasury and Finance)

Tasmanian Treasury low growth scenario						
	2025	2030	2035	2040	AAGR from 2025 to 2040	15 year overall growth rate
BoDC	7 102	7 106	7 054	6 960		-2.00%
Scamander	814	813	806	795	0.004%	-2.33%
Beaumaris	367	367	363	358		-2.45%

4.1.2 Centre for Population growth scenario

The Australian Government's Centre for Population released the latest population statement in December 2024. The population statement indicated that the population of Tasmania is projected to increase from 576,000 on 30 June 2024 to 599,000 by 30 June 2035. This means that Tasmania has been the slowest growing state since 2021–22 and this is expected to continue. The report states that the population of the Rest of Tasmania (excluding Greater Hobart) is expected to be 321,000 at 30 June 2024, and population

growth is forecast to fall from 0.4 per cent in 2023–24 to 0.3 per cent in 2024–25 as net overseas migration subsides. Net overseas migration is projected to contribute most of the population growth.

The Centre for Population provides two population projections for Tasmania: Greater Hobart and the Rest of Tasmania. They do not provide population projections for LGAs or settlements. As such, the Centre for Population growth scenario has assumed that the Rest of Tasmania growth rate applies to Beaumaris and Scamander. Note that the population projections only extend to 2035, therefore a projection for 2040 has not been modelled under this scenario. Refer to Table 17.

Table 17 – Centre for Population growth scenario from 2025 to 2040 (Source: Australian Government Centre for Population)

Centre for Population growth scenario						
	2025	2030	2035	2040	AAGR from 2025 to 2040	15 year overall growth rate
BoDC	7 097	7 174	7 262			2.33%
Scamander	809	818	828	Not modelled	0.25%	2.35%
Beaumaris	365	369	374			2.47%

4.1.3 REMPLAN scenario

REMPAN has undertaken research into residential supply and demand within Tasmania. The data generated through these studies will help inform the future regional land use strategies for Tasmania. As part of this work REMPLAN has prepared population projections and housing demand data over the next 20 years for BoDC as part of a regional supply and demand analysis for Northern Tasmania. These regional-level forecasts facilitate evidence-based decision making for strategic planning, land supply, service provision and infrastructure in LGAs.

The REMPLAN scenario indicates that BoDC will experience an overall population growth rate of 12.89% from 2025 to 2040, or an AAGR of 0.80%. REMPLAN has then broken their projections down to St Helens and Balance Break O'Day. Balance Break O'Day is projected to have an AAGR of 0.78% and an overall 15-year growth rate of 12.89% between 2025 and 2040. The AAGR for Balance Break O'Day, 0.78%, has been applied to Scamander and Beaumaris to predict population growth within the same period, refer to Table 18.

Table 18 – REMPLAN growth scenario from 2025 to 2040 (Source: REMPLAN)

REMPAN growth scenario						
	2025	2030	2035	2040	AAGR from 2025 to 2040	15 year overall growth rate
BoDC	7,220	7,559	7,864	8,151	0.80%	12.89%
Scamander	831	867	900	932	0.78%	12.15%
Beaumaris	374	391	406	420		12.30%

4.1.4 ABS growth scenarios

The ABS uses the 'cohort-component' method for producing population projections. In this method, assumptions made about future levels of fertility, mortality, overseas migration, and internal migration are applied to a base population (applied by sex and single year of age) to obtain a projected population for the following year. The assumptions are then applied to this new (projected) population to obtain a projected population for the year after that. This process is repeated until the end of the projection period is reached. From a base of 30 June 2022, the projections span the period 30 June 2023 to 30 June 2071 for Australia, states, territories, capital cities and rest of state. The projections include high, medium and low series.

By 2040, Tasmania's population is projected to increase to 690,784 under the high series, 628,108 under the medium series and decline to 599,621 under the low series.

Under the ABS high growth scenario, Tasmania is predicted to have an annual average growth rate of 1.12%. The Rest of Tasmania is predicted to have a slower annual average growth rate of 0.91%. Applying the Rest of Tasmania growth rate to BoDC, Beaumaris and Scamander results in an overall population growth for all centres under the high and medium scenarios. The low growth scenario indicates such a low population increase that it has been excluded from the analysis.

Under the high growth scenario it is projected that Scamander will increase by 100 people and Beaumaris by 45 people between 2025 and 2040. Refer to Table 19. Under the medium growth scenario it is projected that Scamander will increase by 13 people and Beaumaris by 5 people, as shown in Table 20.

Table 19 – ABS high growth scenario from 2025 to 2040 (Source: ABS Census)

ABS high growth scenario						
	2025	2030	2035	2040	AAGR from 2025 to 2040	15 year overall growth rate
BoDC	7,202	7,547	7,818	8,067		12.01%
Scamander	834	874	906	934	0.91%	11.99%
Beaumaris	376	394	408	421		11.97%

Table 20 – ABS medium growth scenario from 2025 to 2040 (Source: ABS Census)

ABS medium growth scenario						
	2025	2030	2035	2040	AAGR from 2025 to 2040	15 year overall growth rate
BoDC	7,083	7,192	7,212	7,191		1.52%
Scamander	820	833	835	833	0.34%	1.59%
Beaumaris	370	376	377	375		1.35%

4.1.5 Historical growth scenario

The historical growth scenario considers the yearly overall population numbers in BoDC from 2013 to 2023 to determine the previous annual growth rates and that has been applied to indicate what future

growth in BoDC might be. Between 2013 and 2015 the growth rate was negative; however, BoDC then experienced a period of strong growth between 2018 and 2020. The annual average growth rate between 2013 and 2023 was 1.11%.

It is assumed that BoDC will continue to experience positive population growth, albeit slow, and therefore the average annual growth rate has been taken from the years BoDC experienced positive population growth, from 2016 to 2023. Based on this, the average annual growth rate is 1.83%. Refer to Table 21.

Table 21 – Historical growth scenario from 2025 to 2040 (Source: ABS ERP Populations)

Historical growth scenario						
	2025	2030	2035	2040	AAGR from 2025 to 2040	15 year overall growth rate
BoDC	7,455	8,162	8,937	9,785		31.25%
Scamander	863	945	1035	1133	1.83%	31.29%
Beaumaris	389	428	467	511		31.36%

4.1.6 Population projections summary

Population projections are indications of how an area may grow, and it is important that a range of scenarios are considered and planned for so that the structure plan is appropriately responsive in the future and does not become an impediment in the planning system.

The results of the population projection scenarios show a significant variation on the population changes in Scamander, Beaumaris and BoDC. This is because of different assumptions in each scenario. The largest population increases projected for Scamander, Beaumaris and BoDC are under the Tasmanian Treasury high growth scenario. This is followed by the ABS high growth scenario, REMPLAN, and the historical growth rate scenarios, which all have moderate increases in population. The Tasmanian Treasury medium growth scenario, ABS medium growth scenario and Centre for Population scenarios result in low population growth, and the Tasmanian Treasury low growth scenario in negative growth. Refer to Error! Reference source not found., Error! Reference source not found. and Error! Reference source not found. below for the Scamander, Beaumaris and BoDC population projections.

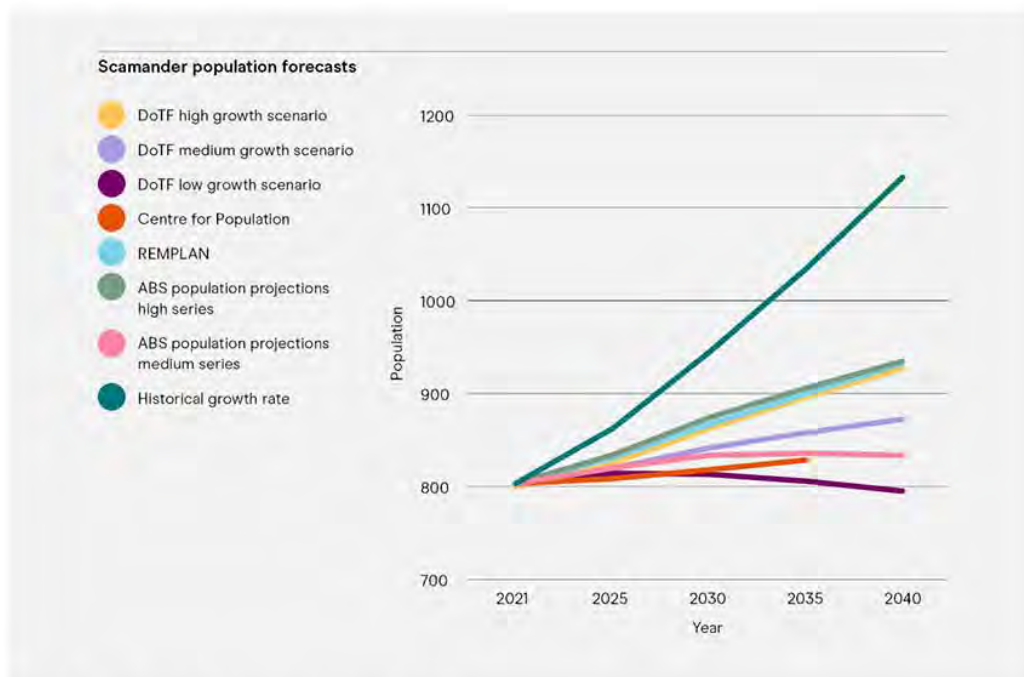


Figure 16 Scamander population projections

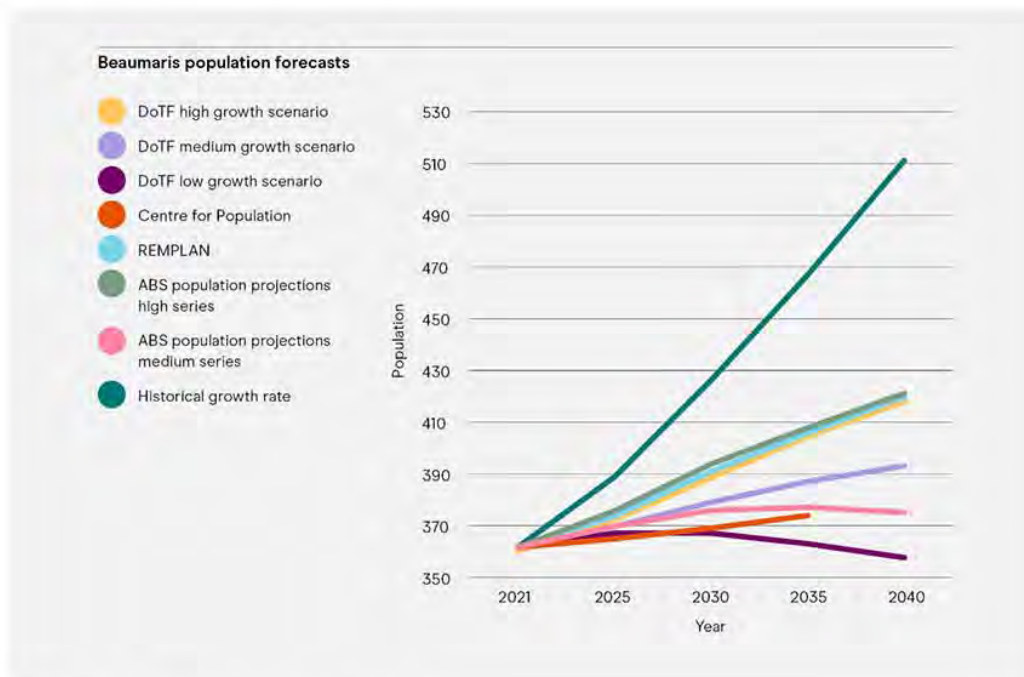


Figure 17 Beaumaris population projections

4.2 Housing demand

Demand for residential land and housing is driven by expected changes in population and demographic characteristics. A combination of data available through the Tasmanian Government, the Australian Government and the ABS has been used to understand the projected dwelling demand in Scamander and Beaumaris in the future.

The same scenarios used for the population projections have been used to determine housing demand based on the determined population growth rates and consideration of the average number of people living in each dwelling. This is with the exception of the Tasmanian Treasury low growth scenario and the ABS low growth scenario as both result in negative growth, which is an outlier of all other projections. Table 22 shows the overall projected population increases between 2025 and 2040 under each of the population projection scenarios.

Table 22 – Overall population increases under the different population projection scenarios

	2025	2030	2035	2040	Population increase from 2025 to 2040
Scamander					
Tasmanian Treasury high growth scenario	829	866	900	930	101
Tasmanian Treasury medium growth scenario	820	841	858	872	52
Centre for Population	809	818	828	Not modelled	-
REMPAN	831	867	900	932	101
ABS high growth scenario	834	874	906	934	100
ABS medium growth scenario	820	833	835	833	13
Historical growth rate	863	945	1035	1133	270
Beaumaris					
Tasmanian Treasury high growth scenario	374	390	406	419	45
Tasmanian Treasury medium growth scenario	370	379	387	393	23
Centre for Population	365	369	374	Not modelled	-
REMPAN	374	391	406	420	46
ABS high growth scenario	376	394	408	421	45
ABS medium growth scenario	370	376	377	375	5

	2025	2030	2035	2040	Population increase from 2025 to 2040
Historical growth rate	389	426	467	511	122

4.2.1 Tasmanian Treasury high growth scenario

Tasmanian Treasury data under the high growth scenario predicts a population increase of 101 for Scamander and 45 for Beaumaris between 2025 and 2040. An overall population growth of 146 people in the two settlements.

Based on the average household occupancy level in Scamander of 2.1 people and 2.2 people in Beaumaris in 2021, this roughly equates to an additional 48 houses in Scamander and 20 houses in Beaumaris over the next 15 years. This is a total of 68 new houses in the two settlements.

4.2.2 Tasmanian Treasury medium growth scenario

Tasmanian Treasury data under the medium growth scenario predicts a population increase of 52 for Scamander and 23 for Beaumaris between 2025 and 2040. An overall population growth of 75 people in the two settlements.

Based on the average household occupancy level in Scamander of 2.1 people and 2.2 people in Beaumaris in 2021, this roughly equates to an additional 25 houses in Scamander and 10 houses in Beaumaris over the next 15 years. This is a total of 35 new houses in the two settlements.

4.2.3 Centre for Population growth scenario

Under the Centre for Population scenario there is an estimated increase of 19 people in Scamander and 9 for Beaumaris between 2025 and 2035, noting their predictions don't extend to 2040.

Based on the average household occupancy level in Scamander of 2.1 people and 2.2 people in Beaumaris in 2021, this roughly equates to an additional 9 houses in Scamander and 4 houses in Beaumaris over the next 15 years. This is a total of 13 new houses in the two settlements over the next 10 years. Given there is no data for 2040 though, dwelling demand for the next 15 years cannot be determined.

4.2.4 REMPLAN scenario

REMPLAN data predicts a population increase of 101 for Scamander and 46 for Beaumaris between 2025 and 2040. An overall population growth of 147 people in the two settlements.

Based on the average household occupancy level in Scamander of 2.1 people and 2.2 people in Beaumaris in 2021, this roughly equates to an additional 48 houses in Scamander and 21 houses in Beaumaris over the next 15 years. This is a total of 69 new houses in the two settlements.

4.2.5 ABS high growth scenario

The ABS high growth scenario data predicts a population increase of 100 for Scamander and 45 for Beaumaris between 2025 and 2040. An overall population growth of 145 people in the two settlements.

Based on the average household occupancy level in Scamander of 2.1 people and 2.2 people in Beaumaris in 2021, this roughly equates to an additional 48 houses in Scamander and 20 houses in Beaumaris over the next 15 years. This is a total of 68 new houses in the two settlements.

4.2.6 ABS medium growth scenario

The ABS medium growth scenario data predicts a population increase of 13 for Scamander and 5 for Beaumaris between 2025 and 2040. An overall population growth of 18 people in the two settlements.

Based on the average household occupancy level in Scamander of 2.1 people and 2.2 people in Beaumaris in 2021, this roughly equates to an additional 6 houses in Scamander and 2 houses in Beaumaris over the next 15 years. This is a total of 8 new houses in the two settlements.

4.2.7 Historical growth scenario

Based on the historical population growth rate for Scamander and Beaumaris, this scenario sees the population increase in Scamander by 270 people, and Beaumaris by 122 people between 2025 and 2040. An overall population growth of 392 people in the two settlements.

Based on the average household occupancy level in Scamander of 2.1 people and 2.2 people in Beaumaris in 2021, this roughly equates to an additional 129 houses in Scamander and 55 houses in Beaumaris over the next 15 years. This is a total of 184 new houses in the two settlements.

4.2.8 Dwelling demand summary

The dwelling demand rates in Table 23 apply to the seven scenarios.

Table 23 – Dwelling demand summary for the different scenarios (Source: Era Advisory)

Scenario	Scamander dwelling demand total from 2025 to 2040	Beaumaris dwelling demand total from 2025 to 2040
Tasmanian Treasury high growth scenario	3.2 houses per year	1.4 houses per year
Tasmanian Treasury medium growth scenario	1.7 houses per year	0.7 houses per year
Centre for Population scenario	0.9 houses per year (between 2025 and 2035, noting there is no modelling for 2035 to 2040)	0.4 houses per year (between 2025 and 2035, noting there is no modelling for 2035 to 2040)
REMPPLAN scenario	3.2 houses per year	1.4 houses per year
ABS high growth scenario	3.2 houses per year	1.4 houses per year
ABS medium growth scenario	0.4 houses per year	0.1 houses per year
Historical growth scenario	8.6 houses per year	3.7 houses per year

The above dwelling demand rates are for permanent residents. However, based on the 2021 ABS census, Scamander had 30.3% unoccupied dwellings and Beaumaris had 22.1% unoccupied dwellings. This is indicative of a significant percentage of holiday homes or second dwellings, and therefore conservatively, to allow for this demand a similar rate should be provided into the future. Under the historical growth scenario, this would result in a total demand of 4.5 houses per year in Beaumaris and 11.2 houses per year in Scamander, including both permanent dwellings and holiday homes.

4.3 Housing yield

Table 24 and Table 25 show the residential land supply on private land in Scamander and Beaumaris, and theoretical dwelling yields in residential zones, along with an estimated number of years supply under the seven scenarios.

The theoretical dwelling yield on vacant and underutilised land in the:

- General Residential zone is 886 dwellings, located on 84 lots in Scamander
- Low Density Residential zone is 57 dwellings, located on 57 lots in Beaumaris
- Rural Living zone is 2 dwellings, located on 4 lots in Beaumaris
- Landscape conservation zone is 11 dwellings, located on 10 lots in Scamander and Beaumaris.

This results in a theoretical dwelling yield of 956 dwellings on 155 vacant and underutilised lots in Scamander and Beaumaris. Note that there is no vacant General Residential zoned land in Beaumaris, and no vacant Low Density Residential or Rural Living zoned land in Scamander.

Scamander has a theoretical housing supply of approximately 892 dwellings across vacant and underutilised land in the General Residential and Landscape Conservation zones, resulting in a supply of between 104 and 525 years. However, if 30.3%²² of the vacant and underutilised land is to continue to be used for holiday homes, then the number of years supply of land may only be between 80 and 405 years.

In contrast, Beaumaris has a theoretical housing supply of approximately 64 dwellings across vacant and underutilised land in the Rural Living (zone C), Low Density Residential and Landscape Conservation zones, resulting in a supply of between 17 and 91 years. However, if 22.1%²³ of the vacant and underutilised land is to continue to be used for holiday homes, then the number of years supply of land may only be between 1146 and 71 years.

The residential land supply results for the Centre for Population scenario and ABS medium growth scenario have been removed from the analysis as they are considered outliers and not projecting a reasonable supply compared to the other scenarios.

4.4 Commercial land supply

There are three areas zoned Local Business in Scamander: the area at the Scamander River mouth, a spot zoning capturing the service station on the corner of Tasman Highway and Campbell Street, and the area comprised of the IGA, pharmacy and part of the caravan park. All areas are along the Tasman Highway. Additionally, there are other non-residential uses dotted along the Tasman Highway including Pelican Sands, and a café near Wrinklers Lagoon as well as the sports complex along Campbell Street that offers a bar and restaurant to the general public.

That is, there is no central activity centre in Scamander; rather there are two main activity areas located at the river mouth and the IGA. Notably, there is currently vacant and underutilised land in the Local Business zone in Scamander; including multiple parcels on Steel Street used for residential purposes (single dwellings). This comprises four lots (two vacant and two underutilised) equating to a total area of 1.02 ha. Whilst there is no other commercial or industrial zoned land that is vacant or underutilised in the study area, this is an expected supply for smaller settlements, particularly given St Helens is the primary service centre for the region and the proximity of Scamander and Beaumaris to St Helens.

²² Based on the 2021 ABS census data of 30.3% of dwellings being unoccupied in Scamander

²³ Based on the 2021 ABS census data of 22.1% of dwellings being unoccupied in Beaumaris

Table 24 – Scamander residential land supply (Source: Era Advisory, The LIST)

Scamander vacant and underutilised land supply analysis

Zone	Vacant area (ha)	No. of vacant lots	Theoretical dwelling yield	Estimated years supply (Tasmanian Treasury high growth scenario) ²⁴	Estimated years supply (Tasmanian Treasury medium growth scenario) ²⁵	Estimated years supply (Centre for Population scenario) ²⁶	Estimated years supply (REMPAN scenario) ²⁷	Estimated years supply (ABS high growth scenario) ²⁸	Estimated years supply (ABS medium growth scenario) ²⁹	Estimated years supply (historical growth scenario) ³⁰
General Residential ³¹	68.37	84	886	277	521	984	277	277	2215	103
Landscape Conservation ³²	51.11	6	6	2	4	7	2	2	15	1
TOTAL	119.48 ha	90 lots	892 dwellings	279 years	525 years	991 years	279 years	279 years	2230 years	104 years

²⁴ Based on the Tasmanian Treasury high growth scenario which assumes 3.2 dwellings per year over the next 15 years

²⁵ Based on the Tasmanian Treasury medium growth scenario which assumes 1.7 dwellings per year over the next 15 years

²⁶ Based on the Centre for Population scenario which assumes 0.9 dwellings per year over the next 10 years (noting that there are no projections for 2035 to 2040)

²⁷ Based on the REMPLAN scenario which assumes 3.2 dwellings per year over the next 15 years

²⁸ Based on the ABS high growth scenario which assumes 3.2 dwellings per year over the next 15 years

²⁹ Based on the ABS medium growth scenario which assumes 0.4 dwellings per year over the next 15 years

³⁰ This assumes the historical growth rate of 8.6 dwellings per year over the next 15 years

³¹ Assumes 20% of land area for roads, infrastructure and open space with 600 m² per dwelling in the General Residential zone. Adoption of 600 m² in the General Residential zone is inherently conservative as the permitted dwelling density is 325 m² and the minimum lot area is 450 m².

³² Assumes a lot size of 500,000 m² (50 ha) per dwelling in the Landscape Conservation zone

Table 25 – Beaumaris residential land supply (Source: Era Advisory, The LIST)

Beaumaris vacant and underutilised land supply analysis

Zone	Vacant area (ha)	No. of vacant lots	Theoretical dwelling yield	Estimated years supply (Tasmanian Treasury high growth scenario) ³³	Estimated years supply (Tasmanian Treasury medium growth scenario) ³⁴	Estimated years supply (Centre for Population scenario) ³⁵	Estimated years supply (REMPLAN scenario) ³⁶	Estimated years supply (ABS growth scenario) ³⁷	Estimated years supply (ABS medium growth scenario) ³⁸	Estimated years supply (historical growth scenario) ³⁹
Rural Living Zone C ⁴⁰	5.73	4	2	1	3	5	1	1	20	1
Low Density Residential ⁴¹	14.72	57	57	41	81	143	41	41	570	15
Landscape Conservation ⁴²	255.45	4	5	4	7	13	4	4	50	1
TOTAL	275.9 ha	65 lots	64 dwellings	46 years	91 years	160 years	46 years	46 years	640 years	17 years

³³ Based on the Tasmanian Treasury high growth scenario which assumes 1.4 dwellings per year over the next 15 years

³⁴ Based on the Tasmanian Treasury medium growth scenario which assumes 0.7 dwellings per year over the next 15 years

³⁵ Based on the Centre for Population scenario which assumes 0.4 dwellings per year over the next 10 years (noting that there are no projections for 2035 to 2040)

³⁶ Based on the REMPLAN scenario which assumes 1.4 dwellings per year over the next 15 years

³⁷ Based on the ABS high growth scenario which assumes 1.4 dwellings per year over the next 15 years

³⁸ Based on the ABS medium growth scenario which assumes 0.1 dwellings per year over the next 15 years

³⁹ This assumes the historical growth rate of 3.7 dwellings per year over the next 15 years

⁴⁰ Assumes a lot size of 50,000 m² per dwelling in the Rural Living C zone

⁴¹ Assumes a lot size of 2,500 m² per dwelling in the Low Density Residential zone

⁴² Assumes a lot size of 500,000 m² (50 ha) per dwelling in the Landscape Conservation zone

5 Opportunities and constraints

After completing the background analysis, strengths, weaknesses, future opportunities and potential challenges of Scamander and Beaumaris have been determined. Refer to Table 26 below.

Table 26 – Opportunities and constraints for Scamander and Beaumaris

	Strengths	Weaknesses	Opportunities	Challenges
Residential land and housing	- Renting and buying in the study area is comparatively cheaper than other areas in Tasmania. - There is an adequate supply of residentially zoned land and primarily in the right locations. - Residential land is well located to natural areas.	- There is a lack of housing diversity, with the predominate dwelling type being single, detached dwellings with 3 or more bedrooms. - No social housing in the study area. - Lack of workers accommodation. - Limited supply of rental accommodation given the take up of Visitor Accommodation. Rental vacancy is at 1% (well below the REIA recommended 3%).	- Work with Homes Tasmania to identify locations for social and affordable housing. - The population of Scamander and Beaumaris is ageing at a lesser rate to the wider BoDC. - Improve street tree plantings and landscaping in public areas.	Encouraging new subdivisions to include smaller lots.
Activity centre network	- Well-functioning activity centre on the river mouth at Scamander that is in proximity to open space, recreational and community facilities. - Scamander river mouth activity centre has a northerly aspect and beautiful views. - All activity centres are on the Tasman Highway which provides high volumes of people passing through. - Adequate provision of community facilities in St Helens to serve the population of the study area.	- Two main activity areas in Scamander for such a small population with additional non-residential uses sitting outside of the main areas. - Absence of a clear recognition into key activity centres	- Reconsider the location of Local Business zoned land to better align existing and desired future land uses with the zoning. - Consider whether the current zoning adequately provides opportunities for light industrial uses to be provided in Scamander in the future - Improving wayfinding. - Provision of niche tourism products to attract visitors and residents. - Proximity to St Helens so that the activity centres in Scamander and Beaumaris can focus on tourism and lifestyle opportunities. - Provide opportunities for new and emerging uses and developments to be located in Scamander that might not be currently considered and would be a regional tourism drawcard.	- Activity centres/areas are located on a busy highway and are currently separated from each other. - Consider whether the current zoning in Scamander adequately provides opportunities for light industrial uses to be provided. - Establish a consistent character and vision for the study area. - Provide for the diversification of job opportunities in Scamander and Beaumaris.
Transport and movement	- Existing shared pathway between Winifred Curtis Reserve through to Beaumaris. - The area is adequately served by the Launceston Airport and the Bell Bay Port. - State Roads are undertaking pavement works in the study area, including 1km of resurfacing in 2025/26 at the southern end of the study area.	- Limited public transport opportunities. - Limited walkability for a small population. - The quality of the Tasman Highway within and surrounding the study area. - There is conflict and competition between road users along the Tasman Highway and other main roads.	- Improving walking trails and permeability in new subdivisions. - Revisiting the location of car parking and wayfinding for visitors. - Provision of car parking for larger vehicles. - State Growth is in the process of auditing bus stops along the Tasman Highway.	- A highly car-dependent population. - Smaller, sparsely populated communities making it hard to provide adequate public transportation.
Services and infrastructure	- TasNetworks does not identify the study area as being included in the poor performing areas in relation to power. - No known capacity issues in terms of electricity provision to the study area. - The 1% AEP plus climate change overland flooding depth overlay on the LIST identifies areas where the Tasman Highway may be impacted in storm events.	- The study area is powered by feeders from the St Marys substation which are quite long and predominately overhead, and exposed to environmental conditions. - There are minor capacity constraints in the water supply for Scamander. - Some of TasWater's network storage tanks are theoretically undersized.	- TasWater are working on a regional master plan that considers a range of options to improve the reliability of the East Coast water systems. - To accommodate the long-term growth forecast for the town, the Bridge Esplanade sewage pump station (SPS), Dune Street SPS and Lagoon Esplanade SPS are in line for upgrades.	- Beaumaris has no properties connected to reticulated sewerage infrastructure or water supply. - There are known areas in Scamander and Beaumaris that have problems with stormwater management. - There is an aquifer under Scamander Avenue (Tasman Highway) and in high rainfall events the water table rises leading to ground saturation and seepage.

	Strengths	Weaknesses	Opportunities	Challenges
	There is reticulated water supply in the residential areas of Scamander and most (but not all) properties in the General Residential zone are connected to reticulated sewage infrastructure.			- The 1% AEP plus climate change overland flooding depth overlay on the LIST identifies areas where the Tasman Highway would be impacted in storm events. Future development in the area will need to consider protection of the Highway. - Council needs to ensure adequate stormwater infrastructure is provided to protect the broader area including the highway
Recreation, open space and the environment	- Significant areas of recreational opportunities and open space. - The beaches, river and bushland surrounding the study area provide important recreational spaces for residents and visitors.	- Development occurring in locations that are at risk of natural hazards is a concern. - Climate change is increasing the frequency and intensity of bushfires and heavy rainfall events. - BoDC has a number of threatened species that are known to be present.	- Improve the connectivity from the areas zoned Local Business to recreational areas. - Consider how public open spaces are currently used and speak with the community to determine how they can be better used and allocate funding accordingly. - Improve the main streetscapes of Scamander and Beaumaris to encourage more activity. - Adequately plan for development to occur in suitable locations with low risk of being exposed to natural hazards.	- Climate change is likely to result in sea level rise, which will continually have a greater impact on the coastlines and waterways in and near the study area as well as increase the severity of weather events. - Flooding, bushfires and coastal hazards can result in long-lasting damage to the natural environment, including soil erosion, loss of vegetation, harm to wildlife habitats and water pollution.

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era

ACTION	DECISION
PROPONENT	Officer
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:

Council adopt the revised Charter for the Break O'Day Council Natural Resource Management Committee to support the role of the Committee further in engaging the community and stakeholders and Council in environmental and natural resource management issues facing the municipality.

INTRODUCTION:

The Environment is a major field of issues and challenges for the municipality. Council values highly the contribution made by its Natural Resource Management (NRM) Committee to the shared responsibility of balancing our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Council's Charter for the Break O Day Council Natural Resource Management Committee provides for the NRM Committee – comprising community and stakeholder representatives – to advise and work with Council on significant matters for the natural environment and resource management in Break O'Day.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 3 August 2026

Council Meeting 17 July 2026

05/25.16.3.606 Moved: Clr B LeFevre/ Seconded: Clr K Chapple

1. That Council reappoint Mr Craig Lockwood and Mr Todd Dudley to the Natural Resource Management Special Committee, respectively as representatives of the marine and aquaculture sector and community conservation.
2. That Council appoint one of its Councillor representatives as Chair of the Natural Resource Management Special Committee.

Clr Ian Carter nominated Clr Liz Johnstone as Chair. Clr Liz Johnstone accepted the nomination.

CARRIED UNANIMOUSLY

Council Meeting 20 September 2021

09/21.16.7.210 Moved: Clr L Whittaker / Seconded: Clr K Chapple

That Council amend its NRM Committee Charter by adding as a new point to the Natural Resource Management Committee responsibilities: “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.”

CARRIED UNANIMOUSLY

OFFICER’S REPORT:

The purpose of this report is to recommend a draft revised Charter for the Break O’Day Council Natural Resource Management Committee (August 2026) for adoption by Council ahead of the forthcoming Local Government Elections.

Council’s Charter requires reappointment of Council representatives following elections, and a Committee Chair. The current requirement of three councillor representatives would be tested by the reduction in Councillors from nine to seven. In addition, the Committee has faced low attendance of members and questioning of its operation at recent meetings.

The opportunity has been taken to also consider how the Charter helps Council with its role and shared responsibility for environmental values and natural resource management challenges of the municipality. Council at its recent Workshop and the NRM Committee have considered questions around the underlying need for the NRM Committee and is the Committee/Meetings model fit for purpose?

At the NRM Committee’s recent Meeting in August (just after Council’s Workshop) it considered the Charter, to provide Council with feedback on possible changes to the Charter it operates under.

NRM Committee feedback

At its recent Meeting Committee members discussed the Charter, working through it methodically to consider representation of interests including Council, improving engagement and its effectiveness, Terms of Reference and responsibilities assigned to the Committee and Council. The Committee met with a quorum present.

There was lengthy discussion of representation of interests and sectors, to improve engagement and the Committee’s effectiveness. The possible problem of needing three Council representatives with the number of elected members was expected to reduce was recognised. Ideas discussed included adding sector representation (such as tourism and private land holders/developers), reducing it, and having narrower categories to make it more flexible, such as Community/Industry/Government.

Members also worked progressively through the operational provisions of the Charter, the Skill Base expected, Terms of Reference and Responsibilities assigned to the Committee and Council.

While the Record of Proceedings for its Meeting is yet to be drafted and brought to Council for consideration, it will include the Committee's decision on advice to Council regarding its review of the Charter including:

- supporting Council representation reduced from three to two,
- both maintain an odd number of members by increasing Community representation (of 'individual or local interest groups') from two to three
- enabling the Committee to convene 'other activities' besides its Meetings, to create opportunities for wider audiences to contribute to deliberation of issues by Committee, and
- two-way reporting between Council and the Committee (by adding reporting of Council outcomes back to the Committee in Council's responsibilities).

Representation

The practical need to reduce council representation before the forthcoming Local Government elections is supported by the NRM Committee. It proposes the addition of a third Community representative to maintain the size of the Committee with odd number of members. This addition could also broaden interests participating in the Committee. Council would continue to determine and appoint representatives nominating to join to the Committee.

Activities besides Committee Meetings

The Charter enables the Committee to hold formal Meetings. In recent year it has informally held a number of 'field trips' for members and attached to Meetings to make its business more meaningful and attractive to members and improve engagement and effectiveness. These have been successful in generating outcomes, are valued by members and help with attendance and membership attrition.

It is recommended Charter give the Committee an ability to convene additional activities besides Meetings to provide opportunities for wider community and stakeholder participation on issues from time to time. This would enable the community to contribute, via the NRM Committee, without the commitment to joining the Committee and regular Meetings.

Charter amendments

A draft revised Charter showing these recommended changes is attached to this report. In addition to changes for the issues above it includes a change to *Council responsibilities* for reporting back to the Committee on its consideration of Committee recommendations, and a few minor edits.

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. (For example flood and fire.)

Key Focus Area:

Land and Water Management - Develop and implement strategies and activities that prevent land degradation and improve water quality within our rivers, estuaries and coastal areas.

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

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 2026-2027

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

Charter for the Break O Day Council Natural Resource Management Committee - September 2021

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority



CHARTER

FOR THE

BREAK O'DAY COUNCIL NATURAL RESOURCE MANAGEMENT COMMITTEE

This Charter¹ 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	32
Community	two individual or local interest group representatives	23
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

¹ ~~This is the first Charter is was adopted to form the NRM Committee in 2008. It was~~ based on the Charter for Meander Valley Council Natural Resource Management Committee, which Break O'Day Council gratefully acknowledges.

- Environmental projects design and implementation

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 and activities 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, and report outcomes back to the Committee;
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.

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:**

24.07.2026	St Helens	– St Helens Neighbourhood House, attended the Special General Meeting of members to consider motions regarding the Board situation and to discuss the situation. Assisted by providing information from the SHNH Constitution.
24.07.2026	St Helens	– Northern Tasmania Development Corporation (NTDC), initial meeting involving the Mayor and NTDC CEO, Michael Bailey, to provide Michael with an overview of priorities and opportunities within the Break O'Day area and to receive updates on NTDC activities and regional priorities.
03.08.2026	St Helens	– Council Workshop.
06.08.2026	St Helens	– Royal Flying Doctor Service (RFDS), meeting involving the Mayor, RFDS CEO Nicole Henty and Philanthropy and Communications Manager Corey Martin to discuss RFDS services, regional health initiatives and opportunities for collaboration within Break O'Day.
06.08.2026	St Helens	– RFDS Networking Event, attended the RFDS networking event in St Helens, providing an opportunity to connect with local services and organisations and discuss the work they are undertaking across Break O'Day.
07.08.2026	MS Teams	– State Emergency Service Tasmania (SES), meeting involving the Municipal Deputy Coordinator, SES Regional Emergency

		Management Controller and Emergency Management Coordinator to discuss emergency management priorities, preparedness and coordination across the municipality.
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Meetings & Events Not Yet Attended:

13.08.2026	MS Teams	– East Tas Education and Employment (ETEE), meeting of Board relating to oversight of the Study Hub and Jobs Hub projects.
13.08.2026	St Helens	– Break O’Day Employment Connect (BODEC) monthly Management Committee Meeting.
17.08.2026	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. Meetings with community members included Fae Robinson, Andrew Corbett & Sean (Overland Track transport) Fiona and Shane Voorham (Planning Application: DA 24/00134), Peter Welch, and Andrew MacGregor.

Brief Updates:

Northern Tasmania Development Corporation

The new NTDC CEO, Michael Bailey, will be visiting member Councils on a regular basis and his recent visit to Break O’Day provided an opportunity to provide him with an overview of activity in Break O’Day and discuss the broader regional opportunities, projects or issues. Key items discussed included:

- Draft Economic Diversification and Investment Strategy released by the State Government
- Northern Regional Economic Forum and the fixation on approval processes involving Local Government
- Regional Land Use Strategy and local work being undertaken in the Break O’Day area including the Industrial Land Use Strategy and the Scamander-Beaumaris Structure Plan.
- Liveability Strategy project and how the framework provides an overarching understanding of factors that contribute to why people move to or away from Break O’Day and how this links into population change.
- Regional University Study Hub and Regional Jobs Hub services and the role that they play in the future of the Break O’Day area and the need for ongoing support.
- Workforce challenges locally at the Break O’Day level as well as what Council experiences. Noted that NTDC can play a role in the Local Government workforce challenge space.
- Housing challenges broadly and particularly as relates to worker accommodation

PWS Announcement

Recently the Minister for Parks, Hon Nick Duigan MP, announced that funding of \$5 million has been provide to deliver key tourism projects on the East Coast and in the South. The priority initiatives in the Break O’Day area include the Bay of Fires Master Plan and the Burns Bay boat ramp area. The quantum of funding is yet to be confirmed but is believed to be approximately \$1.5 million in each area. With the Bay of Fires Master Plan nearing finalisation, this announcement provides a fantastic start to implementation and an opportunity to address key significant infrastructure priorities.

2026 Local Government Elections

As part of preparations for the upcoming 2026 Local Government elections, Council officers have been working with the Local Government Association of Tasmania to provide a Candidate Information Session for those thinking of standing at the forthcoming election. The session is going to be held on Wednesday 2nd September at Panorama Hotel starting at 6:00pm. The session will focus on what it means to be a Councillor and key information relating to the 2026 Election process.

Key dates worth noting are:

5 September - Election Notice Published

7 September - Nominations Open

10 September - Electoral rolls close

21 September - Nominations close

22 September - Nominations announced

5 October - Ballot pack delivery commences

Results Time frame:

27 October - Polls Close at 2pm and ballots start being entered

28 October – 4 November - Vote counting and announcement

7 November - Certificate of Election

Communications Report

TOPIC	ACTIVITY	PROGRESS
GENERAL COMMS	BODC Newsletter	Sent out last week. Included stories on: • Local Government Elections • Changes to Tyre Disposal • Removal of aging community assets • Irapuna community weekend promotion • Get in 2 Gear Opportunities
	BODC Website	• St Helens History Room – Free August Promotion • Public Statement – St Marys Dog Breeder • Municipal Emergency Management Plan – Updated • Candidate Information Session
	Valley Voice: Five minutes with the Mayor	• Revaluations/Rates Concerns • Aquatic Facility – Business Case update • Bird Flu • Local Government Elections
	Break O'Day Council	• Memorial Park – Toilet Closure • Rates – Promotion

		• We're Hiring – Valley Crew • Aus-Alerts • Thinking of Becoming a Clr- Candidate information session • St Helens History Room – Free August • Tyre Disposal • Irapuna Walk • Cat Subsidy
SOCIAL MEDIA	Shared Social Media Posts	• Bird Flu • Aus Alerts – Warning System • Seat at the Table – LGAT • LGAT – Video – Candidate • Upcoming Works – TasWater – St Marys • Review of the Coroners Act
EMPLOYMENT OPPORTUNITIES	Break O'Day Council	Valley Voice Crew Location: Fingal Valley Position: Municipal Worker (Valley Crew) Applications close: 5pm, Friday 21 August 2026
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
Georges Bay, Stieglitz	Affixing Common Seal	Crown Lease	Number 21 – Miscellaneous Powers and Functions to the General Manager
DA- 2025-00226 31 Felmingham St. Binalong Bay	Affixing Common Seal	Final Plan of Survey	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
02.07.2026	337 Certificate	89 Parnella Drive, Stieglitz	1653492
07.07.2026	337 Certificate	Unit 3, 2023 St Helens Point Road, Stieglitz	7689787
07.07.2026	337 Certificate	7380 Esk Main Road, St Marys	1975248
07.07.2026	337 Certificate	7 Aulichs Lane, St Marys	6401403
07.07.2026	337 Certificate	Unit 1, 1 Alma Court, St Helens	2704298
07.07.2026	337 Certificate	10 View Street, St Helens	7827940

08.07.2026	337 Certificate	1 Jason Street, St Helens	6781020
08.07.2026	337 Certificate	1142 Gardens Road, The Gardens	7221236
08.07.2026	337 Certificate	18 Tasman Highway, St Helens	9419098
08.07.2026	337 Certificate	Unit 100, 36 Franks Street (CT183241/12)	9358962
08.07.2026	337 Certificate	40 Wrinklers Drive, Scamander	9881359
08.07.2026	337 Certificate	1 Telemon Street, St Helens	6809257
08.07.2026	337 Certificate	28 Elizabeth Street, Mangana	6413471
08.07.2026	337 Certificate	5 Kismet Place, St Helens	9443796
09.07.2026	337 Certificate	7 Grant Street (CT300002/1), St Marys	6402756
09.07.2026	337 Certificate	62A Scamander Avenue, Scamander	1704982
13.07.2026	337 Certificate	19 Felmingham Street, Binlaong Bay	7431428
13.07.2026	337 Certificate	15 Oberon Place, Scamander	2948612
13.07.2026	337 Certificate	48 Acacia Drive, Ansons Bay	7206095
14.07.2026	337 Certificate	441 Elephant Pass Road (CT45081/1), St Marys	9542445
14.07.2026	337 Certificate	23B Steel Street, Scamander	9445522
15.07.2026	337 Certificate	28 Medea Street, St Helens	2853699
20.07.2026	337 Certificate	Unit 2, 9 Kismet Place, St Helens	7689816
23.07.2026	337 Certificate	69 Talbot Street, Fingal	6412233
23.07.2026	337 Certificate	8 Nautilus Place, St Helens	2537469
23.07.2026	337 Certificate	12 Tully Street, St Helens	6800834
27.07.2026	337 Certificate	2 Lynda Place, St Helens	9253620
27.07.2026	337 Certificate	1 Tully Street (CT2097/4), St Helens	9618025
28.07.2026	337 Certificate	2 Bel-Air Crescent, Beaumaris	6787553
28.07.2026	337 Certificate	16 Atlas Drive, St Helens	6779545
29.07.2026	337 Certificate	6 Acacia Drive, St Helens	6810063
29.07.2026	337 Certificate	31 Lawry Heights, St Helens	3435296
29.07.2026	337 Certificate	Unit 1, 2 Doric Grove, St Helens	6811971
30.07.2026	337 Certificate	Lawry Heights (CT189932/9), St Helens	2503453
30.07.2026	337 Certificate	25606 Tasman Highway, St Helens	6792563

Tenders and Contracts Awarded:

Nil

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

08/26.17.2 2025-2026 Annual Plan Year End Review as at 30 June 2026

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	002\036\002\
ASSOCIATED REPORTS AND DOCUMENTS	2025 - 2026 Annual Plan Update at 30 June 2026

OFFICER'S RECOMMENDATION:

That Council receive the Year End Review as at 30 June 2026 of the 2025-2026 Break O'Day Council Annual Plan.

INTRODUCTION:

Council's management team prepared the 2025 – 2026 Annual Plan based on discussions, which occurred through Council workshops and the normal budget/planning process. The Annual Plan was prepared to take into account broader factors which are impacting Council; and reflecting continuity of existing projects, and activities where this exists.

PREVIOUS COUNCIL CONSIDERATION:

The Annual Plan was adopted at the 16 June 2025 Council Meeting.

OFFICER'S REPORT:

This plan is generally based on the 10 Year Strategic Plan 2017 – 2027 (Revised March 2022).

This Report provides a quarterly update on progress with the activities detailed in the 2025-2026 Annual Plan as at 30 June 2026. As to be expected, there is variability in progress with some items but overall progress for the start of the year remains solid. From an overall perspective, we are at 90% completion vs a target of 100%. Looking at individual Key Focus Areas, progress sits at:

GOAL- Community

Communication	99%
Events & Activities	100%
Volunteering	100% (
Community & Council Collaboration	100%
Wellbeing	100%

GOAL – Economy

Opportunities	99%
Brand	100%
Population	83% (Population Strategy delay)
Housing	100%

GOAL - Environment

Appropriate Development	88% (Timing of strategic work completion)
Land & Water Management	94%
Climate Change	100%
<u>GOAL - Infrastructure</u>	
Community Facilities	40% (Liveability Strategy delay impact)
Towns	55% (Liveability Strategy delay impact)
Recreational Facilities	68% (Primarily Liveability Strategy delay impact)
Roads & Streets	100%
Waste Management	99%
<u>GOAL - Services</u>	
Youth	42% (Resource availability delayed activity)
Health & Mental Health	100%
Education, Skills and Training	100%
Access & Inclusion	100%

The primary impact on our overall completion rate has been as a result of progress with the St Helens-Binalong Bay Liveability Strategy which came down to timing of securing a resource and starting work on the project. Now that we have a resource working on this project solid progress has been made with developing the Liveability Framework which underpins the Strategy with very substantial progress anticipated over the next six months. Work relating to the individual projects sitting at the next layer will start to become visible later in 2026.

We should also note the significant achievements in strategic work and projects during the year with a number being completed or all but completed, a number of these were undertaken using internal resources (I). These include:

- Arts & Cultural Strategy (I) (Completed and Adopted)
- St Marys & East Coast Childcare Needs Analysis (Completed and Received)
- Scamander-Beaumaris Structure Plan (Completed and awaiting Adoption)
- Industrial Land Use Strategy (Completed and awaiting Adoption)
- Scamander River Coastal Hazards and Pathways Adaptation Plan (Completed and Adopted)
- St Marys Parking Strategy (I) (Completed and awaiting Adoption)
- Aquatic Facility Feasibility Study (Completed and Adopted)
- Transport Master Plan (I) (Completed and Adopted)
- Scamander Waste Handling Facility Options Analysis (I) (Completed and Adopted)
- Waste Management Strategy (I) (Completed and Adopted)
- Local Action Plan (I) (Completed and Adopted)
- IT Strategy (I) (Completed and Adopted)

STRATEGIC PLAN & ANNUAL PLAN:

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

Break O'Day Council Annual Plan 2025-26

LEGISLATION & POLICIES:

The Annual Plan is a requirement of Section 71 of the *Local Government Act 1993* as follows:

An Annual Plan is to –

- (a) be consistent with the strategic plan; and*
- (b) include a statement of the manner in which the Council is to meet the goals and objectives of the strategic plan; and*
- (c) include a summary of the estimates adopted under section 82; and*
- (d) include a summary of the major strategies to be used in relation to the Council's public health goals and objectives.*

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority



ANNUAL PLAN 2025 - 2026 - INCLUDING CORPORATE PLAN © 30 JUNE 2026 25/07/2026

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GOALS

90%

GOAL COMPLETION

● Draft ● Not started ● Behind ● On Track ● Overdue ● Complete → Direct Alignment → Indirect Alignment

BREAK O'DAY COUNCIL PLAN

COMMUNITY

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
99%	01/07/2025	30/06/2026	Strategy 1.1 Create an informed and involved community by developing channels of communication. : 100%	John Brown	-	
99%	01/07/2025	30/06/2026	→ Key Focus Area 1.1.1 Communication: Improve and develop communication processes that lead to the community feeling more informed and involved. : 100%	Jayne Richardson	-	The key activity in this KFA was progressing with the development of a new website for Council and we now have consultants in place to move this forward. Reviewing, improving and refinement of our communication activities occurred as planned including the preparation work for a redesigned Newsletter. During the year a large range of community engagement activities were undertaken with the community responding really well with high levels of participation. We were mindful of the amount which were happening at certain times and cautious about over engaging. 23/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
95%	01/07/2025	30/06/2026	→ 1.1.1.1 Newsletter - Undertake a review of the newsletter with the aim of improving the design and understanding how many hard copies need to be provided vs digital	Jayne Richardson	Molli Brown	In late March, a survey was opened asking the community for feedback on the newsletter. This was promoted through social media as well as via a QR code in the March/June Newsletter and the June/July newsletter. Feedback from the survey will be used to understand what is working and not working with the current format of the newsletter as well as provide understanding on where the newsletter is accessed. Based on this feedback - the newsletter will be redesigned in 2026/2027 FY. 01/07/2026
100%	01/10/2025	01/01/2026	→ 1.1.1.2 Undertake a communications community survey to gain a greater understanding of how best to communicate with our community	Jayne Richardson	Molli Brown	Due to the large amount of consultation underway regarding Strategic work and the upcoming development of an 10 year Strategic Plan in 2027, this survey work has been postponed and will be incorporated in otherways. Rather than producing one survey that would ask the community to provide input on all Council platforms of communication, we have already implemented: • A survey to guide newsletter redevelopment • Engaged a consultant to develop a new website with improved UX (User Experience) and UI (User Interface) Both of the above will deliver improved communication outcomes for the community. 01/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/02/2026	30/06/2026	→ 1.1.1.3. Website Redevelopment - Implement the website redevelopment plan with community input and a focus on online service delivery and accessibility	Jayne Richardson	-	The website redevelopment plan has now been implemented. Consultants Rock, were engaged in June 2026 to undertake the website redevelopment. Council Officers provided the consultants with direct community feedback on the site as well as researched other council sites and best practice web accessibility to develop the brief. The brief and tender process also included outside, independent panelists with professional experience in web development and technical applications. Some of the input received by Council on the website included: • Not being able to find what they were looking for • Wanting an easy navigation system • Online CSR and payment options • More Council activity and project information • Not being able to search the site adequately • Multiple clicks throughs to important information Once developed the new site will have greater functionality for community as well as for staff to change and improve functionality as time progresses. 01/07/2026
100%	01/07/2025	30/06/2026	→ 1.1.1.4 Social Media Following - Implement the campaign encouraging residents and ratepayers to follow our facebook page as an important source of community information	Jayne Richardson	Molli Brown	A tile was developed that is regularly advertised in the Council newsletter, encouraging the community to follow our Facebook page. A new email signature is now being used by staff in correspondence which includes prompts to follow our Facebook page and sign up to Council email databases. The website redevelopment will also provide an opportunity to promote our social media pages. The Facebook page now has more than 5500 followers. Based on the current following we have increased followers from 30 June 2025 to 22 July 2026: 556 new followers — approximately 10.5% growth and from 1 March 2026 to 22 July 2026: 187 new followers — approximately 3.3% growth. Governance Officer is designing a 'Stay Connected, Stay Informed' advert for the NE Business Directory which focuses on signing up to newsletter, follow on Facebook, subscribe to BODC's YouTube channel and to visit the website. 23/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ 1.1.1.5 Council Brand - develop a communications campaign building off the LGAT Lift the Tone Campaign that showcases elected members, Council's employees and Council activities to facilitate a deeper understanding of Council	Jayne Richardson	Molli Brown	The Executive Officer and Governance Officer ran the "Kinder Break O'Day" Campaign from November 2025 - February 2026. The social media posts were aimed at encouraging respectful engagement and strengthening community-Council relationships by "using your words". Comments were intentionally left open to allow for transparent community discussion. There were six different tiles that covered; Waste, Rates, Speaking with the GM or Mayor, Customer Service, Potholes, and Planning and building permits. The posts were well received by the community with LGAT expressing support for the campaign. The Waste posts generated the most interest receiving more than 2400 views. 01/07/2026
100%	01/07/2025	30/06/2026	Strategy 1.2 Build community capacity by creating opportunities for involvement or enjoyment that enable people to share their skills and knowledge. : 100%	John Brown	-	
100%	01/07/2025	30/06/2026	→ Key Focus Area 1.2.1 Events and Activities: Create a culture of volunteering and support to enable vibrant and sustainable events, activities and community groups. : 100%	Chris Hughes	-	During the year Council supported the delivery of a wide range of events and activities across the Break O'Day area. Regular events formed the backbone of our events calendar and it was pleasing to see the Break O'Day Triathlon return with an extremely popular event and a new Kickboxing event at the Stadium showcased our capacity to hold larger events. Much of our activity focuses on supporting community groups to hold events and building their capacity. 23/07/2026

Current Comple...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ 1.2.1.1 Environmental Awareness: Promote and educate the community about sustainable enjoyment and care of the natural environment	Jayne Richardson	Polly Buchhorn	The Executive Officer and the Governance Officer have been working with the NRM Officer to ensure activities and information in this space is shared as broadly as possible across the Break O'Day community. Some events and activities promoted through the Newsletter and Facebook include: · Shore Bird Nesting Awareness · Weed of the month promotion · Big Beach Clean-Up promotion · Citizen Science opportunities, such as <i>Where Where Wedgie</i> and <i>FeralScan</i> · Responsible cat and dog ownership · Rabbits and feral deer The Governance Officer and Executive Officer have also established relationships with a Beach Clean-up group who we will be supporting to undertake community beach clean-ups and monitoring. 01/07/2026
100%	01/07/2025	30/06/2026	→ 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	Chris Hughes	Jenna Barr	Council continued to play an active role in supporting community organisations and event organisers to deliver safe, successful, and vibrant events across the municipality. Throughout the reporting period, Council provided guidance on event planning, approvals, compliance requirements, risk management, and coordinated access to Council facilities, resources, and operational support. Council worked collaboratively with organisers of a diverse range of events, including the Christmas Parades, Break O'Day Triathlon, Bay of Fires Winter Arts Festival, St Marys Car Show, Pyengana Easter Carnival, community markets, festivals, sporting events, and local fundraising activities. This support helped build the capacity of event organisers while ensuring events were well planned, compliant, and accessible to the community. The continued return of many of these event's year after year demonstrates their ongoing success and value to the municipality. These events encourage community participation, attract visitors to the region, support local businesses, and contribute to the social, cultural, and economic wellbeing of Break O'Day. Council remains committed to working alongside event organisers to ensure the long-term sustainability and success of the municipality's annual events calendar. 07/07/2026

Current Comple...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ 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	Chris Hughes	-	Work to strengthen Break O'Day's profile as a premier events destination is progressing, supported by ongoing collaboration between Council and organisers of major events planned for 2026 and 2027. These significant events remain in the planning phase and are expected to showcase the region's unique attractions, drawing visitors for longer stays and generating positive economic outcomes for the municipality. This momentum is already being demonstrated through new local initiatives, including a recent boxing event held at the Stadium, which featured both local and visiting boxers. The inaugural event proved a strong success, with 522 tickets sold, highlighting community interest and the potential for future sporting events to contribute to the region's growing events calendar. Council continues to work closely with organisers throughout the planning process to support effective coordination and successful delivery 17/07/2026
100%	01/07/2025	30/06/2026	→ 1.2.1.4 Sustainable Events - Promote and support best practice sustainable events and implementation of the Soft Plastics policy on Council land	Chris Hughes	Jayne Richardson	We have continued to promote and support sustainable practices across all events held within the municipality, with a strengthened emphasis on reducing waste and improving environmental outcomes. Event organisers are being actively encouraged to minimise single-use materials and comply with Council's Soft Plastics Policy. A particular focus has been placed on supporting community groups and organisers who are transitioning to serving food in recyclable containers, helping to reduce landfill waste and improve recycling outcomes. These initiatives continue to protect our natural environment while supporting the delivery of responsible, future-focused events that prioritise the use of recyclable and environmentally conscious products. 17/07/2026
100%	01/07/2025	30/06/2026	→ 1.2.1.5 Actively promote the Festival of Wellbeing - and support the Wellbeing Collective to deliver the Festival of Wellbeing	Chris Hughes	-	Following recent discussions and a review of current capacity, the Wellbeing Collective has advised that it will not be proceeding with the Festival of Wellbeing this year. While there has been strong interest and positive early momentum, the group has identified resourcing, planning, and timing constraints that would impact the successful delivery of the event in 2026. The recent recruitment of a Community Wellbeing Officer will provide a resource who can support the Wellbeing Collective, as well as work more broadly with the community on a range of wellbeing projects and initiatives. 17/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ 1.2.1.6 Mountain Bike Events - Work with interested organisations to develop a sustainable Mountain Bike event for the St Helens Network	Chris Hughes	-	Work has commenced with local and regional organisations to explore the development of a sustainable event leveraging the St Helens Mountain Bike Network. The intent is to build on the success of the trails, increase visitation, and ensure any event delivers community benefit, environmental protection, and long-term tourism growth. This includes collaboration with a new mountain bike business operator, who has also assumed management of the café, and consideration of opportunities to expand trail use through additional activities such as trail running. We have also worked with the organisers of the Trans Tasmania event, which was successfully held in Tasmania over a number of bike trails. 17/07/2026
100%	01/07/2025	30/06/2026	→ 1.2.1.7 Fingal 200 Year Celebration - work with the local community to develop a plan to celebrate the 200 Year anniversary for Fingal	Chris Hughes	-	Council staff have supported the planning of events to celebrate this milestone occasion and have continued to empower the local community to take a lead role in the organisation and delivery of associated activities. 17/07/2026
100%	01/07/2025	30/06/2026	→ Key Focus Area 1.2.2 Volunteering - Build community sustainability and inclusion through a culture of volunteering and support within our community. : 100%	Chris Hughes	+	The importance of our volunteer network, particularly our wonderful Emergency Management Volunteers was on display during the Stieglitz fire event in December 2025. Building this network of volunteers is important for us in addressing the increasing prevalence of volunteers. Unfortunately due to resourcing constraints for a large part of the year the formal review of the Volunteer Strategy did not occur but important groundwork was undertaken. 23/07/2026
100%	01/07/2025	30/06/2026	→ 1.2.2.1 Volunteer Strategy - Review the Volunteer Strategy to ensure it reflects the evolving needs of volunteers.	Chris Hughes	Jenna Barr	The Volunteer Strategy has continued to provide the framework for Council's volunteer management practices throughout the year. While a formal review of the Strategy was not undertaken due to competing operational priorities, staff attended the 2026 Volunteering Symposium in May to build knowledge of current volunteer management trends and best practice. These learnings will help inform the future review of the Strategy to ensure it remains relevant and responsive to the evolving needs of volunteers. 09/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ 1.2.2.2 Emergency Management Volunteers - Develop Council's base of volunteers to provide support in an emergency situation including provision of training	Chris Hughes	Angela Matthews	Staff have continued to work with external agencies such as RAW to train and develop volunteers who can support the community during emergency situations, including fires, floods, and severe weather events. Community members volunteered to assist Council staff during the Stieglitz fire response, providing administrative support, catering services, and general care for community members who were displaced over an extended period. This demonstrated strong community resilience and coordination during an emergency response. 02/04/2026
100%	01/07/2025	30/06/2026	Strategy 1.3 Foster and support leadership within the community to share the responsibility for securing the future we desire. : 100%	John Brown	-	
100%	01/07/2025	30/06/2026	→ Key Focus Area 1.3.1 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. : 100%	John Brown	-	The completion and adoption of the Arts and Cultural Strategy during the year was a significant achievement and provides a vital framework to shape our future activities and support. Our Local Township Plans also went through the final reporting cycle and Council will consider how it approaches this as part of the forthcoming Strategic Planning cycle. 23/07/2026
100%	01/07/2025	30/06/2026	→ 1.3.1.1 Local Township Plans - Implement the activities from the Township Plans, report back to the community on progress	Chris Hughes	-	A final report back to communities on progress with the Plan was provided in May. We will continue to work with our local communities to progress the actions outlined in the Township Plans. T 17/07/2026
100%	01/07/2025	30/06/2026	→ 1.3.1.2 Arts and Cultural Strategy - Work with the community group to complete the review of the Strategy including addressing group cohesion and arts and cultural funding	Chris Hughes	-	Council has worked closely with Break O'Day Regional Arts to review the draft Arts and Cultural Strategy, and the group provided positive feedback on the draft. The Strategy, now formally adopted by Council, will guide how we support arts and culture across the municipality, including fostering stronger collaboration within the community. 13/01/2026
100%	01/07/2025	30/06/2026	Strategy 1.4 Foster a range of community facilities and programs which strengthen the capacity, wellbeing and cultural identity of our community. : 100%	John Brown	-	

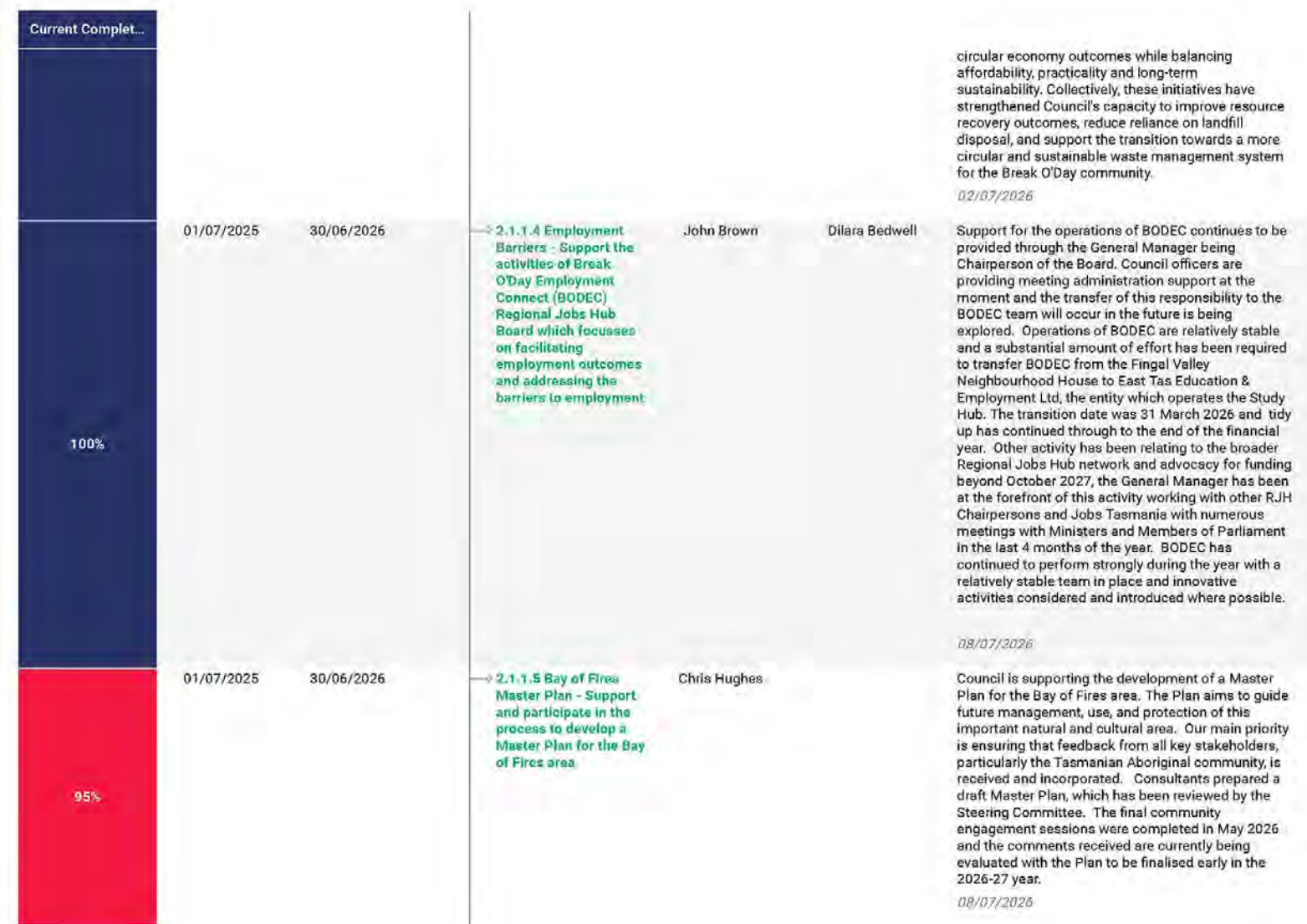
Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	↳ Key Focus Area 1.4.1 Wellbeing - Support and enhance community wellbeing through shared understandings, and opportunities for people to get involved, connect, build on strengths, and feel a sense of belonging in Break O'\\Day. : 100%	John Brown	-	This was a small area of activity for us during the year as we went through a transition phase following the completion of the Community Wellbeing project. Resourcing of the Wellbeing Coordinator position was continued in Council's budget and the vacant position was filled in the second half of the operational year. 23/07/2026
100%	01/07/2025	30/06/2026	↳ 1.4.1.1 Wellbeing Actions - Support the Wellbeing Collective in the effective implementation of projects and associated initiatives	Chris Hughes	Renee Dunn	Council staff have held initial discussions with interested community members to explore the re-establishment of the Collective. Due to capacity constraints, further work is planned to formally reform the Collective and progress planning for the return of the Wellbeing Festival in 2027. 17/07/2026

ECONOMY

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
99%	01/07/2025	30/06/2026	Strategy 2.1 Develop and highlight opportunities which exist and can be realised in a manner that respects the natural environment and lifestyle of the Break O'Day area. : 100%	John Brown	-	
99%	01/07/2025	30/06/2026	Key Focus Area 2.1.1 Opportunities - Identify and realise opportunities that develop and support the Break O'Day economy in a sustainable manner. : 100%	John Brown	-	During the year good progress was made across a wide range of activities with activity tailing off in the second half due to a Council's Economic Development and Project Officer being on extended leave. Key achievements during the year included the ESRP St Marys and East Coast Childcare Needs Analysis was completed which has ultimately resulted in \$4 million to construct a new Centre at St Marys. A major area requiring attention has been the transition of BODEC from Fingal Valley Neighbourhood House to East Tas Education and Employment Ltd. This results in an integration of activities with CUC Eastern Tasmania (Regional University Study Hub) facilitating the connection of employment with education and training supporting the development of our local workforce. The Bay of Fires Master Plan continued its path towards completion. A large area of activity covering a wide range of activities. Strong progress in the first half of the year with a focus around implementing the Economic Development Strategy actions and during the 2nd quarter the Progress in this area has slowed with the Economic Development & Projects Officer being on maternity leave however will start picking back up in the last quarter. A major area requiring attention has been the transition of BODEC from Fingal Valley Neighbourhood House to East Tas Education and Employment. 24/07/2026

Current Comple...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ 2.1.1.1 Economic Development Strategy - commence implementation of high priority items from the Economic Development Strategy that reflects a shared vision for Break O' Days Economic future	Dilara Bedwell	-	Work on this activity has slowed with the Economic Development Officer being on maternity leave for the quarter, work will resume in the next month or so. Developed and worked on the "Economic Loops" of our region to summarise how all parts of our economy are interlinked: housing, education, aged care, investment, businesses and workforce. Using these as a basis for conversations with stakeholders and community to outline key issues and encourage moving to a more positive economic loop. One to one chats with business owners continuing to gauge key issues and opportunities. A local business forum was hosted at Council Chambers this quarter with 12 businesses in attendance - key issues in the region were discussed as well as ideas for improving the business landscape. A follow up local business survey is out to the business community for input. A speed careering event to took place on 4th November at St Helens District High School and a presentation of Break O' Day's Economic Development Action Plan to Chamber of Commerce and members of the public on the 4th November. Regular meetings ongoing with TasTAFE to look at VET qualifications, free courses etc which could be hosted in Break O' Day. Researching the issue of housing in Break O' Day which includes workers accommodation, renting and buying affordability. Continuing research on housing including Rental Affordability Index which was released this quarter with follow up webinars and Live Q&A. Initiated a project with DSG on updating housing data at local levels to drive change and policies with the view to encouraging the right type of housing and accommodation diversification. Researching New Aged Care Act 2024 which came into force in Nov 2025 and how this will affect future aged care opportunities and operations going forward. 17/07/2026
100%	01/07/2025	30/06/2026	→ 2.1.1.2 Economic Leadership - nurture and support development of local leadership as outlined within the Economic Development Strategy	Dilara Bedwell	-	Engagement with Chamber of Commerce to promote leadership has slowed temporarily over the last quarter. As a result of presenting the Economic Development Strategy to the Chamber of Commerce and other members of the public, the Chamber had interest from a person in becoming a member. The new member was inspired by the presentation and wants to actively contribute to the business community and is working on developing a collaboration initiative which will involve all local businesses. 17/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ 2.1.1.3 Circular Economy - Identify and examine initiatives that promote the Circular Economy, by engaging in local or regional projects that focus on recycling, reusing materials, and creating sustainable practices that benefit the environment and the community	David Jolly	Dilara Bedwell	During 2025/26, Council continued to strengthen its commitment to circular economy principles through both its own waste management operations and active participation in regional initiatives coordinated through Circular North. These efforts contributed to improved resource recovery, increased landfill diversion and the identification of new opportunities to support a more sustainable and resilient local waste management system. Council maintained strong diversion outcomes across a broad range of material streams, including metals, e-waste, lead-acid batteries, oil and fuel, cardboard, paper, plastics and glass. Clean fill material continued to be stockpiled for recovery campaigns for reuse in civil construction projects rather than disposed to landfill, while green waste was mulched on-site and made available to the community, delivering both environmental and operational benefits. As a member of Circular North, Council participated in a number of regional circular economy initiatives throughout the year, including: • Supporting delivery of the annual Garage Sale Trail program to encourage reuse and waste avoidance within the community. • Supporting Household Hazardous Waste collection events held at the St Helens Waste Transfer Station in October 2025 and March 2026. • Participating in regional education and engagement programs aimed at improving waste minimisation and recycling outcomes. • Collaborating with Rethink Waste on the development of a business engagement toolkit to support improved resource recovery practices across the region. • Contributing to investigations into regional polystyrene recovery opportunities, including infrastructure and transport feasibility assessments. • Accessing targeted Circular Economy and Waste Transfer Station grant opportunities, resulting in co-funding being secured for a cardboard and paper compactor at the St Helens Waste Transfer Station, with the potential to divert more than 100 tonnes of material from landfill annually. A significant achievement during the year was the completion and adoption of Council's Waste Management Strategy 2025–2035, which establishes a strategic goal of Working Towards a Circular Economy. This goal focuses on reducing landfill disposal, improving the recovery of priority material streams including organics, plastics, timber, textiles and construction and demolition waste, strengthening waste management infrastructure, extending landfill life, and increasing access to circular material markets. The strategy adopts a staged and evidence-based approach to achieving



Current Comple...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	31/12/2025	2.1.1.6 ESRP Childcare Analysis - complete the investigation into the childcare needs of St Marys and the broader east coast, support key stakeholders to implement the outcomes of the analysis	John Brown	-	The St Marys and East Coast Childcare Needs Analysis has been completed. A Summit was undertaken at Swansea on 27 August with approximately 30 people in attendance. This was one of the final steps in developing the solutions to the challenges facing this important service within our communities. The draft final report is virtually finalised and a summary document is being prepared. An online presentation event open to any interested persons was held on 24 November 2025 to conclude the project. Final Report and Information submitted to the Department of State Growth. Following completion of this project, \$4 million was secured for a new St Marys Childcare Centre. The General Manager is maintaining a close watching brief of the activities of DECYP relating to the new Centre. 08/07/2026
100%	01/07/2025	30/06/2026	2.1.1.7 Business Diversification - Engage regionally with the Chamber of Commerce, Regional Development Australia, Northern Tasmania Development Corporation, Break O'Day Employment Connect and the wider community to support business diversification and partnership working	Dilara Bedwell	-	Engagement with stakeholders such as NTDC, Chamber of Commerce, RDA, Business Tasmania, Aus Industry and TasTAFE has reduced due to the resource availability. Businesses who need assistance with one-to-one advice are continually being referred to Business Tasmania and I have been receiving excellent feedback from the referrals. Any programs or initiatives being run by organisations are also being promoted to business owners to help support their diversification and to stay equipped with up-to-date skills involving marketing and online presence. 17/07/2026
100%	01/07/2025	30/06/2026	Strategy 2.2 Provision of relevant training and skills development programs to create a workforce for the future that meets the changing needs of business. : 100%	John Brown	-	
100%	01/07/2025	30/06/2026	Strategy 2.3 Create a positive brand which draws on the attractiveness of the area and lifestyle to entice people and businesses to live and work in Break O'\\Day. : 100%	John Brown	-	
100%	01/07/2025	30/06/2026	Key Focus Area 2.3.1 Brand - Understand and communicate the unique characteristics and differences of our communities and the Break O'\\Day area to foster a sense of pride and authenticity. : 100%	John Brown	-	

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
92%	01/07/2025	30/06/2026	Strategy 2.4 Support and encourage innovation and growth in the economy through local leadership; infrastructure provision; support services and customer focused service delivery. : 30 to 100 : 100% : 100%	John Brown	-	
83%	01/07/2025	30/06/2026	→ Key Focus Area 2.4.1 Population - Monitor changes in an ageing population in order to understand and address challenges and opportunities this creates; : 100%	John Brown	-	A small but important area of focus, the reliance on other agencies to progress work in this space does frustrate our efforts. Importantly we started making progress on a Break O'Day focussed strategy towards the end of the year and this should be completed in the first part of the 2026-27 year. 24/07/2026
50%	01/07/2025	30/06/2026	→ 2.4.1.1 Population Strategy - develop a strategy to respond to the ageing population of Break O'Day which encompasses the key initiatives required to slow the rate of ageing	Dilara Bedwell	John Brown	Work on this activity recommenced in June with the Economic Development Officer undertaking research and preparing a scoping paper. Previous updates noted that following the Future Population Network workshops delivered by Lisa Denny, it is understood that State Growth need to work on a Population Strategy which will help shape regional Population Strategies. It should also be noted that it is not possible to "slow the rate" of ageing in Break O' Day. The region is expected to have minor population growth due to internal migration however the population will continue to age with the median age increasing from 56.5years to 61.1years by 2038 (significantly above the Tasmania average). A larger proportion of the population will be 85 or older, moving from 2.8% (June 2024) to 7.1% by 2038. Equally, people aged 65 or older will move from 33.9% to 43.4% by 2038. When considering key initiatives to "slow the rate" of ageing, the region needs to focus on what the drivers of internal migration are i.e. why people leave BODC. From the Population Network workshops, it has been identified that the reason people leave BODC is mainly due to economic factors i.e. better jobs, better education, better housing elsewhere. These are deep economic issues which require a collaborative approach and actions from all levels involving community, Council, State and Fed government. 17/07/2026
100%	01/07/2025	30/06/2026	→ 2.4.1.2 ESRP Population - participate in the Eastern Strategic Regional Partnership (ESRP) analysis of the population on the East Coast	John Brown	Dilara Bedwell	The matter was raised with the ESRP Steering Committee, as noted in the previous item work is occurring through the Department of State Growth relevant to this action. There have been no ESRP meetings over the last six months. 08/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	31/12/2025	→ 2.4.1.3 Regional Population - participate in the NTDC Regional Population Strategy project	Dilara Bedwell	-	Council have provided feedback and participated in the project. Latest advice from NTDC is that the project is on hold pending the State Population Strategy. 27/04/2026
100%	01/07/2025	30/06/2026	→ Key Focus Area 2.4.2 Housing - Develop an understanding of housing needs; advocate for and facilitate the construction of a range of housing solutions. : 100%	John Brown	-	Progress in this item is always impacted due to the reliance on other agencies and organisations and progress is not readily visible or at the pace that we would like. It was hoped that progress would pick up in the most recent quarter but Homes Tasmania have been abolished and are now being integrated into Building Tasmania and seem to be focussed on larger projects. We continue to be frustrated by Tasrail requirements with the Fingal Housing Project. 24/07/2026
100%	01/07/2025	30/06/2026	→ 2.4.2.1 ESRP Housing - participate in the development of a housing needs analysis for the East Coast through the Eastern Strategic Regional Partnership (ESRP)	John Brown	-	The State Government is responsible for progressing this ESRP item, no discernible action is evident. The General Manager pushed for clarity on the direction at the last ESRP Steering Committee meeting with minimal response received. There have been no ESRP meetings in the last six months. It is hoped that with both Housing and Strategic Regional Partnerships now part of the portfolio responsibilities of Minister Vincent that this might progress in the future. 08/07/2026
100%	01/07/2025	30/06/2026	→ 2.4.2.2 Aged Housing - Pursue investment in construction of housing which meets the needs of our ageing population	Dilara Bedwell	-	The need for aged related housing was part of a discussion during a recent meeting between Council officers and Medea Park Residential Care. Discussions with Medea Park are currently on hold as they are focussed on a major upgrade project. 17/07/2026
100%	01/07/2025	30/06/2026	→ 2.4.2.3 Council Investment - Examine and pursue opportunities for greater Council involvement in the provision of housing	Dilara Bedwell	-	Council officers continue to work with Homes Tasmania in relation to housing opportunities involving Council owned property. The proposed Fingal project is close to a valid Development Application and will progress once the issue with stormwater design requirements of Tasrail are resolved. They are proving very difficult to deal with. 17/07/2026
100%	01/07/2025	30/06/2026	→ 2.4.2.4 Public and Emergency Housing - Lobby and work with the State Government and housing providers to build new affordable housing and emergency housing	John Brown	Dilara Bedwell	Council officers continue to work with Homes Tasmania in relation to housing opportunities involving Council owned property, it seems to be low on their priority list and has been affected by the internal changes in Department of State Growth and Homes Tasmania which has now been disbanded. In addition to this, key State Government officers we were dealing with have moved on into other roles. 08/07/2026

ENVIRONMENT

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
88%	01/07/2025	30/06/2026	Strategy 3.1 Ensure the necessary regulations and information is in place to enable appropriate use and address inappropriate actions. : 100%	John Brown	-	
88%	01/07/2025	30/06/2026	Key Focus Area 3.1.1 Appropriate Development: Encourage sensible and sustainable development through sound land use planning, building and design. : 100%	Jake Ihnen	-	Much of the activity in this area during the year focussed on three significant strategic projects, the Industrial Land Use Strategy, Scamander - Beaumaris Structure Plan and Northern Tasmania Regional Land Use Strategy. The first two projects would have been completed but the resignation of Council's Senior Town Planner vacancy slowed progress right towards the end and all projects will be completed in the first few months of the new year. The next project with a strategic focus was started but also delayed by the vacancy. 24/07/2026
100%	01/07/2025	30/06/2026	3.1.1.1 Flood Prone Areas - Actively Participate in the State Emergency Service Flood Mapping Policy work and Update Flood Mapping data where appropriate to reflect climate change analysis	Jake Ihnen	Polly Buchhorn	An update of Council's municipal flood model for Climate Change in 2100 with a medium-high emissions pathway was completed and mapping prepared, ahead of Council considering its implementation and use procedures in land use planning for future flood risks. At a state level, the State Emergency Service finalised its work developing policy options for state Land Use Planning and Building Control Policy for Flood Risk Management, which involved Council staff and advice. The SES report and recommendations are now being considered by state government departments, for implementation in the Tasmanian Planning System. Council participation in this flood policy work and sharing of information enhance our efforts for flood resilience in Break O' Day. 08/07/2026
100%	01/07/2025	30/06/2026	3.1.1.2 Regional Land Use Strategy - Participate in the development of the new Northern Tasmania Regional Land Use Strategy, resulting in adoption by Council	Jake Ihnen	-	The Final Draft document was delayed due to significant commentary and required revisions of the document. The Final draft has now been prepared and the project is expected to be completed by Mid July 2026 with presentations to follow by the consultants (MESH) at a later stage. 06/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
95%	01/07/2025	31/05/2026	→ 3.1.1.3 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	Jake Ihnen	-	The Final Report has now been drafted with Final Endorsement to Council proposed for August 2026. The project progressed with the following milestones completed: 1. Discussion paper received and review by staff and councillors; 2. Stage 1 Engagement completed and Engagement report received and reviewed by staff and councillors; 3. Draft Structure Plan received on 29/09/2025. 4. Era presented the draft Structure plan and Engagement report at the Workshop on 6/10/2025 5. Comment on the draft Structure Plan considered by Council at its meeting on 20 October. The draft Structure Plan was released for public consideration with the Round 2 Engagement period being 3/11 to 30/11. The final document has been ready for endorsement in May 2026 however the vacant Senior Planner Position has presented this from being finalised. It will now be presented in August 2026. 06/07/2026
95%	01/07/2025	30/06/2026	→ 3.1.1.4 Industrial Land Use Strategy - Finalise the Industrial Land Use Study resulting in adoption by Council, progress any Immediate Recommendations of the report/findings	Jake Ihnen	-	Spatial Data Analysis has now been completed in consultation with the consultants (REMPLAN) who are nearing completion of the report to be presented to Council in August 2026 for final endorsement. 06/07/2026
50%	03/11/2025	30/06/2026	→ 3.1.1.5 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	Jake Ihnen	-	The project plan and draft Project brief was discussed at the February Workshop. Further work is required in understanding the potential overlay and should include specific training to understand how the overlay is derived and utilised. The project work is progressing with further consideration of the scope of the project. Progress with the project now awaits resourcing to finalise the brief due to vacant Senior Planner Position. This project work will continue into the 2026/2027 Financial Year 08/07/2026
100%	01/07/2025	30/06/2026	Strategy 3.2 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. : 100%	John Brown	-	

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
94%	01/07/2025	30/06/2026	Strategy 3.3 Undertake and support activities which restore, protect and access the natural environment which enables us to care for, celebrate and enjoy it. : 100%	John Brown	-	
94%	01/07/2025	30/06/2026	→ Key Focus Area 3.3.1 Land and Water Management - Develop and implement strategies and activities that prevent land degradation and improve water quality within our rivers, estuaries and coastal areas. : 100%	Jake Ihnen	-	Good progress was made across a wide variety of activity occurring in line with Annual Plan timeframes. Securing a resource to support the NRM Officer has been a great outcome enabling the NRM Officer to concentrate on high value activities. The review of the Weed Action Plan was commenced but not completed as planned during the year. 24/07/2026
100%	01/07/2025	30/06/2026	→ 3.3.1.1 Land and Water Management Activities - Facilitate and secure financial and human resources for activities to repair land and water resources and safeguard their health and productivity	Polly Buchhorn	-	We partnered with projects to facilitate delivery on priorities in the municipality by regional Weed Action Fund projects tackling foxglove, serrated tussock and spiny rush. And supporting a Natural Resources and Environment Tasmania Davies waxflower conservation project with safeguard populations and research for this threatened species unique Break O'Day. We helped develop the Northern Drought Resilience Plan and are supporting its four-year implementation program – with two Break O'Day projects receiving funding in the first round of Quick Wins grants. New grant programs are monitored and other resourcing opportunities sought, such as for Indigenous Protected Areas and Round 4 of the Disaster Ready Fund. 08/07/2026
100%	01/07/2025	30/06/2026	→ 3.3.1.2 Weed Management and Biosecurity - Manage weeds on Council properties; coordinating with other land managers and providing weed and biosecurity advice, information and compliance services and support	Polly Buchhorn	Jayne Richardson	Control of Council's weeds across the municipality has included treating foxglove, broom, mirror bush, blackberry, caper spurge, Spanish heath, thistles, fleabane, capeweed, gorse, and many other weeds. Control work is conducted along our roads, at parks and reserves, waste transfer stations, quarries and MTD Trails. And we work with others to coordinate efforts, such as with the Parks and Wildlife Service and others to support volunteers who removed over 30,000 sea spurge plants from the beaches of larapuna. Biosecurity and weed information, such as a monthly "Weed of the Month", and advice is provided to the community and landholders on weeds, feral cats, rabbits, deer and other pests. Landholders are supported with obligations to control their weeds such as pampas grass and foxglove, including notifying prospective property buyers of records of Declared weeds. Work on a formal process for volunteer weeding agreements on Council land is progressing. 08/07/2026

Current Comple...	Start Date	Due Date	Goal	Owner	Co-owners	Update
50%	01/01/2026	30/06/2026	→ 3.3.1.3 Weed Action Plan - Complete review and update of weed priorities and strategies for Break O'Day and the community	Polly Buchhorn	David Jolly	Weed strategy and control program management are being considered by Council's NRM Committee in relation to information and reporting for oversight of progress on priority weeds and locations. This will inform strategic review, updating and extension of Council's current and old Weed Action Plan, which was not undertaken but remains an important task. 08/07/2026
100%	01/07/2025	30/06/2026	→ 3.3.1.4 Cat Management - Implement local priorities with community and regional partners to achieve Responsible Cat Ownership outcomes	Polly Buchhorn	David Jolly	Significant progress has been made by Council and working with the RSPCA Vets, the Parks and Wildlife Service (PWS) and others. Around 30 stray and semi-owned cats at Weldborough were removed, adding to 40 cats the RSPCA removed from this colony earlier. Council also supported the PWS and NRM North to control another cat colony at Scamander and other stray cat sites along the coast. Council made a submission for the Tasmanian Government's next Cat Management Plan. We coordinated our community information and education with these control efforts to increase 'Responsible Cat Ownership' gains further. This was led by social media campaigns tackling issues such as free feeding of strays, desexing, microchips, breeding and trapping. Generating significant comment and conversation within communities on neighbourhood stray cat problems. 08/07/2026
100%	01/07/2025	30/06/2026	→ 3.3.1.5 Dog Management - Implement the Dog Management Policy collaboratively with Parks & Wildlife Service, interest groups and the community to achieve balanced outcomes	Polly Buchhorn	David Jolly	We worked, in conjunction with the Northeast Shorebird Working Group, over the busy summer season providing community information and advice on responsible dog ownership and enforcement. The Parks and Wildlife Service co-authored Council's 2024 declared dog zones under their regulations and planning for new signage was undertaken. We hosted a BirdLife Australia workshop sharing their shorebird and dog management research, experience and education tools with community members and agencies in the northeast. Formal Terms of Reference for the Northeast Shorebird Working Group were adopted. 08/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ 3.3.1.6 George River and Bay Water Quality Management - Facilitate action in catchments and waterways of Georges Bay with landholders and community for sustainable production, rivercare, soil and Bay management	Polly Buchhorn	-	An information evening presented by scientists from the University Tasmania on their research on Georges Bay's tides, sea level rise and future natural hazards was well attended by the Bay community. The final report on listing of native oyster reefs, which occur in Georges Bay, as a threatened marine ecological community by the Australian Government's scientific advisory committee was delayed and a decision by is being the Federal Minister is expected before October 2026. Activity for this action and with the George River Farmer Landcare group continued to be low. 08/07/2026
100%	01/07/2025	30/06/2026	→ 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	Polly Buchhorn	-	Council's NRM Committee received a significant boost with new Council resources to support its work. Despite low numbers attending its meetings the Committee has been productive, considering weed management, the Scamander/Beaumaris Structure Plan project, participating in a workshop with the community for the Scamander Coastal Hazards and Flood Risks Adaptation Pathways project, and supporting Council to make a state submission on cat management issues. Following a public invitation for new members to join the Committee Council made several new appointments, it also lost two members. 08/07/2026
100%	01/07/2025	30/06/2026	→ 3.3.1.8 Coastal Management – Work with community, landholders and government agencies on coastal management issues such as shorebird conservation, coastal access and use, cultural heritage and environmental awareness and skills	Polly Buchhorn	-	Progress continued on several fronts including the Northeast Shorebird Working Group, participation in the Bay of Fires Master Plan project, responding to algal bloom reports, Council and community readiness for the threat of Bird Flu (Avian Influenza), coastal hazards awareness and changes by the Parks and Wildlife Service to vehicle access on coastal Reserves. Council made a submission on proposed amendment of 'actively mobile landforms' provisions in the State Coastal Policy. Promoting community engagement in shorebird management we hosted a regional workshop with BirdLife Australia and NRM North. 08/07/2026
100%	01/07/2025	30/06/2026	Strategy 3.4 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). : 100%	John Brown	-	

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ Key Focus Area 3.4.1 Climate Change - Understand, address and evaluate the challenges of climate change in Break O'Day and develop and implement mitigation strategies. ; 100%	John Brown	-	This is an increasing area of activity through projects Council is undertaking at the local area and participation in projects at the regional level through the Northern Tasmania Alliance for Resilient Councils. Completion of the Scamander River Coastal Hazards and Pathways Adaptation Plan was a significant outcome for the year and provides a direction for future action. Our focus on Council carbon emissions is an ongoing focus which is being addressed through changes within Council's fleet and further solar installations. 24/07/2026
100%	01/07/2025	30/06/2026	→ 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	Polly Buchhorn	David Jolly	The Scamander River Mouth project engaged over 120 participants to complete its Coastal Hazards and Pathways Adaptation Plan. A community workshop on the dynamic coastal and flood processes and hazards at the River Mouth. This was followed by workshops exploring risk mitigation options for the around \$70M of public and private assets and values potentially be exposed, and evaluation of selected mitigation scenarios for the final pathways adaptation plan. The Plan recommends early no-regrets risk mitigation options. Planning and design of on-ground works was completed; materials are being supplied. Construction works is overdue and expected early next year. 08/07/2026
100%	01/07/2025	30/06/2026	→ 3.4.1.2 Council Climate Change Action - Pursue Council's mitigation and adaptation priorities, such as reducing carbon emissions, climate risk management, asset management and reducing future natural disaster risks	Polly Buchhorn	-	Progress continued across the Climate Action priorities of Council. Our carbon emissions will come down with electric cars added to the vehicle fleet and new rooftop solar installations underway. Flood maps have been remodelled for future Climate Change, to underpin decisions and planning to avoid flood-prone land use and development. This and other progress on priorities across the organisation - such as applying reassessed climate risks to Council's corporate risk management, a climate-ready asset management system, carbon emissions accounting and community engagement - are being followed by Council's Management Team. Council is active in cross-government capacity and policy initiatives and opportunities, such as a coastal hazards planning project with Local Government Association of Tasmania. 08/07/2026

Current Comple...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ 3.4.1.3 Climate Change and the Community - Collaborate with the community, industry and governments to raise awareness and secure resources to act together on the shared challenges and risks facing everyone	Polly Buchhorn	Jayne Richardson	To help increase renewable energy generation in Break O'Day we had a free online tool enhanced so rooftop owners can design and plan better solar PV systems. We facilitated an information evening presented from UTas scientists for the Georges Bay communities on future sea level and coastal hazards risks. The Tasmanian Councils <i>Climate Healthy Communities Project</i> produced a Blueprint for community resilience. The project was an initiative of the Northern Tasmania Alliance of Resilient Councils partnership (NTARC), with the Department of Health, Menzies Institute and others with a state Healthy Focus Grant. 08/07/2026
100%	01/07/2025	30/06/2026	→ 3.4.1.4 Climate Change and Council - Work actively in the Northern Tasmania Alliance of Resilient Councils partnership to advance Council's climate governance, support local climate action and participate in regional and state initiatives	Jayne Richardson	Polly Buchhorn	The Executive, Governance and NRM Officers worked with the Northern Tasmania Alliance of Resilient Councils (NTARC) and its Project Manager through the year to supporting the partnership and its activities, including council cooperation on climate action priorities across the northern region and advice on communication activities. The Tasmanian Councils <i>Climate Healthy Communities Project</i>, an NTARC initiative, was completed with a \$100,000 grant. We are active with other Council's in delivery of NTARC's <i>Northern Tasmanian Councils Building Climate & Disaster Resilience Project</i>. The project has \$450,000 of funding from the Drought Resilience Fund (DRF) and is addressing our priorities for governance in climate change action. We work with wider local government networks on climate resilience, including the Local Government Association of Tasmania and a new coastal hazards project by several Tasmanian councils to improve coastal erosion and inundation risk assessments, using a \$420,000 DRF grant. 08/07/2026

INFRASTRUCTURE

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
40%	01/07/2025	30/06/2026	Strategy 4.1 Be proactive infrastructure managers by anticipating and responding to the growing and changing needs of the community and the area. : 100%	John Brown	-	
40%	01/07/2025	30/06/2026	→ Key Focus Area 4.1.1 Community Facilities: Provide community facilities that encourage participation and supports the lifestyle of residents and growing visitor numbers. : 100%	John Brown	-	This area was largely linked to subsequent actions resulting from progress with the St Helens - Binalong Bay Liveability Strategy. Work on development of the strategy commenced in the latter part of the year and is now well underway. It is anticipated that work on lower level Master Plans and Strategies will quickly commence in coming months once the framework is fully developed and tested. Completion of the Georges Bay Foreshore Track lighting project was a significant achievement which is greatly appreciated by the community. 24/07/2026
20%	01/07/2025	30/06/2026	→ 4.1.1.1 St Helens Sports Complex Master Plan - incorporate progress of this within the ESRP St Helens - Binalong Bay Liveability Strategy and the ESRP St Helens District High School investigation	Chris Hughes	-	Work has commenced on the overall Liveability Framework and recreational facilities are one of the Liveability Domains, this project is included as a subsequent project in the workplan. 08/07/2026
100%	01/07/2025	30/06/2026	→ 4.1.1.2 Georges Bay Activation Strategy - commence implementation of the Strategy in line with identified priorities	Chris Hughes	David Jolly	Council has completed the installation of the solar lights along the foreshore shared pathway, from St Helens Wharf to O'Connors Beach. The solar lights have been installed to improve safety and usability of the pathway during evening and early morning hours. This project demonstrates progress toward the broader goals of the Activation Strategy, creating a more welcoming and activated foreshore area for both residents and visitors. Extension of the lighting on O'Connors Beach has been considered by Council and will form part of the 2026-27 Budget. Resurfacing works on the Foreshore Track has been undertaken. Council officers are having preliminary discussions regarding infrastructure requirements and design for O'Connors Beach given the increased use which is occurring. Funding opportunities are being pursued for the Pamela Foreshore missing link of the Foreshore Track. 08/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
20%	01/07/2025	30/06/2026	→ 4.1.1.3 Georges Bay Activation Strategy – incorporate progress of this within the ESRP St Helens - Binalong Bay Liveability Strategy	David Jolly	-	Work has commenced on the overall Liveability Framework and the Foreshore area relates to several of the Liveability Domains, this project is included as a subsequent project in the workplan. 08/07/2026
20%	01/07/2025	30/06/2026	→ 4.1.1.4 St Helens Foreshore Master Plan – incorporate progress of this within the ESRP St Helens - Binalong Bay Liveability Strategy	David Jolly	Chris Hughes	Work has commenced on the overall Liveability Framework and foreshore area relates to several of the Liveability Domains, this project is included as a subsequent project in the workplan. 08/07/2026
62%	01/07/2025	30/06/2026	Strategy 4.2 Work with stakeholders to ensure the community can access the infrastructure necessary to maintain their lifestyle. : 100%	John Brown	-	
62%	01/07/2025	30/06/2026	→ Key Focus Area 4.2.1 Towns: Create townships that are vibrant and welcoming through improvements to infrastructure such as streetscapes, parking, safety and signage. : 100%	John Brown	-	This area was also largely linked to subsequent actions resulting from progress with the St Helens - Binalong Bay Liveability Strategy. Work on development of the strategy commenced in the latter part of the year and is now well underway. The St Helens Parking Strategy is a core projects coming from the Liveability Strategy. The St Marys Parking Strategy was completed during the year and will be considered and adopted by Council at the July Council meeting. 24/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
95%	01/07/2025	30/09/2025	4.2.1.1 St Marys Parking Strategy complete the car parking strategy for St Marys providing a long term plan for off-street parking	David Jolly	--	The draft St Marys Parking Strategy 2026-2031 was prepared during the year and completed in draft form by the quarter ending March 2026. The draft has been internally reviewed by Council management, subsequently updated with minor amendment and is scheduled to be workshopped with Councillors at the July 2026 Councillor Workshop. The Strategy has been developed to guide long-term parking management in the St Marys town centre from 2026 to 2031, building on previous planning work and responding to the needs of businesses, residents, visitors and service vehicles. It provides a practical framework to improve the efficient, safe and fair use of existing on-street and off-street parking, while supporting the character and function of the town centre. The full-year action focused on preparing the draft Strategy, identifying key parking issues and opportunities, and setting out a staged approach for future implementation. Key themes include protecting and strengthening the town centre core, making better use of existing parking areas, supporting safe and accessible movement, and ensuring future decisions are informed by evidence. Proposed actions include reviewing parking restrictions, improving signage, enhancing key off-street parking areas, considering long-vehicle parking needs, and strengthening pedestrian connections. Following Councillor workshop consideration, the next stage will be to refine the draft Strategy and progress it through the appropriate Council process. Implementation will be subject to Council priorities, available resources, budget considerations and future decision-making. The Strategy will provide a basis for improving parking turnover, better utilising existing off-street parking, supporting safer movement, and guiding future investment in a practical and affordable manner. 01/07/2026
40%	01/07/2025	30/06/2026	4.2.1.2 St Helens Parking Strategy - Ensure long term plan for off-street parking is incorporated within the ESRP St Helens - Binalong Bay Liveability Strategy	David Jolly	--	Parking within the centre of St Helens has been an ongoing focus of Council for a number of years. Whilst the Strategy is yet to be developed, it is recognised that the privately owned CBA Carpark is an important asset within the town and Council has been progressing towards ownership and development of this key site knowing that it will feature highly in the Strategy. Work has commenced on the overall Liveability Framework and transport infrastructure is one of the Liveability Domains, this project is included as a subsequent project in the workplan. 24/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
50%	01/07/2025	30/06/2026	→ 4.2.1.3 ESRP St Helens - Binalong Bay Liveability Strategy - develop scope of the project through the engagement of consultants to undertake the project with commencement to follow this engagement process	John Brown	-	Following the engagement of a Strategic Project Lead, substantial research work has been undertaken to review the trove of Council Strategies and documents which may shape the Liveability strategy. Research extended to include examining work in other Councils and States with the result being the development of a draft Liveability Framework which will be tested within the organisation and Council in early July. 08/07/2026
89%	01/07/2025	30/06/2026	Strategy 4.3 Develop and maintain infrastructure assets in line with affordable long-term strategies. : 100%	John Brown	-	
68%	01/07/2025	30/06/2026	→ Key Focus Area 4.3.3 Recreational Facilities: Support an outdoor, active and healthy lifestyle for residents and visitors through a range of recreational facilities including walking trails, bike trails and other identified infrastructure. : 100%	John Brown	-	The major piece of work in this area during the year has been development of the Aquatic Facility Feasibility Study which was completed and considered by Council in April. Progress in this area has been impacted by juggling priorities of available resources and to an extent progress with the Liveability Strategy. 24/07/2026
20%	01/07/2025	30/06/2026	→ 4.3.3.1 St Helens to Binalong Bay Link - Incorporate within the ESRP St Helens - Binalong Bay Liveability Strategy and complete project planning preliminaries	David Jolly	-	Work has commenced on the overall Liveability Framework and recreational facilities are one of the Liveability Domains. The St Helens to Binalong Bay Link will be incorporated as it progresses, with updated route options and costings provided to Council during the 2024-25 financial year. Preliminary project planning is yet to commence. 08/07/2026
100%	01/07/2025	30/06/2026	→ 4.3.3.2 Recreational Trails Strategy - continue implementation of the outcomes of the Strategy with an initial focus on the- St Marys to Cornwall Trail detailed investigation and activating community assistance with activities listed in the Recreational Trails Strategy	Chris Hughes	Jayne Richardson	Council continues to implement the Recreational Trails Strategy, with a current focus on the St Marys to Cornwall Trail. The draft Scope of Works and Construction documents have been reviewed; however, the project is currently on hold until harvesting operations in the vicinity of the rail trail are complete. 08/07/2026

Current Comple...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	31/03/2026	→ 4.3.3.3 Aquatic Facility - finalise report to Council on the feasibility of the establishment of a centre incorporating a swimming pool and hydratherapy pool to enable Council to make a decision on whether to progress	Raoul Harper	-	Since the previous update, the community consultation process for the Aquatic Facility Feasibility Study has been completed. Feedback received through the consultation is being consolidated into a formal Consultation Outcomes Report to be presented to Council. An agenda item will be brought to the April Council meeting to present the consultation outcomes and supporting officer analysis, and to seek a Council decision on whether to progress to Phase 2 of the adopted Project Methodology—being the development of a detailed Business Case - or to conclude the project at the feasibility stage. The Annual Plan action related to completion of the Aquatic Facility Feasibility Study and associated community consultation has now been delivered in full. Council at its meeting in April 2026 decided to progress to a Business Case. 17/07/2026
50%	01/07/2025	31/12/2025	→ 4.3.3.4 Recreation and Community Facility Review - develop the scope and process to undertake the review	Raoul Harper	-	The development of the Strategic Asset Management Plan identified that comprehensive condition assessments, maintenance schedules and updated asset valuations for Council's Parks, Reserves and Open Space assets are required before a meaningful review of Community and Recreational Facilities can be undertaken. Other asset management priorities took precedence during 2025/26. However, the work undertaken has provided greater clarity around the asset information and systems improvements required to support a more informed and evidence-based review in the future. 14/07/2026
100%	01/07/2025	30/06/2026	→ Key Focus Area 4.3.1 Roads and Streets: Develop a well-maintained road network that recognises the changing demands and requirements of residents and visitors. : 100%	John Brown	-	Activity in this area has a strategic and advocacy focus. The major strategic work was the development and completion of the Transport Master Plan. We continued to be frustrated by slow progress by the State Government with the St Marys Pass Options Assessment and the Tasman Highway Corridor Strategy. 24/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ 4.3.1.1 State Road Network - State Road Network - participate in the Tasman Highway Corridor Strategy project, advocating for outcomes that benefit the Break O'Day community	David Jolly	-	Throughout 2025/26, Council officers continued to actively monitor and engage with the Department of State Growth regarding the development of the Tasman Highway Corridor Strategy. The Department's publication of the <i>Consultation and Feedback Findings Summary</i> in February 2025 provided insight into community and stakeholder priorities identified through the consultation process. As the final Corridor Strategy was not released during the financial year and is now expected in 2026, Council's role remained focused on advocacy, enquiry and representation of local community interests. Council continued to seek updates from the Department and advocate for the inclusion of key regional priorities, including highway safety improvements, active and public transport opportunities, investment priorities, the extensive works south of Bicheno, and the previously identified shoulder widening works south of Scamander. Recognising the ongoing importance of the project and the limited influence Council has over the timing of the Strategy's release, continued advocacy and engagement with the Department of State Growth has been included as an action in the 2026/27 Annual Plan. Council will continue to ensure local priorities remain visible and considered in future planning, funding and implementation decisions arising from the Corridor Strategy. 02/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ 4.3.1.2 St Marys Pass - actively participate in Department of State Growth processes to examine the replacement of the St Marys Pass	David Jolly	-	St Marys Pass Options Assessment - Throughout 2025/26, Council continued its advocacy for improvements to the Esk Main Road connection between St Marys and the Tasman Highway through engagement with the Department of State Growth's St Marys Pass Options Assessment project. The project is examining seven potential route options, including upgrades to the existing St Marys Pass and several alternative alignments, in response to the route's long-standing history of slope instability and road closures. While no substantive project updates were received from the Department during 2025/26, investigations into the shortlisted options continued, with Transport Services advising that the findings of the Options Assessment are expected to be released in late 2026. Council maintained ongoing advocacy for a timely conclusion to the assessment process and for the identification of a preferred solution that improves safety, reliability and resilience of this important transport corridor. Recognising that the investigation remains incomplete and that a preferred course of action has yet to be determined by the State Government, Council has carried forward this work into the 2026/27 Annual Plan and reframed as a new action. The new action focuses on lobbying the State Government to complete the investigation and determine a clear course of action to address the future replacement or upgrade of St Marys Pass, ensuring this significant regional priority remains a key advocacy focus for Council. On this basis the current action for 2025-2026 is completed. 17/07/2026
100%	01/07/2025	31/12/2025	→ 4.3.1.3 Transport Master Plan - Develop the Transport Master Plan 2025-2030	David Jolly	-	Development of the Transport Master Plan 2025-2035 progressed as planned. During the September quarter, work focused on confirming objectives and priorities and aligning the plan with broader strategic directions, including consideration of current and forecast transport issues and closure of the 2013-2018 Transport Master Plan. Councillor feedback was sought at the August Council workshop and has informed minor amendments to the plan's initial scope. At the end of March 2026, the FINAL Draft Transport Master Plan 2025-2035 was included in the Councillor Workshop papers for information and discussion at the 8 April Councillor Workshop. The Council endorsed the plan on the 20th of April 2026 Council meeting. 18/05/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
99%	01/07/2025	30/06/2026	Key Focus Area 4.3.2 Waste Management - Provide access to affordable services and facilities that foster a circular economy approach to Waste Management ; 100%	John Brown	-	Much of the focus of Council's Infrastructure and Development Services Manager during the year has been on the on strategic work and important strategic infrastructure items which will shape Council's waste management activities for coming decades. The Waste Management Strategy was developed internally and provided an excellent outline of our waste management situation and future directions. Another significant piece of strategic work completed during the year was investigating and deciding on the direction for the new waste handling facility at Scamander. 24/07/2026
100%	01/07/2025	30/06/2026	4.3.2.1 Waste Education - Implement communications activities to effectively promote the principles of Reduce, Reuse and Recycle	Jayne Richardson	David Jolly	The Works Department has just implemented Waste Tags that indicate whether a resident has contamination in their recycling or waste bins. The Communications Team (The Executive Officer and Governance Officer) will be working with the works team to develop an appropriate education campaign using the tags as a new platform to rediscuss waste contamination. The Governance Officer and the Executive Officer have been working with the Works Team and the Manager for Infrastructure and Development Services to share waste education and information with our community. Activities in this space to date include: Promoting and sharing information about the Garage Sale • Hazardous Waste Collection Days • Changes to the Kerbside Collection Services which included information on recycling • Promoting the Recycle Rewards Program • Promotion of the Waste Not Awards Facebook posts about waste collection over the holidays were scheduled in advance for the Christmas period. Posts using resources from Recycle Coach were also scheduled to provide guidance on disposing of specific items during the holidays, such as gift wrapping, Christmas lights, and food scrap 01/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ 4.3.2.2 Northern Tasmanian Waste Management Partnership - Participate at a regional level to implement the Regional Strategic Plan 2024-2026 progressing State Government and regional resource recovery initiatives that support and drive a Circular Economy	John Brown	David Jolly	Council Officers are representing Council on the Steering and Technical Committees of Circular North (CN). CN resources were used to assist with developing the BODC Waste Strategy. Key activities through the year have related to the finalisation of the Regional Waste Management strategy; negotiating a new Funding Agreement with the Waste and Resource Recovery Board; Waste Grants Programs; responses to Technical Working Papers delivery of Operational Plan activities and completion of the FY27 Budget and Operational Plan 08/07/2026
95%	01/07/2025	31/03/2026	→ 4.3.2.3 Scamander Inert Waste Landfill - Develop Scamander Waste Transfer as an Inert Landfill Site - Complete the detailed engineering design phase for the landfill site and submit the finalised design for approval to the Tasmanian Environmental Protection Agency	David Jolly	-	Significant progress was achieved during 2025/26 on the development of the Scamander Waste Transfer Station as an Inert Landfill. Early in the financial year, Council finalised the Scamander Landfill Master Plan and completed the concept planning phase, enabling the project to progress into detailed engineering design. Throughout the year, detailed design work was undertaken to ensure the proposed facility complies with legislative requirements, environmental standards and industry best-practice guidelines. Progress updates were provided to Councillors, including consideration of the draft final design at a Council workshop in December 2025. The detailed engineering design phase was completed in June 2026, representing a major milestone for the project. Final design documentation has been prepared and progressed through peer review, with submission to the Tasmanian Environmental Protection Authority (EPA) scheduled for early July 2026 for regulatory assessment and approval. With the completion of the design phase, Council now has a fully developed and engineered proposal to support the staged development of the inert landfill. Recognising that regulatory approval remains the next critical step, this action has been carried forward into the 2026/27 Annual Plan as Action 4.3.2.3 - Scamander Inert Landfill, which focuses on liaising with the Tasmanian EPA to secure regulatory approval of the submitted design reports and progress the project towards implementation. 02/07/2026

Current Comple...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/04/2026	→ 4.3.2.4 Scamander Waste Handling Facility - Conduct a detailed cost analysis to within 15% accuracy of the approved compactor replacement options as determined by the Council in the 2024-2025 financial year	David Jolly	-	During 2025/26, Council completed a comprehensive assessment of future waste handling arrangements at the Scamander Waste Handling Facility to address the impending retirement of the existing waste compactor. A range of bulk waste handling solutions were evaluated from both operational and financial perspectives, with two options identified for detailed investigation: replacement of the existing compactor or construction of a trailer loading facility capable of servicing 90 m³ side-tipping trailers. Detailed financial modelling, including Net Present Value (NPV) analysis, was undertaken and presented to Councillors during the year. Following this assessment, Option 2 – construction of a waste loading facility incorporating a trailer loading bay for 85m³ side-tipping trailers – was selected as the preferred long-term solution, offering the most favourable whole-of-life financial and operational outcome for Council. Following the selection of the preferred option, the project progressed into the detailed engineering design phase. Design development is currently underway to support future construction and implementation. The project remains a high priority given the existing compactor is approaching the end of its operational life and is scheduled for removal by Southern Waste Solutions during the 2026/27 financial year. The completion of the options assessment and selection of a preferred solution represents a significant project milestone. Subject to final design outcomes and budget allocations, Council is aiming to commence construction of the new waste loading facility during the 2026/27 financial year, providing a modern, efficient and sustainable waste transfer solution for the Scamander facility. 02/07/2025

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	31/12/2025	4.3.2.5 Container Deposit Scheme - Partner with State Government endorsed CSR Network operators for the establishment of a permanent receiving site at St Helens in alignment with the State Government's implementation schedule	David Jolly	-	Pre-December 2025 - Council guided and worked with State Government-endorsed Container Refund Scheme (CRS) Network operators to establish a permanent container receiving site at St Helens, in alignment with the State Government's implementation schedule. In August 2025, Council officers, including the General Manager, met with TOMRA representatives to discuss potential locations for a receiving container kiosk at the St Helens Recreation Ground. Following this meeting, TOMRA delivered a workshop presentation to Council outlining available options and key considerations. Council officers subsequently met with TOMRA on site in December 2025 to discuss the detailed requirements for establishing a permanent kiosk at the location. During the quarter ending March 2026, a workable agreement was reached with TOMRA for the placement of the container receiving kiosk at the St Helens Recreation Ground, with the associated development being approved. TOMRA is now progressing arrangements and is working towards installation of the kiosk in the next quarter. 17/07/2026
100%	01/07/2025	31/12/2025	4.3.2.6 Waste Management Strategy Complete the development of a Strategy aligned with the Circular North Strategic Plan 2025-2030 to guide Council operations, infrastructure development, service delivery & circular economy	David Jolly	-	Significant resources have been allocated to the development of the Waste Management Strategy during the financial year ending June 30. Strategy development has been influenced by the Circular North Strategic Plan 2025-2030 and is intended to guide Council operations, inform infrastructure planning, and support the transition to a circular economy at a local level. Draft goals and actions for Councils Strategy were prepared during the September quarter, informed by analysis of Council's current and forecast waste management operations, and were subsequently reviewed by Councillors in December 2025. During the quarter ending March 2026, the final draft Strategy was reviewed internally by Council's Management Team and again subsequently by the Council at the May 2026 Councillor Workshop. The final draft of the strategy was then endorsed by the Council at the 18th May 2026 Council meeting. 18/05/2026

SERVICES

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
71%	01/07/2025	30/06/2026	Strategy 5.1 Improve accessibility to a range of quality services and programs by advocating and pursuing for local delivery. : 100%	John Brown	-	
42%	01/07/2025	30/06/2026	→ Key Focus Area 5.1.1 Youth - Understand the needs of Break O'Day young people to better support and advocate for them. : 100%	John Brown	-	Slow progress happened in this KFA due to resource constraints. This was addressed through the recruitment of a replacement for the Mental Health & Wellbeing Coordinator who started in the role late in the year. Activity will get back on track in the 2026-27 year. 24/07/2026
0%	01/07/2025	30/06/2026	→ 5.1.1.1 Youth Voice to Council - Establish a youth voice to Council, to enable the Youth Collective to share youth voices about issues important to young people and their advocates	Chris Hughes	Renee Dunn	This project has been delayed due to limited staff resources which was resolved in May 2026. Council remains committed to delivering these programs, and work will resume in the near future. 17/07/2026
25%	01/07/2025	31/03/2026	→ 5.1.1.2 Youth Strategy - Co-Design a Youth Strategy with the community for Break O'Day	Chris Hughes	Jenna Barr	The development of a Youth Strategy has been delayed due to limited staff resources. However, Council has continued to support youth wellbeing initiatives through our newly appointed Community Wellbeing Officer, who has partnered with the Live4Life Youth Program Coordinator at Fingal Valley Neighbourhood House to support youth mental health and wellbeing outcomes across the region. Council remains committed to undertaking a co-design process with young people and the broader community to ensure the future Youth Strategy reflects the needs, aspirations, and priorities of local youth. Work will recommence when appropriate staffing capacity and resources are available. 17/07/2026
100%	01/07/2025	30/06/2026	→ 5.1.1.3 Live4Life - Support and promote the work of Youth Live4Life in Break O'Day as a member of the Partnership Group and contribute to program outcomes as appropriate	Chris Hughes	Renee Dunn	Council continues to support and promote the Youth Live4Life program in Break O'Day. As a member of the Partnership Group, Council contributes to initiatives that strengthen the mental health, wellbeing, and resilience of young people across the municipality. A New Memorandum of Understanding was signed 30/06/2026 between BODC and Life4Life reaffirming Council's ongoing commitment to the program and collaborative youth mental health initiatives. 17/07/2026

Current Comple...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ Key Focus Area 5.1.2 Health and Mental Health - Improve health and mental health outcomes by ensuring programs reflect community needs and are accessible and inclusive. : 100%	John Brown	-	The activity in this area continue to move along in a positive way through the strong relationships which Council have maintained and continued to develop with a range of stakeholders and service providers in the health and mental health areas. 24/07/2026
100%	01/07/2025	30/06/2026	→ 5.1.2.1 Local Services - Strengthen relations with all service providers to ensure the number of services to be delivered within our community continues to grow	Chris Hughes	-	Council continues to strengthen relationships with service providers to support the growth and availability of services within the community through the facilitation of Network Meetings. These meetings foster strong partnerships and collaboration across sectors, and the information gathered is shared with the community via the Support Services Directory on Council's website. 17/07/2026
100%	01/07/2025	30/06/2026	→ 5.1.2.2 Mental Health - Participate in networks and activities to advocate for, and support delivery of, mental health initiatives and outcomes for our community	Chris Hughes	Renee Dunn	Council staff continue to participate in networks and initiatives that support mental health within the community. This work focuses on advocacy for improved services, the sharing of information, and support for the delivery of programs and initiatives that enhance mental health outcomes for residents of Break O'Day. 17/07/2026
100%	01/07/2025	30/06/2026	→ 5.1.2.3 Leadership and Advocacy - Provide local leadership, advocacy and connection for service providers and community on health, mental health and wellbeing to ensure provision of services reflects community needs	Chris Hughes	Jenna Barr	Council continues to demonstrate leadership and advocacy in supporting the health, mental health, and wellbeing of the Break O'Day community. During the reporting period, Council strengthened its commitment by appointing a dedicated Community Wellbeing Officer to coordinate wellbeing initiatives, build partnerships, and respond to emerging community needs. Council also continued to facilitate quarterly community networking meetings, providing a safe and collaborative environment for local service providers to connect, share information, identify service gaps, and work together to improve outcomes for residents. Through ongoing collaboration with community organisations, government agencies, and local stakeholders, Council advocates for services that reflect the needs of the community while supporting initiatives that promote inclusion, accessibility, and community wellbeing. 07/07/2026
100%	01/07/2025	30/06/2026	Strategy 5.2 Work collaboratively to ensure services and service providers are coordinated and meeting the actual and changing needs of the community. : 100%	John Brown		

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ Key Focus Area 5.2.1 Education Skills and Training - Improve employment pathways and outcomes and greater personal development through delivery of programs locally which meet the needs of Industry and the community. : 100%	John Brown	-	The establishment of the Study Hub servicing the Break O'Day area and in future the greater East Coast is a really important piece of infrastructure supporting not just the education and training aspirations of our young people but everyone within our community. This was celebrated with the official opening on 18 February 2026 involving the Federal Minister for Skills, Andrew Giles, and Premier Jeremy Rockliff officiating. Merging of the Study Hub and the Jobs Hub (BODEC/DEC) were a substantial focus over the last three months of the year and changes to the Board structure were finalised in June. <i>24/07/2026</i>
100%	01/07/2025	30/06/2026	→ 5.2.1.1 Education Pathways - Leverage findings from the East and Northeast Coast Education, Training and Employment Pathways report and workshop to identify priority next steps. Support the establishment and operation of a Study Hub to meet educational needs	John Brown	Dilara Bedwell	Council is providing support to establishment of the Study Hub through the General Manager being the Interim Chairperson of the Board and bookkeeping assistance through the Corporate Services Department. The Study Hub is operational with the fitout and installation of equipment completed. A Community Open Day occurred on 22 October with the official opening occurring on 18 February involving the Federal Minister for Skills, Andrew Giles, and Premier Jeremy Rockliff officiating. Recruitments have now been completed for the Study Hub team. Merging of the Study Hub and the Jobs Hub (BODEC/DEC) were a substantial focus over the last three months of the year and changes to the Board structure were finalised in June. Enrolments at the end of the year were close to 50 students. <i>08/07/2026</i>
100%	01/07/2025	30/06/2026	→ Key Focus Area 5.2.2 Access and Inclusion - Foster a culture of inclusion within our community by facilitating equitable access to opportunities, information and services. : 100%	John Brown	-	By the end of the year we were able to complete what we set out to achieve this year. Completion and adoption by Council of the Local Action Plan was a great outcome arising from the Reconciliation action Plan process. <i>24/07/2026</i>

Current Comple...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ 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	Chris Hughes	Jenna Barr	Council staff continue to work collaboratively with community members, volunteers, and service providers to develop and support projects, programs, and initiatives that promote inclusion, equity, and community wellbeing across Break O'Day. Through active engagement, strong partnerships, advocacy, and the facilitation of quarterly community networking meetings, Council provides opportunities for local organisations to connect, share knowledge, identify emerging needs, and work together to achieve positive outcomes for the community. Examples of how Council delivers this commitment include: • Hosting quarterly community networking meetings that provide a safe, welcoming, and collaborative space for local service providers to come together, share ideas, strengthen partnerships, identify emerging community needs, and work collectively on local solutions. • Supporting the Get In2 Gear Learner Driver Mentor Program to improve transport independence and increase access to employment, education, training, and essential services. • Working alongside community organisations to promote disability access, inclusion, and equitable participation across the municipality. • Assisting local community groups with grant applications, project planning, and capacity-building to support the delivery of sustainable community initiatives. 07/07/2026
100%	01/07/2025	30/06/2026	→ 5.2.2.2 Reconciliation Action Plan - monitor situation with Reconciliation Tasmania	Chris Hughes	-	Council completed a review of the draft Plan, with a focus on identifying and incorporating additional local actions. The draft Local Action Plan was considered by Council at its May Council Meeting and adopted the Pathways to connection - Walking Together Strategy. The aim of the strategy is to ensure the needs and priorities of Break O'Day are recognised and supports meaningful reconciliation outcomes. 17/07/2026
100%	01/07/2025	31/12/2025	→ 5.2.2.3 Local Action Plan - determine the approach with Council towards working with the local Aboriginal community to develop a Local Action Plan	Chris Hughes	Jenna Barr	Council endorsed the Local Action Plan at the May Council meeting. The Plan provides a framework for strengthening relationships, fostering respect, and creating opportunities for Aboriginal and Torres Strait Islander peoples in Break O'Day. Council will continue working in partnership with the local Aboriginal community to implement the actions identified within the Plan. 09/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	5.2.2.4 Equitable Access - Advocate for, support, and facilitate actions to improve access to services, information and opportunities	Chris Hughes	Jenna Barr	Council continued to advocate for, support, and facilitate initiatives that improve equitable access to services, information, and opportunities across the municipality. Throughout the reporting period, Council worked collaboratively with community organisations, government agencies, and local service providers to identify barriers to participation and connect residents with the services and resources they need. Council staff continued to support Access 2 Health and its initiatives, which aim to improve the community's ability to access timely, affordable, and appropriate health services and support when needed. During the reporting period, Access 2 Health commenced work on the development of a Break O'Day Regional Health Directory, which will provide residents with a centralised source of information about local health and wellbeing services. Access 2 Health is also progressing the establishment of a Telehealth service in Fingal, which will improve access to healthcare by enabling residents to connect with health professionals closer to home. Council also strengthened its commitment to community wellbeing by facilitating quarterly community networking meetings that bring local service providers together to share information, identify emerging needs, and strengthen collaboration. Council continued to support the Get In2 Gear Learner Driver Mentor Program, improving transport independence and increasing access to employment, education, healthcare, and other essential services, while assisting community organisations to access funding and deliver inclusive community initiatives. Through these collaborative efforts, Council has continued to improve equitable access to services, information, and opportunities, helping to build a more connected, inclusive, and resilient Break O'Day community. 07/07/2026
100%	01/07/2025	30/06/2026	Strategy 5.3 Ensure Council services support the betterment of the community while balancing statutory requirements with community and customer needs. : 100%	John Brown	-	

2025 - 2026 CORPORATE PLANNING ACTIVITIES PLAN

FINANCIAL ACCOUNTABILITY

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	Financial Management	Raoul Harper	-	During the year, improvements to financial processes, reporting and system integration have strengthened the quality of financial information and enhanced alignment between the Long-Term Financial Plan and the Strategic Asset Management Plan. Council will close the year in a significantly strengthened financial position, with all borrowings repaid well ahead of previous projections, improved cash reserves and liquidity and a stronger balance sheet overall. This reflects disciplined financial management, active cash and investment practices and a continued focus on long-term sustainability. Strong internal controls and assurance processes remain in place, with financial management activities focused on maintaining service delivery, managing financial risk and ensuring responsible use of Council resources. 06/06/2026
100%	01/07/2025	30/06/2026	Audit Panel - Meetings facilitated in accordance with legislative requirements, responding to all recommendations of the Panel : 100%	Raoul Harper		Audit Panel meetings were facilitated in accordance with legislative requirements throughout 2025/26, with all recommendations of the Panel appropriately considered and responded to and the agreed work plan for the year delivered. 14/07/2026

Current Comple...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ Long Term Financial Plan - Strengthen the integration of financial and asset management systems and processes to ensure the Long-Term Financial Plan is informed by accurate asset data, lifecycle costs, and renewal priorities : 100%	Raoul Harper	David Jolly	Substantially completed for the reporting period given the scale of the project and the ongoing nature of this work requiring a number of years to complete. Significant progress was made during 2025/26 to strengthen the integration of Council's financial and asset management systems and processes. The development of the detailed Strategic Asset Management Plan and supporting Asset Class Plans has established an important foundation for improving asset condition data, lifecycle cost information, renewal priorities and investment decision-making. This improved level of asset intelligence is critical to ensuring future updates of the Long-Term Financial Plan and Financial Management Strategy are informed by more comprehensive and verified asset data, providing Council with greater confidence in its long-term financial modelling and investment decisions. The development of the SAMP also identified areas where further condition, capacity and lifecycle data is required. This work has established a stronger foundation for the ongoing integration of asset and financial planning and a clear pathway for continuing to improve the maturity of Council's asset data and management systems. This in turn will support the ongoing refinement of our financial management systems and planning. 14/07/2026
80%	01/07/2025	30/06/2026	→ Internal Audit - Complete Council's internal audit schedule and implement high-priority recommendations to strengthen financial controls and risk oversight : 100%	Raoul Harper	Angela Matthews	Council's internal audit activity during 2025/26 was prioritised toward addressing long-standing Tasmanian Audit Office findings rather than completing the broader internal audit schedule. This sustained focus, supported by ongoing Audit Panel oversight, resulted in a material reduction in outstanding audit findings and strengthened Council's financial controls, governance and compliance arrangements. While the planned internal audit schedule was not fully completed, the work undertaken delivered tangible risk reduction and addressed higher priority legacy matters. With the majority of these findings now substantially resolved, Council is better positioned to transition toward a more structured and forward looking internal audit program, including consideration of an outsourced delivery model to improve the independence, consistency and sustainability of future internal audit activity. 14/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ Service Level Agreements - Establish and implement service level agreements and contracts for Financial, Asset Management, and IT services to clarify responsibilities, performance expectations, and support consistent service delivery : 100%	Raoul Harper	Angela Matthews	Service level agreements and contractual arrangements have been strengthened across key corporate service functions during 2025/26, providing greater clarity around service delivery expectations, responsibilities and accountability. Service arrangements for strategic asset management services remained in place throughout the year, while the procurement and appointment of Council's new Managed IT Services provider resulted in the development of a formal Service Level Agreement defining service scope, performance standards, reporting requirements and accountability arrangements. The increased use of formal service level arrangements is now embedded as standard practice when engaging specialist corporate service providers, strengthening Council's approach to contract management and service delivery. 14/07/2026
100%	01/07/2025	31/03/2026	→ Depreciable Lives - Review depreciable lives for all major asset classes to ensure consistency with updated asset condition data and align depreciation charges with realistic asset consumption and report as required to Audit Panel and GM : 100%	Raoul Harper	Angela Matthews	The Strategic Asset Management Plan has progressed to near-finalisation, with validated condition and valuation information now embedded across relevant asset classes. This confirms that the depreciable lives review is not dependent on further SAMP development. The annual depreciable lives review has been completed, with material asset classes reviewed and depreciation assumptions updated where supported by evidence. Remaining work associated with asset register integrity and condition data validation—particularly for Buildings and Unsealed Roads is being addressed through normal business-as-usual asset management and annual financial reporting processes. No further action is required to complete the depreciable lives review at this time. 02/04/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	Financial Governance - Review and update key financial management policies to ensure alignment with current legislation, risk appetite, and long-term financial strategy	Raoul Harper	-	Progress during 2025/26 focused on strengthening the asset management and financial information required to support the future review of Council's key financial management policies and long-term financial planning framework. The Transport Master Plan was completed during the year, while significant work continued on the development and refinement of Council's Strategic Asset Management Plan (SAMP). This process, together with the detailed review of Council's Building asset data, has highlighted both the progress made and the further work required to strengthen Council's asset information, condition data and long-term renewal forecasts. The SAMP remains under refinement as Council continues its broader asset management data improvement program. In this context, management considers that completing a substantive review of the Financial Management Strategy and Long-Term Financial Plan before this work has sufficiently progressed would be premature. These documents should be informed by reliable evidence regarding asset condition, remaining service potential, renewal requirements, service levels and future investment needs if they are to provide a meaningful basis for Council's long-term financial decision-making. Accordingly, the planned review of the Financial Management Strategy and Long-Term Financial Plan was not completed during 2025/26. Rather than updating these documents using incomplete or evolving asset information, Council has prioritised improving the quality of the underlying evidence base on which future financial assumptions and strategies will depend. Overall, the work undertaken during the year has reinforced the critical relationship between asset management and long-term financial planning. Continued improvement of Council's asset data and refinement of the SAMP will provide the foundation for a more robust review of the Financial Management Strategy and Long-Term Financial Plan, ensuring future financial settings are aligned with Council's actual asset responsibilities, service obligations, investment priorities and long-term funding capacity. 10/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	28/02/2026	→ Capital Project Scoping - Work with teams to ensure capital projects are properly scoped before budget consideration taking into account asset condition, usage & funding constraints. Embed consistent scoping standards to support better project planning & long-term decision-making	Raoul Harper	David Jolly	A capital project scoping template has been developed to support a more consistent and structured approach to defining capital projects. The template will be applied to all capital works projects, establishing a standardised framework for project development, assessment and approval. Progress on this action has been supported through Council's broader asset management improvement program. The implementation of an integrated asset management system has strengthened the quality and accessibility of asset condition, utilisation and financial data, enabling the development of prioritised multi-year capital and maintenance programs. As asset data maturity continues to improve, the project scoping template will provide greater rigour, transparency and consistency in project definition and prioritisation, helping to ensure capital works programs are aligned with Council's long-term asset management, service delivery and financial sustainability objectives. 03/07/2026
100%	01/07/2025	30/06/2026	→ Climate Risk - Integrate climate risk and resilience considerations into long-term asset and financial planning to ensure future service sustainability under changing environmental conditions	Raoul Harper	David Jolly	Climate risk and resilience considerations are now embedded within Council's long-term asset and financial planning frameworks. The Transport Master Plan incorporates climate exposure, resilience and network integrity as core planning themes, explicitly addressing risks associated with flooding, landslip, bushfire, coastal exposure and extreme weather events. These considerations are being integrated with the Strategic Asset Management Plan and Long-Term Financial Plan, ensuring that asset renewal priorities, capital investment decisions and long-term funding assumptions reflect climate-related risk and service continuity requirements. As a result, climate risk is no longer considered in isolation but is addressed through Council's mainstream asset management, financial planning and prioritisation processes, materially reducing the risk of unplanned service disruption and financial pressure arising from changing environmental conditions. 17/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	Asset Revaluations - Plan and deliver Council's scheduled asset revaluations to ensure accuracy in financial reporting, alignment with condition data, and integration with depreciation and long-term planning	Raoul Harper	-	Significant work was completed during 2025/26 to strengthen the accuracy and integrity of Council's asset valuation and financial reporting processes. The revaluation of Council's Building asset class was completed using updated condition assessment data, reconciled asset records and a detailed review of asset values and depreciable lives. The methodology and its application were subject to extensive review by the Tasmanian Audit Office as part of the 2024/25 financial audit, providing a high level of independent scrutiny over the approach, assumptions and resulting financial impacts. The completed revaluation has strengthened the alignment between Council's financial asset records and contemporary asset condition information, providing a more accurate representation of asset values and the future consumption of Council's building assets. The resulting changes to depreciation have been incorporated into Council's financial reporting and long-term financial planning. Revaluations across other asset classes continued to be undertaken in accordance with Council's end of financial year revaluation process whereby Modelve combined with management oversight and review ensure a consistent and structured approach to maintaining asset values between full condition assessment cycles. Overall, this work has materially strengthened the integrity of Council's asset data and financial reporting and improved the integration between asset condition, valuation, depreciation and long-term financial planning. The completion and independent scrutiny of the Building asset revaluation provides a strong foundation for Council's continued improvement of asset management and financial planning practices and sets up well for the year ahead where Footpath assets will be condition assessed, data verified and subsequently revalued. 10/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	Financial Sustainability : 100%	Raoul Harper	-	Council's financial sustainability position has been independently validated through the Auditor-General's Report – Volume 4 (Local Government), which confirmed that Council is not among those at highest risk and recognised improvements in liquidity and debt reduction. Council's position has further strengthened over the 2025–26 financial year, with all borrowings to be repaid significantly ahead of previous projections, alongside improved cash reserves and a stronger balance sheet. This reflects a deliberate and sustained approach to financial management focused on reducing risk and improving long-term capacity. These outcomes are now being supported by ongoing structural improvements to Council's planning framework, including closer integration of the Long-Term Financial Plan and Strategic Asset Management Plan. This is positioning Council to move beyond short-term stability toward a more durable and strategically managed financial sustainability model. 06/06/2026
100%	01/07/2025	30/06/2026	→ Grant Funding Target - Coordinate and oversee the effective delivery of grant funding secured through competitive processes totalling \$250,000, with a target success rate of 75% to support Council's strategic priorities	Angela Matthews	-	During the current financial year the following grant applications have been lodged: • Circular North - Cardboard Compactor, \$50,000 - SUCCESSFUL • Mental Health Council of Tasmania - Festival of Wellbeing, \$2,000 - UNKNOWN OUTCOME • Disaster Ready Fund - Georges Bay Multi-user Track (Parnella extension), \$1.76M - UNKNOWN OUTCOME Whilst the \$4M secured for a new Childcare Centre at St Marys wasn't through a competitive process as such, it was secured from a pool of funding which was available for projects and came about as a direct result of the work Council undertook through the Eastern Strategic Regional Partnership and the Childcare Needs Analysis. 17/07/2026
100%	01/07/2025	30/06/2026	→ Grant Funding Strategy - Work with and support key staff to identify and target grant funding opportunities that reduce reliance on own-source revenue and support strategic infrastructure delivery	Raoul Harper	-	Throughout 2025/26, Council's Management Team continued to work collaboratively to identify and progress strategic projects, improve project readiness and pursue appropriate external funding opportunities. This increasingly coordinated approach is developing Council's capacity to better align grant applications with strategic priorities, project readiness and long-term financial sustainability. 14/07/2026
100%	01/07/2025	31/03/2026	→ Strategic Cost Recovery	David Jolly	Raoul Harper	

Current Complet...

Initiatives - Develop and cost a stormwater upgrade plan for the St Helens Industrial Area, and explore long-term cost recovery options to inform any future charge modelling

During 2025/26, Council progressed stormwater planning and flood mitigation investigations within the St Helens Industrial Area, with work advancing across three related projects aimed at addressing known flooding and drainage issues affecting Beaulieu Street and the surrounding catchment.

Beaulieu Street / Tasman Highway Junction - Council continued discussions with the Department of State Growth regarding drainage issues associated with the Tasman Highway near the Beaulieu Street intersection. During the year, the Department agreed to upgrade culvert infrastructure on the highway and redirect an existing highway swale drain that currently discharges onto private property at the northern end of Beaulieu Street.

To complement these works, Council has allocated funding within the **2026/27 Capital Budget** to replace and upgrade the undersized culvert at the northern end of Beaulieu Street. This work will supplement the drainage improvements to be undertaken by the Department of State Growth and is expected to contribute to improved stormwater conveyance and reduced flooding impacts within the area. While the timing of the Department's works remains subject to its program and scheduling, the combined State and Council investment represents an important step towards addressing long-standing drainage and flood management issues at this location.

Beaulieu Street Flood Mitigation Works - In parallel, Council progressed planning for a capital works project aimed at improving stormwater management along Beaulieu Street. The project includes upgrading roadside swale drains, improving the conveyance of stormwater through the street and raising sections of roadway that are prone to periodic flooding. During the year, a civil works survey and concept plan were completed and funding has subsequently been included in Council's 2026/27 Capital Works Program to enable further progression of the project.

Industrial Area Stormwater System Design - Council also continued longer-term investigations into managing overland stormwater flows from the broader industrial area catchment. Building on work completed in 2024/25, a draft concept design and cost estimate were developed for a piped stormwater system that would divert flows from the western side of Beaulieu Street to the Golden Fleece Rivulet. While the concept provides a potential long-term solution, the estimated project cost is significant (estimated \$2.5m) and further investigation is required to examine funding mechanisms, cost recovery opportunities and project feasibility before progression can occur. Given available resources and the immediate need to reduce flood risk, Council has prioritised the Beaulieu Street drainage improvements and the Department of State Growth

Current Complet...						culvert upgrades ahead of the broader catchment stormwater scheme. Collectively, these projects represent important progress towards improving drainage resilience, reducing flooding impacts and supporting future development within the St Helens Industrial Area. <i>02/07/2026</i>
100%	01/07/2025	30/06/2026	→ WTS Operational Analysis - Undertake operational analysis of Council's Waste Transfer Stations to assess service cost, recovery levels, and alignment with the Waste Management Strategy and Waste AMP development	David Jolly	Raoul Harper	During the first quarter ending September 2025, the Manager Infrastructure & Development Services completed a comprehensive operational analysis of Council's Waste Transfer Stations and bulk waste handling services. The analysis assessed service costs and recovery performance for the 2023/24 and 2024/25 financial years, providing a clear evidence base to assess operational efficiency, cost recovery and opportunities for improvement. The outcomes of this analysis directly informed the 2025/26 Waste Operations budget and the development of the Waste Management Strategy 2025–2030. A Strategy Development Report was presented to Councillors at the December 2025 Councillor Workshop. The Draft Waste Management Strategy 2025–2030, currently under internal review by the Management Team, establishes clear goals and actions to deliver fit-for-purpose waste management infrastructure and provides a strategic framework to guide future infrastructure planning and investment decisions. Implementation of the Strategy is expected to deliver measurable improvements in waste recovery and operational efficiency through targeted infrastructure and layout improvements at Waste Transfer Stations, when implemented. <i>15/04/2026</i>

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ Financial Performance & Oversight - Maintain close oversight of Council operations to deliver the best possible underlying operating result, supported by quarterly reviews of financial performance, capital delivery, and key variances	Raoul Harper	-	Throughout 2025/26, Council maintained close oversight of financial performance, capital delivery and key budget variances through detailed monthly reporting, quarterly reviews and regular management analysis. All scheduled Audit Panel Work Plan requirements were also successfully completed during the year. This disciplined approach to financial management has contributed to another strong financial result for Council. Prior to final end of year adjustments, Council is reporting a favourable underlying operating position, demonstrating the effectiveness of Council's ongoing focus on financial discipline, active management of resources and timely response to changing financial circumstances. Importantly, this result was achieved despite a material increase in depreciation expense following the revaluation of Council's building assets. The capacity to absorb this significant increase in non-cash expenditure while maintaining a positive underlying operating position demonstrates the strength and resilience of Council's financial performance. Council's broader financial position also continued to strengthen during the year. In June, Council repaid the last of its outstanding debt, approximately ten years earlier than previously projected. Strong cash reserves, increased investment returns and a materially strengthened balance sheet have further improved Council's financial resilience. Overall, Council's financial performance during 2025/26 demonstrates the value of strong financial oversight, disciplined expenditure management and informed decision-making. Council enters 2026/27 debt free, with materially stronger cash reserves and a strengthened balance sheet. This position provides greater resilience to manage future cost pressures and emerging risks, while creating increased capacity to invest strategically in the services, infrastructure and priorities that will support the future needs of the Break O'Day community. 10/07/2026
100%	01/07/2025	30/06/2026	→ Rates & Other Revenue - Model and evaluate rating and revenue options to improve fairness, enhance cost recovery, and build long-term revenue resilience in line with Council's financial planning objectives	Raoul Harper	-	Significant work was undertaken during 2025/26 to review and strengthen Council's rating and revenue framework, with a particular focus on improving fairness, responding to changing property valuations and supporting Council's longer-term financial sustainability. The 2025 municipal revaluation resulted in significant and uneven movements in property values across the municipality, with substantial differences between residential, commercial, industrial, primary production, forestry and other land-use categories. Detailed financial modelling and analysis were

Current Complet...

undertaken to understand the impact of these changes and ensure that increases in property valuations did not simply translate into disproportionate or unintended changes in the distribution of the rating burden.

This work informed the development of the 2026/27 rating model and included extensive analysis of valuation movements, differential rating structures, minimum rates, land-use categories and the relative contribution of different sectors to Council's overall rate revenue. Particular attention was given to moderating the impact of significant valuation increases on residential, commercial, primary production and industrial ratepayers while ensuring that Council continued to generate the revenue required to sustainably fund services and infrastructure.

The resulting rating model for example delivered an average increase of approximately 4.6% for residential properties not subject to the minimum rate, despite average residential valuations increasing by approximately 26%. The model also provided a more deliberate distribution of the rating burden across land-use categories, reflecting differences in valuation movements, land use and capacity to contribute.

The review also strengthened Council's rating framework through the introduction of separate rating categories for Short Stay Accommodation and Utilities, providing greater transparency and flexibility in how Council responds to changing land uses and emerging pressures on services and infrastructure.

Overall, the work undertaken during 2025/26 represents a significant advancement in Council's approach to rating and revenue management. Rather than allowing the municipal revaluation to determine rating outcomes, Council actively used its differential rating framework to moderate impacts, improve fairness and achieve a more balanced distribution of the rating burden.

The resulting model protects Council's revenue capacity while providing a stronger and more adaptable framework to respond to future valuation changes, changing land uses and financial pressures. This work has strengthened the alignment between Council's rating strategy and its broader financial planning objectives and provides a more equitable and resilient foundation for funding the future needs of the Break O'Day community.

10/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ 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	Raoul Harper	-	Throughout 2025/26, Council maintained oversight of operational and capital expenditure through detailed monthly financial reporting, variance analysis, capital delivery monitoring and quarterly review by the Audit Panel. This oversight supported Council's strong overall financial position while also identifying areas requiring further improvement. Delivery of the capital works program remained below expectations, reflecting the increasing scale and complexity of Council's infrastructure program and the organisational resources required to effectively plan, procure and manage projects through to completion. In response, Council has funded additional Project Engineering expertise in the 2026/27 budget to strengthen project planning, delivery and oversight. A significant underspend in Materials and Services was also identified during the year. While contributing to a stronger short-term financial result, the variance highlights the need for more active monitoring of operational expenditure to ensure actual expenditure more closely aligns with adopted budgets and that resources approved by Council are being effectively translated into intended services, activities and outcomes. These findings will inform a stronger approach to expenditure oversight in 2026/27, with increased focus on the timely delivery of both operational and capital budgets, earlier identification and management of material variances, and greater accountability for expenditure against approved priorities. Overall, financial oversight during 2025/26 maintained Council's financial discipline while providing valuable insight into areas where organisational capability and expenditure management can be strengthened. The actions arising from this work will support improved budget delivery, greater value from Council's available resources and stronger alignment between financial investment, strategic priorities and long-term financial sustainability. 10/07/2026
100%	01/07/2025	30/06/2026	→ Value for Money Reviews - Conduct targeted value for money reviews to identify savings, improve process efficiency, and support service realignment, with a target of \$40,000 in savings and 500 staff hours reallocated	Raoul Harper	-	Value for money reviews undertaken during 2025/26 identified approximately \$41,000 in annual cost savings across a range of Council operations and service arrangements. Savings were achieved through reviewing existing costs, service delivery arrangements and expenditure requirements, demonstrating the value of ongoing scrutiny of Council expenditure and opportunities to improve operational efficiency. 14/07/2026

HUMAN RESOURCES

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	Elected Members : 100%	John Brown	-	
100%	01/07/2025	30/06/2026	→ Professional Development - Facilitate participation of Councillors in Professional Development through the program being developed by the Local Government Division and the development of a training plan for individual Councillors : 100%	John Brown	Molli Brown	Councillor professional development activities for the year so far includes: • 26/7/25 Elected Members Professional Development Day - Mayor Tucker, Deputy Mayor Kristi Chapple and Cllr Vaughan Oldham • 17/9/25 LGAT Mayors Workshop - Mayor Tucker • 18-21/11/25 LGAT Annual Conference and General Meeting - Mayor Mick Tucker, Deputy Mayor Kristi Chapple, Cllr Barry Lefevre and Cllr Vaughan Oldham. • 9/4/26 Mayors & Deputy Mayors Workshop - Mayor Tucker, Deputy Mayor Kristi Chapple • 22-26/6/26 ALGA NGA - Mayor Mick Tucker and Deputy Mayor Kristi Chapple 08/07/2026
100%	01/07/2025	30/06/2026	→ Financial Management Capability - Support Councillors to build financial management knowledge and understanding financial management through strengthening budget ownership, cost awareness, and alignment with long-term financial goals across the organisation	John Brown	Raoul Harper	Councillors were provided with a detailed session on the Long-Term Financial Plan (LTFP), asset management, and key financial management principles in February. A further workshop will be delivered in April as new information and data becomes available, supporting improved financial literacy, stronger budget ownership, and alignment with long-term financial goals across the organisation. 08/07/2026
100%	01/07/2025	30/06/2026	Council Advocacy : 100%	John Brown	-	
100%	01/09/2025	31/12/2025	→ State Budget - Provide a submission to the 2026-2027 State Budget community consultation process advocating for local priorities : 100%	John Brown	-	Submission provided to the 2026-27 Pre-budget consultation process focussed on the priorities of St Marys Childcare Centre replacement and Tasman Highway upgrade program 14/01/2026
100%	01/07/2025	30/06/2026	→ Election Priorities - develop and maintain a priority projects document which would be pursued when a State or Federal election is called : 100%	John Brown	-	Priorities developed during 2024-25 year. Key priority refreshed during the 2025-26 year 08/07/2026
100%	01/07/2025	30/06/2026	Wellbeing Program : 100%	John Brown	-	

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ Workplace Wellbeing - Ongoing review of the Mental Health and Wellbeing Plan for Council staff that creates a mentally safe workplace : 100%	Erica McKinnell	Simone Ewald-Rist	Council progressed its Mental Health and Wellbeing Plan through targeted initiatives that support a mentally safe workplace, aligned with obligations under Safe Work Australia guidance and WHS legislation. A pilot workplace massage program delivered in the first half of the year achieved strong participation and overwhelmingly positive feedback, with staff reporting reduced stress, improved mood, better sleep, increase in productivity and decreases in muscle tension. A mid-year evaluation confirmed the program's value and cost effectiveness, supporting its continuation as an ongoing, budget-funded wellbeing initiative endorsed by the Management Team. In addition, fortnightly stretching sessions incorporating yoga and physical activity were delivered for outdoor and indoor staff from March until October 2026. These sessions support improved physical health, injury prevention, focus, and emotional wellbeing. Collectively, these initiatives demonstrate Council's continued commitment to proactive wellbeing strategies and a supportive workplace culture. 02/06/2026
100%	01/07/2025	30/06/2027	→ Employee Wellbeing - Ongoing consultation with workers to identify and implement actions to support wellbeing and a mentally safe workplace by following the Mental Health and Wellbeing Plan and the People Matter survey : 100%	Erica McKinnell	Simone Ewald-Rist	Employee Wellbeing Council continues to support employee wellbeing through ongoing consultation and implementation of actions outlined in the Mental Health and Wellbeing Plan and informed by the People Matter Survey. The organisation-wide People Matter Survey, conducted every two years, provides employees with an opportunity to share their experiences, perspectives, and feedback about working at Council. The survey has now closed, and the feedback collected will help guide initiatives that foster a workplace where employees feel valued, supported, and heard. Following the survey, phase two of the consultation process was completed in December, with one-on-one discussions enabling employees to further explore their survey responses and share additional insights, ideas, and aspirations. A draft report consolidating survey results and consultation feedback is currently being finalised and has been presented to the Management Team in May 2026. The findings informed future workforce strategies, addressing current employee needs while supporting Council's long-term organisational priorities. 13/07/2026
57%	01/07/2025	30/06/2026	Workforce Development : 100%	John Brown	-	

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
70%	01/07/2025	31/03/2026	→ HR Plan - Develop an HR Plan on a Page, which establishes the overall vision for our HR system, identifying and prioritising the components which Council requires to meet organisational needs over the next 5 years : 100%	John Brown	Erica McKinnell	Council is in the early stages of developing a new Workforce Plan, with a current focus on listening to employees, gathering input, and aligning priorities with broader organisational goals through the People Matter Survey process. The People, Safety and Culture team is currently analysing the data and sentiment captured through the People Matter Survey, together with other workforce insights, to identify key priority and risk areas. These findings will inform an upcoming planning session where the Workforce plan will be developed. This foundational work will establish a clear, practical and evidence-based roadmap, identifying priority areas that support Council's people, strengthen organisational capability, and respond to the needs and feedback of employees, both now and into the future. 08/07/2026
0%	01/07/2025	30/06/2026	→ HR Plan Implementation - Commence implementation of the HR Plan in line with the identified priorities : 100%	Erica McKinnell	-	Implementation of Council's HR Strategic Plan on a Page will commence following completion and endorsement of the Plan. Priority actions will be informed by workforce data, employee feedback and organisational priorities identified through the People Matter Survey and strategic planning process. The implementation phase will focus on delivering the agreed priority initiatives, monitoring progress against key objectives, and ensuring the Plan remains responsive to Council's workforce needs and strategic direction. 08/07/2026

Current Comple...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ Psychosocial Safety - continue to develop and build our approach within the workplace responding to this change to WHS (100%	Erica McKinnell	Simone Ewald-Rist	Council has continued to strengthen its approach to psychosocial safety in response to the evolving work health and safety legislative requirements. During the year, the People, Safety and Culture team commenced development of an organisational Psychosocial Hazard Management Plan, aligned with the <i>Safe Work Australia Code of Practice: Managing Psychosocial Hazards at Work</i>. A draft framework has been developed using the four-step risk management process of identifying, assessing, controlling and reviewing psychosocial hazards. This work has been informed by workforce feedback, including data and sentiment gathered through the People Matter Survey, which has helped identify key psychosocial risk areas and priorities for action. This work will continue into the next financial year, with structured consultation across the organisation to support implementation of the framework. A key focus will be building the capability of Council's people leaders through education and practical guidance on their responsibilities, legal obligations and effective strategies to identify, prevent and manage psychosocial risks, ensuring a consistent and proactive approach across the organisation. 08/07/2026

CORPORATE RISK

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	Risk Management/Work Health & Safety : 100%	Raoul Harper	-	
100%	01/07/2025	30/06/2026	→ Risk Register - Review risk register items twice a year for high and annually for all other risks : 100%	Simone Ewald-Rist	-	Risk Register Review Over the past 12 months, each risk register was reviewed monthly by the relevant Risk Owner. Risk Owners maintained their registers to ensure they accurately reflected the current risks facing their departments. Delay in Finalising Date Changes During the financial year, the Health and Safety Coordinator was on long service leave. As a result, finalising the date changes for each risk was delayed and was completed after 30 June 2026. 13/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2027	→ Workplace Safety - Guide managers through risk management processes that identify psychosocial hazards, assess associated risks, and ensure controls are implemented to eliminate/minimise these risks. Control measures should be regularly reviewed : 100%	Simone Ewald-Rist	-	Workplace Safety – Psychosocial Hazard Management Council is progressing the development of a Psychosocial Hazard Management Plan to strengthen workplace safety and support a psychologically safe work environment. The Employee Helpdesk group is continuing to develop risk assessment templates for a range of Council positions, with the Works Department identified as the initial focus area. This work will assess 12 key roles against the 13 psychosocial hazards outlined in the <i>Code of Practice: Managing Psychosocial Hazards at Work</i>. Managers will be supported to apply the same four-step risk management process used for physical hazards—Identify, Assess, Control and Review—to effectively manage psychosocial hazards within their teams. Once hazards are identified, risks will be eliminated where reasonably practicable or otherwise minimised through appropriate control measures. Following completion of the templates, consultation will occur with managers, senior management and workers to develop suitable control strategies for identified hazards. Control measures will be subject to annual review to ensure their ongoing effectiveness and relevance. Due to long service leave, organisational restructuring and other operational delays, there has been a revised implementation timeframe. The rollout of Psychosocial Hazard Management Plans across all departments is now estimated to take 12 months. Once finalised, the Psychosocial Hazard Management Plan will be incorporated as an addendum to Council's existing Risk Register, providing a structured and consistent approach to managing psychosocial risks across the organisation. 13/07/2026

ORGANISATIONAL EFFICIENCY

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	Local Government Reform : 100%	John Brown	-	
100%	01/07/2025	30/06/2026	→ Local Government Reform - Participate actively in the Future of Local Government Review process with a focus on achieving the best outcome for the Break O'Day area : 100%	John Brown	-	Participation has been focussed on legislative change which is occurring resulting from the FoLGR Review process. No activity has occurred in relation to the East Coast Council arrangement. The State Government appear to have provided limited resources to progress this activity. 08/07/2026
100%	01/07/2025	30/06/2026	→ Northern Region Shared Services - Pursue joint procurement and shared services opportunities involving Northern Region Councils : 100%	John Brown	-	The northern region General Managers met in late August to focus on the opportunity for shared services and resource sharing as part of a broader focus on key regional activities. The approach has been developed for discussion with Councils in the near future. The approach has also been canvassed with NTDC who are supportive of working with Councils on this project. Towards the end of the year City of Launceston instigated a strategic procurement approach which Councils have tentatively supported. A joint approach to an Asset Management System is now under active consideration involving 4 Councils. 08/07/2026
93%	01/07/2025	30/06/2026	Break O'Day Organisation : 100%	John Brown	-	
85%	01/07/2025	30/06/2026	→ Development Services - Undertake a Service Delivery Review focused on structure, systems and processes : 100%	Jake Ihnen	Erica McKinnell	Development Services have continued to consider resourcing and adapting to some staff changes including continued efforts in the recruitment of Environmental Health Officer, Senior Planner Vacancy, and the newly created Technical Officer position. Restructure of administration resource to facilitate maternity leave and additional support to Councils Natural Resource Facilitator has occurred. More work is required in this space and will inform future reports to Council. 06/07/2026
100%	01/07/2025	31/12/2025	→ Works Department - Implement the next stage of the Works Department Services Delivery Review : 100%	David Jolly	Erica McKinnell	During 2025/26, Council progressed a comprehensive review of its technical service delivery functions to ensure organisational capability, role clarity and resource allocation remain aligned with the increasing demands associated with engineering, asset management, infrastructure planning and project delivery. During the quarter ending September 2025, a detailed review of technical service delivery roles was undertaken, establishing a clear foundation for future workforce planning, capability development and alignment of responsibilities across the engineering and asset management functions. The review

Current Complet...						identified opportunities to strengthen organisational capacity and improve the integration of strategic asset management, infrastructure planning and project delivery activities. Building on this work, initial draft position descriptions for engineering and asset management roles were developed during the quarter ending December 2025 and progressed through a structured internal review process. Further refinement occurred during the quarter ending March 2026, ensuring the proposed roles reflected Council's current and future operational requirements, service delivery expectations and strategic asset management objectives. By the end of March 2026, the position descriptions had reached final draft stage and were ready for final management review. During the quarter ending June 2026, Council progressed implementation of the revised workforce structure through the recruitment of additional engineering resources. Positions for a Project Engineer and Graduate Engineer were advertised, with applicants progressing through the recruitment process and shortlisted candidates advancing to second-round interviews. These appointments are expected to strengthen Council's internal engineering capability and support the delivery of an expanding infrastructure, asset management and capital works program. The review has provided Council with a clearer framework for the delivery of engineering, asset management and technical services functions while supporting the organisational capability required to deliver future infrastructure programs and strategic planning initiatives. The updated role structure is expected to improve service delivery, strengthen accountability and support the ongoing implementation of Council's Strategic Asset Management framework and associated asset management improvement initiatives. Further work remains underway to review the structure and resourcing Technical Officer and administrative support roles within the department. Progress on this component of the review will continue once the engineering positions are filled and the additional technical resources are embedded within the organisation, ensuring future support roles are appropriately aligned to operational requirements and service delivery needs. 02/07/2026
100%	01/07/2025	30/06/2026	Management Systems : 100%	John Brown	-	

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ Digital Transformation - Progress with implementation of Digital Transformation systems and processes to both assist and enhance the customer experience both internally and externally as per the Digital Transformation Operational Plan 2023 - 2025 : 100%	Angela Matthews	Raoul Harper	Implementation of the Digital Transformation Operational Plan 2023–2025 continues to progress, with a strong focus on improving service delivery, enhancing the customer experience, and increasing organisational efficiency through the adoption of modern digital solutions. Council has continued to advance its transition towards cloud-based platforms and digital-first processes, providing greater flexibility, mobility and resilience across a range of business functions. The Digital Transformation journey remains closely aligned with Council's broader IT Strategy and future service delivery objectives. The procurement process for a Managed IT Services provider has now been completed, establishing a strategic partnership that will support Council's ongoing digital maturity, cyber security requirements and future technology initiatives. The new managed services model will provide a stronger foundation for the continued implementation of digital transformation projects across the organisation. In addition to improvements to internal systems and processes, Council has recently transitioned to Forms Express as part of its customer service transformation program. This initiative provides ratepayers with greater choice and convenience through electronic notices, online self-service options and the introduction of flexible payment arrangements through FlexiPay. The transition supports Council's objective of reducing reliance on paper-based processes while encouraging greater uptake of digital communication channels. Increased use of email delivery for notices not only improves the timeliness of communication with ratepayers but also positions Council to achieve long-term efficiencies through reduced printing and postage costs. These initiatives represent practical outcomes of Council's digital transformation journey and continue to build on the objective of delivering simpler, more accessible and customer-focused services for both the community and staff. Council remains committed to continuous improvement and will continue to identify opportunities to leverage technology, automation and digital self-service solutions that enhance community engagement, improve operational efficiency and deliver long-term value to ratepayers. 13/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ PlanBuild - Carry out Live Testing & Implementation of State Government PlanBuild Project : 100%	Jake Ihnen	-	The Plan Build Project has taken a different direction at State Government Level and there has been no further engagement from the state government department due to complex issues with Hobart City Councils implementation. Actions on hold and unlikely to progress further at this stage and will become more business as usual. 08/07/2026
100%	01/07/2025	30/06/2026	→ Digital Platforms - Pursue simplification of digital platforms by minimising duplication of applications & reduce the use of applications that have similar capacity by consolidating 3rd party solutions into Office 365 licensing where possible : 100%	Angela Matthews	-	Council continues to pursue the simplification of its digital platforms by reducing duplication of applications, improving system integration and maximising the value of existing technology investments. A key milestone during the reporting period has been the appointment of Intuit as Council's new Managed IT Services Provider, providing Council with access to specialist strategic ICT advice, technology roadmap planning and ongoing digital transformation support. As part of the Managed Services Agreement, Council will work closely with Intuit to undertake a comprehensive review of its existing software and digital platforms. This review will identify opportunities to consolidate systems, eliminate duplication, reduce reliance on applications with overlapping functionality and improve integration across the organisation. The review will also assess opportunities to further leverage Microsoft 365 capabilities and licensing where appropriate, ensuring Council is making the most effective use of platforms already available within its technology environment. This work supports Council's broader Digital Transformation and IT Strategy objectives by creating a more streamlined, efficient and sustainable technology environment. Reducing the number of disparate applications will improve the user experience for staff, simplify support and administration requirements, strengthen governance and cybersecurity outcomes, and deliver better value for money through more effective utilisation of existing systems and licensing investments. Council is committed to a continuous improvement approach and will continue to identify opportunities to simplify its technology landscape, improve system interoperability and deliver practical digital solutions that support both organisational efficiency and improved service delivery to the community. 13/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	31/12/2025	IT Strategy - Develop an IT Strategy that sets clear priorities for system integration, digital service delivery, cybersecurity, and infrastructure renewal—aligned with Council's long-term service, risk, and financial planning objectives.	Raoul Harper	-	Council endorsed the <i>Information Technology Strategy 2025–2029</i> and supporting <i>Cybersecurity and IT Governance Roadmap</i> , setting a clear direction for modernising systems, strengthening cybersecurity and improving service resilience. Together, these initiatives establish a managed and accountable approach to IT service delivery, ensuring secure, efficient and future-ready digital operations for the organisation. 22/10/2025
100%	01/07/2025	31/03/2026	Cyber Security - Prepare a Cyber Security Plan that defines roles, risk controls, and response protocols to improve system resilience and protect Council's data and digital infrastructure	Raoul Harper	-	Since the previous update, Council has considered and approved the Cyber Security Policy at its March Council meeting. The policy establishes Council's cyber security governance framework, clearly defines roles and responsibilities, and aligns Council's approach with the Australian Cyber Security Centre Essential Eight and contemporary industry standards. The approved policy provides one key element of the governance foundation for Council's cyber security arrangements and will be directly supported by the Managed IT Services procurement (once finalised), which embeds cyber security controls, monitoring and incident response requirements within contractual obligations. This ensures the Cyber Security Plan is practical, enforceable and integrated into Council's operational environment. Other elements of the IT governance road map will be progressed with the assistance of the IT Service Provider. With the Cyber Security Policy now formally adopted by Council, the development of Council's cyber security framework has progressed to the point intended by the Annual Plan action. Ongoing implementation, monitoring and continuous improvement will occur through normal business-as-usual governance, contract management and audit processes. 02/04/2026
50%	01/07/2025	30/06/2026	Customer Service : 100%	John Brown	-	

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
50%	01/07/2025	30/06/2026	Customer Service - implement and review processes to follow up with customers and listen to their feedback to guide processes and options for improving customer service : 100%	Angela Matthews	-	Council continues to monitor customer enquiries and feedback and follow up with customers where required to support positive service outcomes. While resource constraints have limited the implementation of a formalised customer feedback and review program during this year, customer service remains a key focus across the organisation. As Council progresses its Digital Transformation journey, opportunities are being explored to better utilise technology and digital platforms to capture customer feedback, improve visibility of customer interactions and identify trends that can inform service improvements. This includes investigating more efficient ways to monitor customer experiences, streamline enquiry management processes and provide greater insight into community expectations and service delivery outcomes. The appointment of Intuit as Council's Managed IT Services Provider will also provide access to strategic advice and expertise to help identify opportunities for process improvement, system optimisation and enhanced customer engagement through the use of digital solutions. These initiatives will support Council's objective of creating a more customer-focused, responsive and efficient service environment for both the community and staff. Council staff will continue to investigate opportunities to leverage digital technologies, automation and customer feedback mechanisms to enhance service delivery, improve customer satisfaction and ensure community feedback helps shape future service improvements. 13/07/2026
79%	01/07/2025	30/06/2026	Asset Management : 100%	David Jolly	-	
100%	01/07/2025	30/06/2026	Council's Works Program - Integrate revised asset management system improvements using Modelve for informed decision-making into Council operations : 100%	David Jolly	Raoul Harper	Delivery of this action has required a significant investment of Council resources across the 2024/25 and 2025/26 financial years. With the Modelve platform now embedded within Council's works planning and prioritisation processes, the objectives of this action have been achieved and the action can be considered complete. Responsibility for deriving ongoing value from these improvements now transitions to business-as-usual operations, with a continued focus on embedding consistent organisational use and supporting improved planning, prioritisation and delivery outcomes across Council. 03/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/01/2026	28/02/2026	→ Strategic Asset Management Plan - Update the Strategic Asset Management Plan in alignment with the LTFP and Financial Management Strategy and consolidated asset registers : 100%	Raoul Harper	David Jolly	The Strategic Asset Management Plan has been presented to Council and the Audit Panel and is currently with the General Manager for final review, ahead of planned inclusion in the July Council meeting agenda. A detailed workshop with Council was undertaken with Modelve presenting the Plan, including Council's current asset management maturity and future improvement goals. Alignment with the Long-Term Financial Plan has been achieved and consolidated asset data has been incorporated to support improved lifecycle planning and decision-making. Further condition assessments on unsealed roads, footpaths and parks and reserves are required to fully complete the data set collection required. That said, the finalised structure of the Plan is complete and updates to these asset classes will be relatively simple to include. The action therefore for this year is functionally complete. 06/06/2026
100%	01/07/2025	31/12/2025	→ Asset Management Plans - Revise infrastructure asset management plans to facilitate the update of the Strategic Asset Management Plan 2025-2035	David Jolly	Eddie Biernat	Asset management plan updates for Council's high-value and priority asset classes have been completed. During 2025/26, priority attention was directed to the development of the Strategic Asset Management Plan 2025-2035, which is now nearing completion and will provide a consolidated framework to guide asset planning, investment, service level management and decision-making across the organisation. The Strategy is founded on current and actively maintained asset data and information, ensuring that asset management decisions are supported by a consistent and up-to-date evidence base. Significant work undertaken through the implementation of the Modelve platform has strengthened the quality, completeness and currency of Council's asset data, information and asset registers, providing a reliable foundation for ongoing asset management and long-term planning. As a result, this action can be considered effectively complete. The asset data, information and registers underpinning Council's asset management framework have been reviewed, updated and brought to a standard where they can be maintained through business-as-usual processes. Once adopted, the Strategic Asset Management Plan 2025-2035 will provide a single strategic framework for managing assets and service levels across all asset classes, reducing duplication by removing the need for separate asset class management plans while continuing to address asset-specific risks, performance requirements and service level outcomes within a unified and consistent asset management framework. 07/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/09/2025	→ Building Asset Management Plan - Develop a Building Asset Management Plan to facilitate the update of the Strategic Asset Management Plan 2025-2035	David Jolly	Jake Ihnen	Completion of the Building asset condition inspections, prioritised operational works program and revaluation activities by December 2025 established a robust evidence base to support accurate asset valuation and long-term planning. By March 2026, final data review and managerial oversight processes had been completed, providing assurance over revaluation outcomes and enabling the fixed asset register and associated depreciation rates to be updated with greater confidence and financial accuracy. As a result, the underlying building asset data, information and asset register have been reviewed, updated and brought to a standard that can now be maintained through business-as-usual processes. This work provides a strong foundation for the Strategic Asset Management Plan 2025-2035, which is currently being finalised and will incorporate asset class-specific planning, including building assets, within a single strategic framework for managing assets, service levels and investment priorities across Council. As the primary objective of this action was to improve the quality, accuracy and currency of building asset information, the action can now be considered complete and closed. 03/07/2026
25%	01/07/2025	30/09/2025	→ Unsealed Roads Assessment - Seek professional services to under take an unsealed roads condition assesment to inform the development of Unsealed Roads Asset Management Plan	Raoul Harper	David Jolly	Progress on this action reflects the end-of-year position. Existing unsealed road asset data and information has been reviewed and assessed as being sufficient to support preparation of the Strategic Asset Management Plan 2025-2035 and provide an adequate basis for current planning and decision-making. Development of a dedicated unsealed roads asset management plan has not progressed beyond this assessment due to resource constraints and the significant cost of undertaking a detailed network assessment. Concurrently, the Transport Master Plan is reviewing the ongoing purpose, usage, climate exposure and relevance of the unsealed road network, which may result in roads being retained, reclassified or removed from Council's asset base. Given this work, a detailed condition assessment would be premature at this stage. Council will continue to consider further investigations during 2026/27, including pavement and subgrade assessments, dimensional analysis and road classification review, once the future extent and service requirements of the unsealed road network have been determined. In the interim, existing asset data and information will be incorporated into the Strategic Asset Management Plan 2025-2035. 03/07/2026

Current Comple...	Start Date	Due Date	Goal	Owner	Co-owners	Update
50%	01/07/2025	31/12/2025	→ Unsealed Roads Asset Management Plan - Develop an Unsealed Roads asset Management Plan based on the latest condition assessment to facilitate the update of the Strategic Asset Management Plan	David Jolly	-	Progress on this action reflects the end-of-year position. Existing unsealed road asset data and information has been reviewed and assessed as being sufficient to support preparation of the Strategic Asset Management Plan 2025–2035, providing an adequate basis for current strategic planning and decision-making. Development of a dedicated unsealed roads asset management plan has not progressed beyond the current data and information assessment due to resource constraints and the significant cost associated with undertaking a more detailed network assessment. Such work would require a substantial funding commitment and may include pavement and subgrade investigations, dimensional analysis, road classification review, and the collection of additional condition data to support advanced lifecycle modelling and investment planning. Work currently underway through the Transport Master Plan includes a strategic review of the unsealed road network to assess ongoing purpose, usage, climate exposure and network relevance. This review will help determine whether sections of the network should be retained, reclassified or removed from Council's asset base. Given this sequencing, commissioning a detailed network condition assessment at this stage would be premature. Council will continue to consider this work during 2026/27, with the scope and timing of any future assessment to be informed by available resources, funding priorities, road classification outcomes, and the future extent and service requirements of the unsealed road network. In the interim, the existing asset data and information will be incorporated into the Strategic Asset Management Plan 2025–2035, with any targeted condition assessment to be considered as a subsequent phase once the future network is more clearly defined. 03/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
90%	01/07/2025	31/12/2025	Waste Infrastructure Asset Management Plan - develop a Plan for Council's Waste infrastructure for incorporation in an update of the Strategic Asset Management Plan	David Jolly	-	The Waste Strategy 2025–2030 establishes a clear strategic framework to guide the planning, delivery and ongoing development of Council's waste management infrastructure. The Strategy identifies targeted goals and actions designed to support future investment decisions, improve service delivery and ensure infrastructure remains fit for purpose. Implementation of the Strategy is expected to improve resource recovery and operational efficiency across Council's waste facilities through staged infrastructure upgrades, improved site layouts and enhanced material segregation systems. These improvements will support increased recovery of recyclable materials, reduce reliance on landfill disposal and strengthen Council's ability to deliver sustainable and cost-effective waste management services into the future. A key priority for the Council is the replacement of the existing waste compactor at the Scamander Waste Transfer Station with a new waste loading facility. This project is expected to significantly influence the future layout, operation and functionality of the site and will provide a more efficient and sustainable bulk waste handling solution. Council is also continuing to progress the development of the Scamander Inert Landfill, which incorporates material recovery principles and is intended to improve landfill diversion outcomes while extending the life of existing waste infrastructure assets. In addition, planning is underway to review and improve the layout of the St Helens Waste Transfer Station to better support material recovery, customer access and operational efficiency. These projects collectively represent a staged approach to improving Council's waste management infrastructure in line with the objectives of the Waste Strategy. To support the long-term management of these assets, Council is also developing strategic-level Waste Infrastructure Asset Management Plans as part of the broader development of its Strategic Asset Management Plan. This work will provide a framework for future investment, renewal and maintenance decisions across Council's waste management infrastructure portfolio, ensuring assets continue to meet community needs in a financially sustainable manner. 02/07/2026

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	02/02/2026	30/04/2026	→ Toilet Replacement Program - Review and update the 10 Year Toilet Replacement program	Jake Ihnen	-	This body of work is being completed concurrently with a broader review of all Building Assets which will inform the Strategic Asset Management Plan and upcoming Capital Works Programs. The focus on Toilet replacement program is of a lower priority now that the higher priority facilities have been completed with the exception of Memorial Park and the St Helens Foreshore Projects which are approved in the current Capital Works Program for design work. 06/07/2026
50%	01/07/2025	30/06/2026	→ St Helens Aerodrome - undertake a review of the current Master Plan for the Aerodrome	David Jolly	-	During 2025/26, the Manager Infrastructure & Development Services commenced a review of the MMP St Helens Aerodrome Assessment Report (December 2013) and the assumptions that underpin the document. This work is an important step in understanding the aerodrome's future opportunities and constraints and ensuring that any future planning is informed by current aviation standards and operational requirements. The review process commenced during the quarter ending March 2026 and included a PANS-OPS (Procedures for Air Navigation Services – Aircraft Operations) assessment to better understand operational opportunities and constraints associated with the aerodrome. Council also engaged Airport Surveys to undertake a review of the St Helens Aerodrome Manual, which is based on the Civil Aviation Safety Authority (CASA) Manual of Standards Part 139 and provides the framework for the operation of the aerodrome as a Certified Aerodrome. Given the specialist technical requirements associated with aerodrome operations, regulatory compliance, obstacle limitation assessments and aviation planning, work during the year largely focused on establishing the technical foundation necessary to support future decision-making and any subsequent planning reviews. Recognising the complexity, resource requirements and ongoing nature of the work, the action has been carried forward into the 2026/27 Annual Plan and reframed to focus on reviewing the MMP St Helens Aerodrome Assessment Report (December 2013) against the current CASA Manual of Standards and Council's approved Aerodrome Manual. The findings from the technical investigations completed to date will inform this review and assist Council in identifying any future planning, operational or infrastructure requirements necessary to support the long-term development of the St Helens Aerodrome. 02/07/2026
100%	01/07/2025	30/06/2026	Public & Environmental Health : 100%	Jake Ihnen	-	

Current Complet...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	→ Food Premises - Deliver a regular program of Food Premises inspections : 100%	Jake Ihnen	-	Food inspections and annual licensing occurred in accordance with legislative requirements with nothing significant to report. <i>06/07/2026</i>
100%	01/12/2025	31/03/2026	→ Water Quality Monitoring - Undertake monitoring and reporting in recreational waters : 100%	Jake Ihnen	-	Recreation Water Quality testing has now been completed for the 2026/2026 Financial Year and results are reported within Councils Meeting Agenda. Nothing significant to report and results were within the normal range for the reporting period. <i>09/04/2026</i>
100%	01/07/2025	30/06/2026	Stakeholder Management : 100%	John Brown	-	
100%	01/07/2025	30/06/2026	→ Local Government Association of Tasmania (LGAT) and Australian Local Government Association (ALGA) - Participate actively at the State and National level in Local Government matters including policy development : 100%	John Brown	-	Participation in activities during the year have included: • 25/7/25 LGAT AGM and General Meeting - Mayor Tucker, Clr Oldham, General Manager • 10-12/11/25 ALGA National Roads Congress - Mayor Tucker, General Manager • 20-21/11/25 LGAT General Meeting and Annual Conference - Mayor Tucker, Deputy Mayor Chapple, Cirs Lefevre and Oldham, General Manager • 10/4/26 LGAT General Meeting - Mayor Tucker, Deputy Mayor Chapple, General Manager • 22-25/6/26 ALGA NGA - Mayor Tucker, Deputy Mayor Chapple, General Manager Mayor Tucker was re-elected as LGAT President in July which places him on the ALGA Board <i>08/07/2026</i>
100%	01/07/2025	30/06/2026	→ Northern Tasmania Development Corporation (NTDC) - Participate in NTDC activities focused on developing the regional economy : 100%	John Brown	-	The Mayor and General Manager are participating in NTDC activities through the Members Representative Group which meets on a quarterly basis. NTDC representatives attended the December 2025 Council Workshop. Quarterly Reports are received from NTDC which are considered by Council. The June 2025 Quarterly Report was considered by Council at the September Council Meeting and September Quarterly Report at the November Council Meeting. The General Manager attended the NTDC AGM on 6/11/2025. At the February 2026 Council meeting it was agreed to sign a Membership Agreement for a further 3 years from 1/7/2026. The March 26 Quarterly report was considered at the June 2026 Council Meeting. The General Manager participated in the NTDC Strategic Planning day on 29/5/26 which established the foundation for the new Strategic Plan <i>08/07/2026</i>

Current Comple...	Start Date	Due Date	Goal	Owner	Co-owners	Update
100%	01/07/2025	30/06/2026	↳ Legislative Reviews - Participate in reviews of legislation affecting Local Government : 100%	John Brown	-	Council have provided responses to the following legislative reviews: - Reforms to Councillor Numbers and Allowances Discussion Paper - Local Government Amendment (Targeted Reform) Bill 2025 - Local Government Amendment (Electoral reforms) Bill - Feb 2026 - Local Government Electoral Bill - Feb 2026 In addition, Council has provided submissions in relation to the following processes: - Integrity Commission - Misconduct, risks and the regulation of gifts and donations in local government - Feb 2026 - Proposed Redistribution of Tasmania's Electoral Divisions - March 2026, April 2026 Public Hearing 08/07/2026
100%	01/07/2025	30/06/2026	Emergency Management : 100%	John Brown	-	
100%	01/07/2025	31/12/2025	↳ Municipal Emergency Management Plan - Review the current plan to ensure it is in line with the Tasmanian Emergency Management Plan - 2 year review : 100%	Chris Hughes	-	Council staff have completed the review of the Break O'Day Municipal Emergency Management Plan, which is now with the Commissioner for Police awaiting approval. 02/04/2026
50%	01/07/2025	30/06/2026	Strategy & Corporate Planning : 100%	John Brown	-	
50%	01/01/2026	30/06/2026	↳ Break O'Day Council Strategic Plan - establish the process to be followed in developing the Strategic Plan to replace the current Break O'Day Council Strategic Plan which will expire in 2027	John Brown	-	The development of the Liveability Framework has started shaping discussions in relation to the new Strategic Plan, it's design and how it might be developed. The Strategic Plan approach will continue to evolve in coming months 08/07/2026

ACTION	DECISION
PROPONENT	Break O’Day Council
OFFICER	Jayne Richardson, Executive Officer
FILE REFERENCE	002\024\007
ASSOCIATED REPORTS AND DOCUMENTS	Draft LG55 Caretaker Policy with track changes Final version LG55 Caretaker Policy

OFFICER’S RECOMMENDATION:

That Council adopts the revised LG55 – Local Government Election – Caretaker Period Policy.

INTRODUCTION:

The purpose of this report is to present the reviewed LG55 – Local Government Election – Caretaker Period Policy for Council adoption.

The policy has been reviewed ahead of the 2026 local government election to ensure it reflects the current legislative framework, provides clear guidance to councillors and employees and remains appropriate for contemporary Council operations and communication practices.

PREVIOUS COUNCIL CONSIDERATION:

Adopted by Council on 18 July 2022 – **Minute No. 07/22.17.3.155**

OFFICER’S REPORT:

The caretaker period is intended to support good governance, public confidence and electoral fairness during the period leading up to a local government general election.

During this period, Council continues to operate and deliver its ordinary services and approved projects. However, additional restrictions apply to significant decisions, the use of Council resources and communications that could bind an incoming Council or be perceived as influencing the outcome of an election.

LG55 has been reviewed to reflect recent changes to Tasmania’s local government legislative framework and the strengthened statutory requirements applying during local government election periods.

The review has also provided an opportunity to improve the clarity, structure and practical application of the policy.

Key changes include:

- expanded and clarified definitions, including electoral material, election campaigning, major policy decisions and prohibited decisions;

- clearer identification of decisions that must not be made during the caretaker period, including certain General Manager employment matters, significant contracts, planning instruments, by-laws and other decisions that could reasonably be deferred;
- confirmation that ordinary Council business, operational activities, approved capital works and service delivery may continue;
- clearer guidance regarding the use of Council equipment, branding, information and other resources;
- strengthened separation between a councillor's role as an elected representative and their role as an election candidate;
- clearer expectations regarding employee impartiality and equal access to Council information and resources;
- expanded communications and media provisions to reflect contemporary practices, including websites, social media, bulk email, digital campaigning and scheduled or automated content; and
- general administrative and drafting amendments to improve consistency and usability.

The revised policy continues to allow the Mayor and councillors to perform legitimate civic and representative duties and communicate with constituents about routine Council matters, provided those activities are not used for election campaigning. It also confirms that Council employees will continue normal Council activities while acting impartially and complying with the policy.

The revised policy provides a clearer and more contemporary framework to assist councillors and employees in understanding their responsibilities before and during the caretaker period.

STRATEGIC PLAN & ANNUAL PLAN:

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

LEGISLATION & POLICIES:

- *Local Government Act 1993*
- applicable local government electoral legislation
- *Land Use Planning and Approvals Act 1993*
- Code of Conduct for Councillors
- LG55 – Local Government Election – Caretaker Period Policy

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority



**POLICY NO LG55
LOCAL GOVERNMENT ELECTION – CARETAKER PERIOD 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:	Local Government Act 1993
OBJECTIVE:	The purpose of this policy is to ensure that: a) Major policy decisions are not made by Council in the lead up to an election that would prove binding for an incoming Council. b) Council resources are not used or perceived to be used, for the advantage of a candidate in a local government general election. c) The requirement to act impartially in relation to all candidates standing for election is clearly understood.
POLICY INFORMATION:	Adopted 18 July 2022 – Minute No. 07/22.17.3.155

1. POLICY STATEMENTS

- 1.1 Council is committed to the application of good governance principles and high standards of integrity.
- 1.2 It is an established democratic principle that elected bodies should not unnecessarily bind an incoming government during an election period. Council commits to the principle that it will make every endeavour to avoid making major policy decisions that bind an incoming Council.
- 1.3 This policy establishes clear guidelines for the conduct of Councillors and staff in the lead up to a local government general election involving the Break O'Day Council and ensures that the ordinary business of Council continues in a responsible, transparent and legally compliant manner in the period leading up to an election.

2. DEFINITIONS

2.1 In this policy:

"By-Election" is an election to replace a councillor after the councillor's office becomes vacant.

"Candidate" is a person standing for election.

"Caretaker Period" is the period from the writ of election through until the close of the polls of the relevant local government general election.



"Council" means the Break O'Day Council.

"Electoral Material" means any advertisement, handbill, pamphlet, notice, flyer, letter or article that is intended or calculated to affect the result of an election.

"Election Campaign" refers to the activities of candidates to win voter support in the period preceding an election and includes activities such as door knocking, bulk emails, production of signs and flyers, telephone canvassing, social media campaigns and advertising.

"Local Government Act" means the Tasmanian *Local Government Act 1993*.

"Major Policy Decision" refers to adoption or renewal of policies, making, amending or repealing of planning schemes and establishment of By-Laws.

"Prohibited Decision"
means any decision that:

- is significant in terms of financial impact, strategic direction or community impact; or
- would be difficult or inappropriate for an incoming Council to reverse; or
- could reasonably be perceived as influencing the outcome of an election.

Prohibited Decisions include, but are not limited to:

- appointment, reappointment, remuneration, or termination of the General Manager
- entering into a contract, arrangement or agreement the total value of which exceeds 1% of the council's revenue from general and service rating and fees and charges in the preceding financial year
- that would enable the use of council resources in a way that is intended to influence, or is likely to influence, voting at an election conducted in accordance with the *Local Government Electoral Act*.
- that relates to a matter that is not of a routine or operational nature, that could be reasonably deferred until the election period end.

3. SCOPE

3.1 This policy applies to elected members and employees of the Break O'Day Council for duration of the caretaker period for a local government general election.

3.2 This policy does not apply to local government by-elections.

4. PROCEDURE / POLICY DETAIL

4.1 General Principles

4.1.1 During the Caretaker Period, Council will:

- not make Major Policy or Prohibited Decisions
- ensure neutrality in all communications and activities
- maintain transparency and accountability in decision-making
- not make, amend or repeal a local planning instrument under the *Land Use Planning and Approvals Act 1993* (i.e. a planning scheme, a temporary local planning instrument or a planning scheme policy);



- not make a new By-Law during the Caretaker Period.
- Policies
- not approve or renew any Council policies during the Caretaker Period.

4.1.2 During the Caretaker Period, Council may:

- appoint an Acting General Manager in accordance with Section 61B of the Local Government Act, if required.
- review the remuneration of an Acting General Manager.

4.3 Council Operations:

- 4.3.1 Council will continue to conduct ordinary business during the Caretaker Period.
- 4.3.2 Council meetings may continue to be held and will consider only matters of Ordinary Business.
- 4.3.3 Operational activities, including delivery of approved capital works and services, will continue as planned.

4.4 Use of Council Resources

- 4.4.1 Council supplied equipment and Council branded material must not be used for, or perceived to be used for, election campaigning purposes.

4.4.2 Councillors and staff must not use Council Resources to:

- ~~support or oppose a candidate~~
- ~~distribute Electoral Material~~
- ~~promote election related messaging~~

- 4.4.3 Councillors may continue to use Council equipment and branded material to carry out their regular functions as described in Section 28 of the Local Government Act. ~~Council Resources for legitimate Council business in accordance with their roles and responsibilities.~~

4.5 Communications and Media

- 4.5.1 Council communications during the Caretaker Period must be:

- factual
- neutral
- non-promotional

- 4.5.2 Councillors will not use their position as an elected representative, or their access to employees or resources, to gain media attention in support of their, or any other candidate's election campaign.

- 4.1.3 No electoral material shall be permitted to be displayed or distributed on any Council owned or managed property.

- ~~new strategic initiatives or major policy announcements~~
- ~~material that could be perceived as promoting Council achievements or influencing voters~~

- 4.5.3 Existing communication channels (including website and social media) may continue to be used for:

- ~~operational updates~~
- ~~emergency information~~
- ~~statutory notices~~



~~4.5.4 Care will be taken to review scheduled or automated content to ensure compliance with this policy.~~

~~4.5.5 Councillors must not use their position or access to Council resources to gain media exposure for election purposes.~~

4.6 Councillors and Candidates

4.6.1 Councillors who are candidates must clearly separate their role as an elected member from their role as a candidate.

4.6.2 Councillors must not:

- use their position to gain an advantage in the election
- direct or influence staff for election-related purposes
- access or use non-public information for campaign purposes

4.6.3 Councillors may continue to:

- perform their civic and ceremonial duties
- communicate with constituents on routine Council matters

4.1.4 A Councillor shall not use their membership of a Council Advisory Committee or Special Committee or appointment as a member of an external group as a representative of Council to disseminate information or promote their, or any other candidate's election campaign.

4.7 Council Staff

4.7.1 Council staff must:

- act impartially
- avoid any real or perceived support for a candidate
- not engage in election campaigning during work time or using Council Resources

4.7.2 Staff must not provide any candidate with access to information or resources that are not equally available to all candidates.

4.8 Committees and External Representation

~~4.8.1 Councillors must not use their membership of Council committees or external organisations to promote their election campaign or that of another candidate.~~

Commented [JR1]: Expanded to better distinguish and articulate the staff and dr responsibilities.

4.9 Complaints and Breaches

~~4.9.1 Alleged breaches of this policy may be reported to the General Manager.~~

~~4.9.2 The General Manager will assess and determine an appropriate response, which may include:~~

- ~~providing guidance or direction~~
- ~~referring the matter for further investigation where appropriate~~

~~4.1.5 .~~

5 GUIDELINES

5.1 Nothing in this policy prevents the continuation of the ordinary business of Council.

5.2 The General Manager may still exercise all delegations provided by Council during the Caretaker Period, including the appointment of staff.



- 5.3 The Mayor and Councillors will continue to accept invitations to attend community functions and may continue to correspond with constituents on matters related to Council business during the Caretaker Period.
- 5.4 The Mayor shall be the spokesperson for Council in accordance with Section 27 of the Local Government Act and shall carry out the civic and ceremonial functions of the mayoral office during the Caretaker Period.
- 6 Councillors may continue to represent the community and communicate on Council business, provided this does not breach this policy.
- 6.1 Council employees will continue normal business activities of Council while ensuring compliance with this policy.

7 LEGISLATION & RELATED DOCUMENT

The following legislation is relevant to this policy:

Local Government Act 1993

Tasmanian Electoral Act 2004

Land Use Planning and Approvals Act 1993

8 RELATED DOCUMENTS

Code of Conduct for Councillors

9 REVIEW

This Policy will be reviewed every four (4) years in the six months prior to an ordinary Council election or earlier in the event of major changes to legislation or related policies, procedures or if deemed necessary by the General Manager.

POLICY NO LG55
LOCAL GOVERNMENT ELECTION – CARETAKER PERIOD 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:	Local Government Act 1993
OBJECTIVE:	The purpose of this policy is to ensure that: a) Major policy decisions are not made by Council in the lead up to an election that would prove binding for an incoming Council. b) Council resources are not used or perceived to be used, for the advantage of a candidate in a local government general election. c) The requirement to act impartially in relation to all candidates standing for election is clearly understood.
POLICY INFORMATION:	Adopted 18 July 2022 – Minute No. 07/22.17.3.155

1. POLICY STATEMENTS

- 1.1 Council is committed to the application of good governance principles and high standards of integrity.
- 1.2 It is an established democratic principle that elected bodies should not unnecessarily bind an incoming government during an election period. Council commits to the principle that it will make every endeavour to avoid making major policy decisions that bind an incoming Council.
- 1.3 This policy establishes clear guidelines for the conduct of Councillors and staff in the lead up to a local government general election involving the Break O'Day Council and ensures that the ordinary business of Council continues in a responsible, transparent and legally compliant manner in the period leading up to an election.

2. DEFINITIONS

- 2.1 In this policy:

“By-Election” is an election to replace a councillor after the councillor’s office becomes vacant.

“Candidate” is a person standing for election.

“Caretaker Period” is the period from the writ of election through until the close of the polls of the relevant local government general election.

“Council” means the Break O'Day Council.

“Electoral Material” means any advertisement, handbill, pamphlet, notice, flyer, letter or article that is intended or calculated to affect the result of an election.

"Election Campaign" refers to the activities of candidates to win voter support in the period preceding an election and includes activities such as door knocking, bulk emails, production of signs and flyers, telephone canvassing, social media campaigns and advertising.

"Local Government Act" means the Tasmanian *Local Government Act 1993*.

"Major Policy Decision" refers to adoption or renewal of policies, making, amending or repealing of planning schemes and establishment of By-Laws.

"Prohibited Decision" means any decision that:

- is significant in terms of financial impact, strategic direction or community impact; or
- would be difficult or inappropriate for an incoming Council to reverse; or
- could reasonably be perceived as influencing the outcome of an election.
- Prohibited Decisions include, but are not limited to:
 - appointment, reappointment, remuneration, or termination of the General Manager
 - entering into a contract, arrangement or agreement the total value of which exceeds 1% of the council's revenue from general and service rating and fees and charges in the preceding financial year
 - that would enable the use of council resources in a way that is intended to influence, or is likely to influence, voting at an election conducted in accordance with the Local Government Electoral Act.
 - that relates to a matter that is not of a routine or operational nature, that could be reasonably deferred until the election period ends.

3. SCOPE

- 3.1 This policy applies to elected members and employees of the Break O'Day Council for the duration of the caretaker period for a local government general election.
- 3.2 This policy does not apply to local government by-elections.

4. PROCEDURE / POLICY DETAIL

4.1 General Principles

- 4.1.1 During the Caretaker Period, Council will:
 - not make Major Policy or Prohibited Decisions
 - ensure neutrality in all communications and activities
 - maintain transparency and accountability in decision-making
 - not make, amend or repeal a local planning instrument under the Land Use Planning and Approvals Act 1993 (i.e. a planning scheme, a temporary local planning instrument or a planning scheme policy);
 - not make a new By-Law during the Caretaker Period.
 - not approve or renew any Council policies during the Caretaker Period.
- 4.1.2 During the Caretaker Period, Council may:
 - appoint an Acting General Manager in accordance with Section 61B of the Local Government Act, if required.
 - review the remuneration of an Acting General Manager.

4.2 Council Operations

- 4.2.1 Council will continue to conduct ordinary business during the Caretaker Period.
- 4.2.2 Council meetings may continue to be held and will consider only matters of Ordinary Business.



- 4.2.3 Operational activities, including delivery of approved capital works and services, will continue as planned.

4.3 Use of Council Resources

- 4.3.1 Council supplied equipment and Council branded material must not be used for, or perceived to be used for, election campaigning purposes.
- 4.3.2 Councillors may continue to use Council equipment and branded material to carry out their regular functions as described in Section 28 of the Local Government Act.

4.4 Communications and Media

- 4.4.1 Council communications during the Caretaker Period must be:
- factual
 - neutral
 - non-promotional
- 4.4.2 Councillors will not use their position as an elected representative, or their access to employees or resources, to gain media attention in support of their, or any other candidate's election campaign.
- 4.4.3 No electoral material shall be permitted to be displayed or distributed on any Council owned or managed property.

4.5 Councillors and Candidates

- 4.5.1 Councillors who are candidates must clearly separate their role as an elected member from their role as a candidate.
- 4.5.2 Councillors must not:
- use their position to gain an advantage in the election
 - direct or influence staff for election-related purposes
 - access or use non-public information for campaign purposes
- 4.5.3 Councillors may continue to:
- perform their civic and ceremonial duties
 - communicate with constituents on routine Council matters
- 4.5.4 A Councillor shall not use their membership of a Council Advisory Committee or Special Committee or appointment as a member of an external group as a representative of Council to disseminate information or promote their, or any other candidate's election campaign.

4.6 Council Staff

- 4.6.1 Council staff must:
- act impartially
 - avoid any real or perceived support for a candidate
 - not engage in election campaigning during work time or using Council Resources
- 4.6.2 Staff must not provide any candidate with access to information or resources that are not equally available to all candidates.

5. GUIDELINES

- 5.1 Nothing in this policy prevents the continuation of the ordinary business of Council.
- 5.2 The General Manager may still exercise all delegations provided by Council during the Caretaker Period, including the appointment of staff.
- 5.3 The Mayor and Councillors will continue to accept invitations to attend community functions and may continue to correspond with constituents on matters related to Council business during the Caretaker Period.
- 5.4 The Mayor shall be the spokesperson for Council in accordance with Section 27 of the Local Government Act and shall carry out the civic and ceremonial functions of the mayoral office during the Caretaker Period.
- 5.5 Councillors may continue to represent the community and communicate on Council business, provided this does not breach this policy.
- 5.6 Council employees will continue normal business activities of Council while ensuring compliance with this policy.

6. LEGISLATION & RELATED DOCUMENT

The following legislation is relevant to this policy:

Local Government Act 1993

Tasmanian Electoral Act 2004

Land Use Planning and Approvals Act 1993

7. RELATED DOCUMENTS

Code of Conduct for Councillors

8. REVIEW

This Policy will be reviewed every four (4) years in the six months prior to an ordinary Council election or earlier in the event of major changes to legislation or related policies, procedures or if deemed necessary by the General Manager.

08/26.17.4 St Helens – Binalong Bay Strategic Liveability Framework

ACTION	DECISION
PROPONENT	Break O'Day Council
OFFICER	John Brown, General Manager
FILE REFERENCE	039\022\002
ASSOCIATED REPORTS AND DOCUMENTS	Strategic Liveability Framework Gaining Liveability insights round 1 Survey questions

OFFICER'S RECOMMENDATION:

That Council:

1. Notes the progress made in developing the Strategic Liveability Framework;
2. Endorses the proposed community survey and engagement approach as the next stage of developing a Liveability Framework
3. Notes that the findings will be used to further test and refine the Liveability Framework and inform the St Helens – Binalong Bay Liveability Strategy as well as other future Council strategic planning and place-based work.

INTRODUCTION:

Council is progressing the development of the St Helens–Binalong Bay Liveability Strategy. An important first step has been the development of a Strategic Liveability Framework to provide a shared understanding of what liveability means and the conditions that influence people's ability to live well.

Liveability is broader than individual services, facilities or infrastructure. It considers the combination of physical, social, economic, environmental and cultural conditions that influence people's wellbeing and quality of life.

The Framework is intended to provide Council with a practical way of understanding these connections and considering how its decisions, projects, services, partnerships, support and advocacy can contribute to improved liveability.

The next stage is to test this work with the community through targeted survey engagement.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 3 August 2026

Council Workshop 6 July 2026

OFFICER'S REPORT:

Strategic Liveability Framework

Council officers have been working to develop a Strategic Liveability Framework as the foundation for the broader Liveability Strategy.

At its centre is a simple principle: ***Supporting people to live the lives they seek.***

The Framework recognises that what helps one person live well may be different for another and may also change throughout a person's life. Council's role is not to define what a good life should look like, but to understand and strengthen the conditions that support people's choices, wellbeing and quality of life.

How the Framework will be used

While initially being developed through the St Helens–Binalong Bay Liveability Strategy, the Framework has potential to provide a broader strategic tool for Council.

It can assist Council to:

- better understand what matters to different people and communities;
- assess the liveability impacts of projects, decisions and investments;
- inform place-based planning and consultant briefs;
- help shape priorities through Council's future Strategic Plan; and
- provide a shared language for explaining how Council's work contributes to people's wellbeing and quality of life.

The Framework also recognises that Council does not control all of the conditions that influence liveability. Depending on the issue, Council may do the work directly, work with others, help others to act, or advocate on behalf of the community.

Listening to our Community

The next stage of the project is to test and build on the Framework through community research. A community survey is proposed to better understand:

- what people value about living in the area;
- what contributes most to their quality of life;
- what is working well and what could be improved;
- the factors that encourage people to stay or move to the area;
- the factors that may cause people to leave; and
- how these experiences and priorities differ across demographic groups and life stages.

This work will provide an important community evidence base for the Framework and help Council understand the "**push and pull**" factors influencing population attraction and retention.

Survey Approach

The survey will primarily be delivered online and promoted broadly through Council's existing communication channels, including:

- Council's electronic newsletter and email distribution lists;
- Council's website and social media channels;
- a targeted new-resident contact list; and
- a targeted former-resident/contact list developed through Council's available data.

This will also be promoted in our Newsletter, Facebook page and website with hardcopies available from the Council Office.

The survey will include demographic questions designed, where practical, to align with Australian Bureau of Statistics Census categories and other relevant population research. This will improve Council's ability to analyse responses by different population groups and compare local findings with other available evidence.

The survey is not intended to determine a list of projects for Council to deliver. Rather, it will help Council understand what conditions matter to people, where strengths and gaps exist, and where future attention may be required.

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

Key Focus Area:

Wellbeing - Support and enhance community wellbeing through shared understandings, and opportunities for people to get involved, connect, build on strengths, and feel a sense of belonging in Break O'Day

Break O'Day Annual Plan 2026-2027

Actions:

4.2.1.3 ESRP St Helens - Binalong Bay Liveability Strategy - progress development of the project; engagement of consultants; delivery of the project; adoption of Strategy by Council.

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority



Break O'Day
COUNCIL

Strategic Liveability Framework

Supporting people to live the lives they seek



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

[Grab your reader's attention with a great quote from the document or use this space to emphasize a key point. To place this text box anywhere on the page, just drag it.]

SUPPORTED BY



This project has been supported by the Tasmanian Government.

In brief:

The Strategic Liveability Framework provides a shared way of understanding what makes a place liveable and how Council can contribute.

It places people's wellbeing and quality of life at the centre and identifies the conditions that influence people's ability to live well.

The framework will help Council better understand what matters to different people and communities, make informed decisions, plan for the future and focus its efforts where they can make the greatest difference.

Prepared by: Claudia Butler, Strategic Project Lead

Prepared for: Break O'Day Council

Version: V4 – Public version

Date: August 2026

Status: Public information

Strategic Liveability Framework Break O'Day Council

2

1. WHY

Why liveability matters

Much of Council's work is ultimately about shaping the conditions that help people live well, feel connected, participate, contribute and see a future in their community.

Where we live plays an important part in this. Our access to housing, essential services, care and support, transport, learning, work, recreation, community connection, the natural environment and the quality of the places around us can all influence our wellbeing and quality of life.

Living well, however, means different things to different people. It reflects our values, circumstances, aspirations and choices. What matters to a young person may be different from what matters to a family, an older person, a business owner or someone who has recently moved to the area. Our needs and priorities can also change at different stages of life.

Council does not define or prescribe what a good life should look like.

Instead, the Strategic Liveability Framework helps Council better understand and strengthen the conditions that support people's choices and their ability to live the lives they seek.

The impact we want to support

At the centre of the framework is people's wellbeing and their ability to live well.

People are able to live the lives they seek, with wellbeing, meaning and purpose, connection, participation and confidence in the future

2. WHAT

What is the Strategic Liveability Framework?

The Strategic Liveability Framework is a people centred framework that places people's wellbeing and ability to live well at the heart of Council's work.

In simple terms, it is:

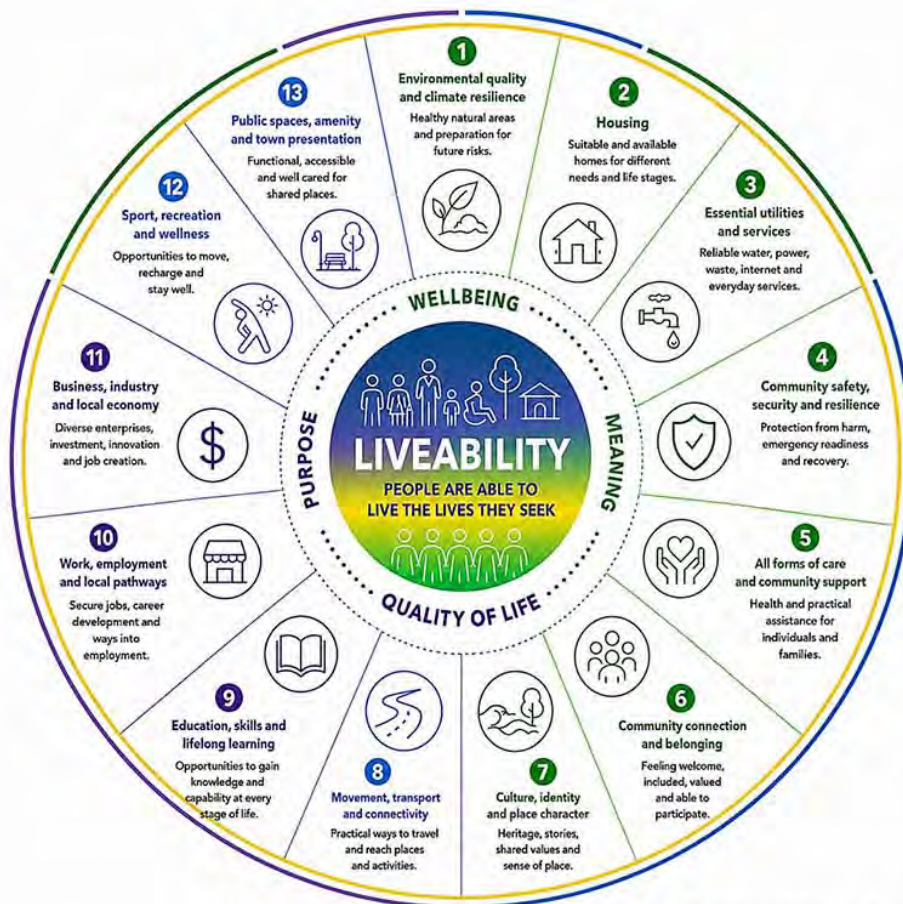
A framework for understanding and strengthening the conditions that support people to live the lives they seek.

It identifies the physical, social, economic, environmental and cultural conditions that influence people's lives.

It also provides a practical way for Council to consider how its decisions, projects, services, partnerships, support and advocacy can strengthen those conditions.

People are at the centre

At the centre of the framework is people's wellbeing and quality of life. Around this sit **13 liveability domains** that describe the conditions that influence people's ability to live well



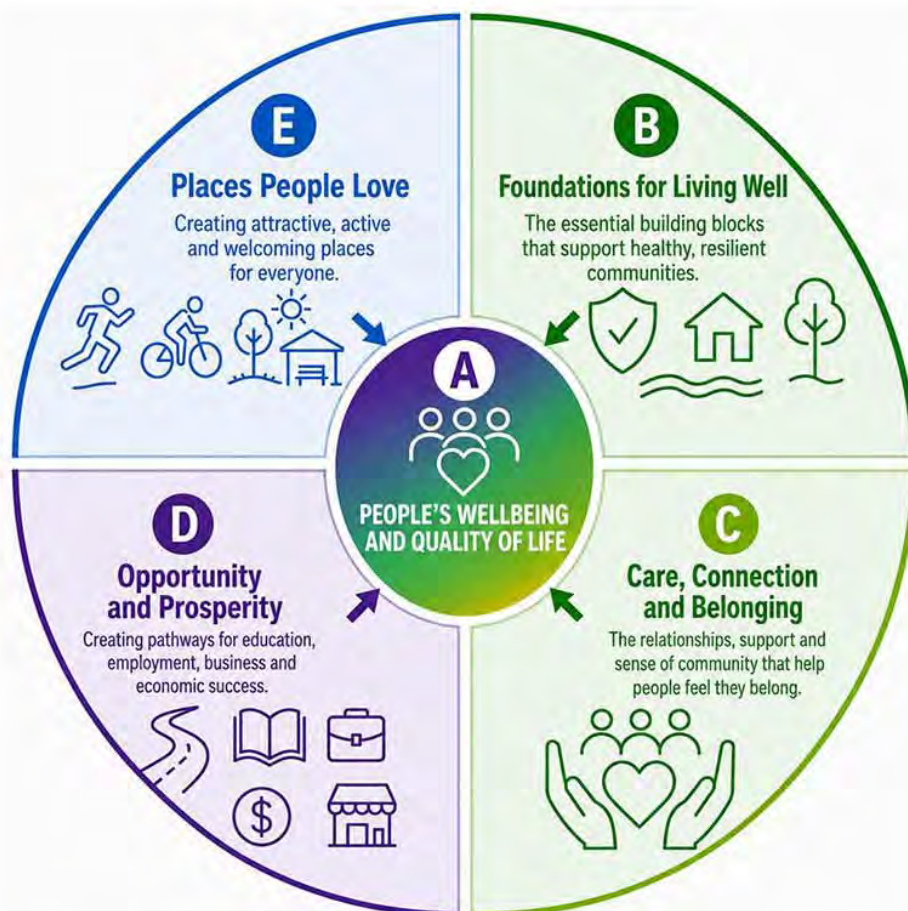
The 13 liveability domains are:

1. Environmental quality and climate resilience
2. Housing
3. Essential utilities and services
4. Community safety, security and resilience
5. Care and community support
6. Community connection and belonging
7. Culture, identity and place character
8. Movement, transport and connectivity
9. Education, skills and lifelong learning
10. Work, employment and local pathways
11. Business, industry and local economy
12. Sport, recreation and wellness
13. Public spaces, amenity and town presentation

Four broader liveability areas

To make the framework easier to understand and use, the domains are also grouped into four broader areas.

Foundations for Living Well	The environment, housing, essential services, safety and resilience people need as foundations for daily life.
Care, Connection and Belonging	The care, support, relationships, identity and sense of belonging that help people feel connected, included and supported.
Opportunity and Prosperity	The access, learning, employment pathways, businesses and local economy that help people participate and build a future here.
Places People Love	The sport, recreation, wellness, public spaces, amenity and town presentation that help make places active, attractive, functional and welcoming.



Strategic Liveability Framework Break O'Day Council

1

The conditions work together

These areas and domains do not operate in isolation.

Most Council projects and decisions will influence more than one liveability condition. For example, a transport project may improve access, but it may also affect safety, social connection, economic participation, environmental outcomes and the presentation of towns.

The framework helps Council consider these connections rather than looking at each issue in isolation.

It is also not intended to create a fixed hierarchy. Different conditions may matter more to different people, places or stages of life. The framework therefore helps Council consider the conditions together rather than rank them in a single order.

3. HOW

How does the framework work?

The framework gives Council a shared lens for considering the liveability impact of its work.

Depending on the project, plan or decision, this could include asking:

- Which liveability conditions are we trying to protect, strengthen or improve?
- Why do these conditions matter to people's wellbeing and quality of life?
- Who is likely to benefit?
- Who may be adversely affected?
- What risks, trade-offs or unintended impacts need to be considered?
- What role can Council realistically play?

This provides a clearer connection between individual Council activities and their broader impact on people and communities

Council has different roles

Liveability is not created by Council alone.

It is shaped by the combined influence of many conditions, the contributions of Council, other levels of government, service providers, businesses, community organisations and communities, as well as the choices people make in their own lives.

Council therefore has different levels of control and influence across the liveability conditions

Council does the work	Council directly provides, manages, maintains, funds or delivers services, infrastructure, places, programs or regulatory functions.
Council works with others	Council partners, coordinates and collaborates with government agencies, organisations, businesses and community groups.
Council helps others to act	Council supports and enables local people, volunteers, clubs, groups and organisations to contribute.
Council helps others to act	Council supports and enables local people, volunteers, clubs, groups and organisations to contribute.

What the framework does and does not mean

The framework helps Council understand what matters to people, consider the liveability impact of its work and determine where Council can act directly, work with others, support others to act or advocate on behalf of the community.

It does not define how people should live or what a good life should look like.

It does not mean Council can control or directly deliver every condition that affects liveability.

Identifying something as important to the community does not automatically mean Council will fund or directly deliver it.

4. WHAT FOR

What will Council use it for?

The Strategic Liveability Framework will help Council keep people's wellbeing and quality of life at the centre of its work. It will be used to:



Understand our community

Better understand what matters to different people and communities, what is working well, what could be strengthened and where improvement is most needed.

This includes understanding the conditions that influence whether people choose to stay, return, move to or move away from Break O'Day.



Make better decisions and progress projects

Consider the likely liveability impacts of Council projects, actions and investments, including who may benefit, who may be adversely affected, and any risks or trade-offs that need to be considered.

The framework will also help guide place-based work such as local connectivity, including parking, foreshore planning and community facilities, and help shape consultant briefs so the intended liveability outcomes are clear.



Plan for the future

Provide the structure and focus areas for Council's next Strategic Plan, placing liveability at the centre of Council's long-term planning.

Community feedback and other evidence can help identify gaps and priorities and, over time, support targets, benchmarks and measurement of progress.

Until the next Strategic Plan is developed, Council's current Strategic Plan remains the main guide for Council's projects, decisions and investment.



Understand and communicate impact

Provide a shared way to explain what liveability means, the broader purpose of Council's work and how Council contributes to people's wellbeing and quality of life.

It can also help Council communicate what makes Break O'Day distinctive and strengthen the identity and reputation of the area over time.

5. WHAT NEXT

Where do we go from here?

The framework will now begin to be used in practical ways while continuing to be tested and refined.

1

LISTEN

Listen to our community

Council will gather community insights through a series of surveys over time to better understand what people value, what supports their quality of life, what is working well and where improvement may be needed. Community input will help shape what Council learns and where future attention may be needed.

2

APPLY

Put the framework into practice

Council will begin applying the framework to identified place-based projects to better understand their intended liveability outcomes, benefits, risks and trade-offs. These insights will also help shape consultant briefs and expectations for future project work.

3

CONSOLIDATE

Firm up the framework

Council will use what it learns from early practical use and community feedback to make any necessary adjustments and establish a clear, practical framework for the next stage of work.

4

PLAN

Shape future priorities and measure progress

Community insights will help Council understand what matters most and where greater attention may be needed. This will help shape priorities for the next Strategic Plan and provide a basis for setting measures and tracking progress over time.

5

EMBED

Make liveability part of how Council works

Over time, the framework will become a shared reference point for Council planning and decision making, helping Council consistently consider liveability across its plans, projects, investments and decisions

Background

How this work began

Council originally identified a number of place-based projects through its Liveability Strategy, including work relating to transport, car parking, foreshore planning, sport and recreation, infrastructure vulnerability, air access and community facilities.

As this work progressed, Council recognised that liveability could provide a broader strategic framework for connecting these projects and other Council work to the conditions that influence people's wellbeing and quality of life.

The Strategic Liveability Framework has since been developed through research, internal work and workshops with Council's Leadership Team and Councillors and will continue to develop through practical use and community insight.

Draft 'round 1' Liveability Survey Questions

liveability domains

Importance

- A. How important is each of the following liveability domains to your ability to live well and experience a good quality of life in Break O'Day?
- B. Are there any other conditions that are important to living well in Break O'Day but are not adequately captured within the 13 liveability domains? If so, please describe them and, if you can, tell us what role you think Council could play.

Tipping point

- C. Which liveability conditions, if they were not adequately met, could make you consider leaving Break O'Day? Select up to three.
- D. Which liveability conditions, if improved or strengthened, would make you more likely to stay in, return to or move to Break O'Day? Select up to three.

Movement

- E. If you moved to Break O'Day within the past 10 years, which, if any, of the following liveability conditions were not adequately met where you previously lived and played an important part in your decision to leave? Select up to three.
- F. Which liveability conditions attracted you to Break O'Day or played an important part in your decision to move here? Select up to three.

St Helens and its 15-kilometre catchment

- A. Which five liveability domains most need to be improved or strengthened in St Helens and its 15-kilometre catchment to help people live well, strengthen the local economy and ensure visitor activity benefits the community? – Choose 5.
- B. Thinking about the areas you selected, what specifically should be improved or strengthened?

About you

- 1. What is your connection to Break O'Day?
- 2. What town or locality do you currently live in?
- 3. How long have you lived in Break O'Day?
- 4. Had you lived in Break O'Day before your current period of residence?
- 5. Approximately how many years in total have you lived in Break O'Day?
- 6. Where did you live immediately before moving to Break O'Day?
- 7. What is your age group?
- 8. Which best describes your household?
- 09. What is your current housing situation?
- 10. Which best describes your current work or participation situation?
- 11. What is your gender?

Claudia Butler

ACTION	DECISION
PROPONENT	Tasmanian Government
OFFICER	John Brown, General Manager
FILE REFERENCE	039\004\018
ASSOCIATED REPORTS AND DOCUMENTS	Council Submission Draft Economic Diversification and Investment Strategy

OFFICER'S RECOMMENDATION:

That Council authorise the General Manager to prepare and lodge a submission regarding the Economic Diversification and Investment Strategy.

INTRODUCTION:

The Tasmanian Government has released the draft Economic Diversification and Investment Strategy for public consultation.

The draft Strategy sets out a long-term direction for supporting a stronger and more diverse Tasmanian economy over the coming decade, with a focus on private investment, productivity, skills, regional development and enabling infrastructure.

This report provides Council with an opportunity to consider the draft Strategy and identify matters to be included in a submission on behalf of Break O'Day Council.

PREVIOUS COUNCIL CONSIDERATION:**Council Workshop 3 August 2026****OFFICER'S REPORT:**

The Tasmanian Government's Economic Statement, released in July 2025, established a commitment to grow private investment, simplify business conditions and unlock economic opportunities across Tasmania.

The draft Economic Diversification and Investment Strategy has been developed as the overarching framework to guide the delivery of these commitments and provide a more coordinated approach to economic development across government.

The Strategy proposes a focus on improving conditions for private investment, lifting productivity, increasing workforce participation, building skills, activating regional economies and strengthening enabling infrastructure. It also aims to improve coordination across government and provide a clearer framework for prioritising public investment and determining where government intervention can have the greatest impact.

The draft Strategy is particularly relevant to regional councils such as Break O'Day, where economic growth and private investment can be influenced by access to enabling infrastructure, workforce

and housing availability, transport and connectivity, regulatory processes and access to government support and investment.

The Strategy will be designed to support:

- investors, by providing greater clarity about Tasmania's priorities, opportunities and facilitation pathways Direction, alignment and coordination
- businesses and industry, by aligning economic development, skills, infrastructure and regulatory reform
- regions, by connecting local strengths with investment, workforce and infrastructure planning
- Tasmanians, by supporting higher living standards, better access to opportunity and stronger public services over time

Council may wish to consider matters of particular relevance to Break O'Day and regional Tasmania as part of its submission, including opportunities and barriers to regional investment, infrastructure requirements, workforce and skills, housing availability, support for key and emerging industries and ensuring regional areas receive appropriate consideration in future government investment and economic development decisions.

Feedback received through the consultation process will inform the final Economic Diversification and Investment Strategy.

Submissions close on Friday 21 August 2026.

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

Develop and highlight opportunities which exist and can be realised in a manner that respects the natural environment and lifestyle of the Break O'Day area.

Key Focus Area:

Opportunities - Identify and realise opportunities that develop and support the Break O'Day economy in a sustainable manner.

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

Economic Diversification and Investment Strategy – Consultation Draft - Break O'Day Council Submission

Executive Summary

Break O'Day Council welcomes the Economic Diversification and Investment Strategy (EDIS) Consultation Draft and strongly supports its focus on private investment, productivity, regional activation and workforce capability.

The Strategy aligns closely with Council's Economic Development Strategy, Break O'Day population analysis, and delivery mechanisms through the Regional Jobs Hub (Break O'Day Employment Connect) and emerging Regional University Study Hub.

Break O'Day is a small, dispersed east coast municipality with a strong natural amenity, growing visitor economy, and expanding aquaculture and health sectors. However, our economic growth is fundamentally constrained by workforce availability, youth outmigration, and housing supply.

Council's population and workforce analysis identifies that:

- A significant proportion of young people leave the region to pursue education and employment
- Local employers face persistent skill shortages across key sectors
- Incoming residents (including remote workers and professionals) are not systematically integrated into the local economy

These dynamics reinforce a central point:

Workforce coordination—particularly youth retention and participation—is the critical enabler of economic diversification in regional Tasmania.

The Regional Jobs Hub network plays a critical role in workforce participation requiring recognition and funding as ongoing, core economic infrastructure. Without this, the objectives of the Strategy will not be realised in regions like Break O'Day.

Priority 1 – Unlocking Private Investment

Break O'Day's investment opportunities in aquaculture, premium agriculture, tourism and health services are well established. However, investment is consistently constrained by:

- Workforce availability
- Housing supply (particularly worker accommodation)
- Planning and land readiness

Council has implemented:

- Strategic investigations to identify industrial and residential land capacity
- Discussions with Homes Tasmania and targeted local businesses for worker accommodation and industry growth
- Local processes to streamline development where possible

In practice, investors require certainty not only on land and approvals, but on workforce access.

Council recommends:

- Integration of Regional Jobs Hub labour market data into investment facilitation processes
- A single “front door” model that includes local government and Jobs Hubs as delivery partners
- Accelerated pathways for workforce housing and industry-supporting development

Priority 2 – Accelerating Growth and Innovation

Innovation in Break O’Day is applied, industry-led and place-based, particularly in:

- Aquaculture technologies
- Specialty agriculture
- Nature-based tourism experiences

The key constraint is not ideas, but access to skills, training and industry connections.

The Study Hub and Jobs Hub together provide the only locally embedded interface between:

- Industry
- Training providers
- Emerging research partnerships

Council recommends:

- Support for regional, applied innovation models—not only traditional R&D pathways
- Funding for small-scale demonstration and pilot projects in regional industries
- Leveraging Study Hubs and Jobs Hubs as connectors between education, innovation and industry

Priority 3 – Lifting Productivity

Productivity challenges in Break O’Day are structural:

- Ageing workforce
- Small business base with limited capacity for digital adoption
- Connectivity gaps in more remote communities

Council is addressing these through:

- Digital connectivity improvements and advocacy
- Workforce development through the Jobs Hub
- Training delivery through the Study Hub

The population analysis highlights the need to better utilise:

- Underemployed residents
- Incoming remote workers
- Retired or semi-retired professionals willing to contribute locally

The Regional Jobs Hub is the mechanism that activates this “hidden workforce” through:

- Employment matching
- Skills identification
- Employer engagement

Council recommends:

- Investment in digital infrastructure and skills programs delivered locally
- Expansion of place-based workforce coordination through Jobs Hubs
- Improved access to regional datasets to support business and workforce planning

Priority 4 – Activating Our Regions

Break O’Day demonstrates both the strengths and challenges of regional Tasmania:

- High liveability and natural amenity attracting new residents
- Modest population growth with significant ageing
- Dispersed settlements increasing service and workforce challenges

Council’s population analysis emphasises that future growth depends on:

- Retaining young people
- Attracting working-age households
- Better integrating new residents into the local economy

The Regional Jobs Hub plays a central role in regional activation by:

- Connecting local people to local jobs

- Supporting school-to-work transitions
- Assisting new residents to find employment and contribute to the community

Council recommends:

- Support for regional delivery models that combine economic, workforce and community outcomes
- Recognition of Jobs Hubs as a core component of regional activation

Priority 5 – Growing Our Capability (Key Focus)

This priority is critical for Break O'Day.

The region faces:

- Persistent skill shortages in health, aged care, construction and tourism
- Youth outmigration linked to limited education and career pathways
- Barriers to attracting skilled workers, including housing and service access

The Youth Jobs Strategy and Population Strategy both confirm that:

- Young people leave primarily for education and employment opportunities
- Retention improves when clear local pathways exist
- Early engagement (school-to-work transitions) is critical

The Regional Jobs Hub and Study Hub together form the foundation of this pathway:

- Jobs Hub: connects young people to employers, identifies local demand, supports transitions
- Study Hub: enables access to tertiary education without leaving the region

This integrated model is already delivering outcomes, but is constrained by short-term funding.

Council's position is clear:

The Regional Jobs Hub network is critical workforce and employment infrastructure and must be funded on an ongoing, secure basis.

Without ongoing funding:

- Youth retention initiatives cannot be sustained
- Employers cannot rely on consistent workforce support
- Data and workforce planning capability is lost
- Alignment with the Youth Jobs Strategy cannot be achieved

Council recommends:

- Transitioning the Jobs Hub network to recurrent baseline funding
- Embedding Jobs Hubs within the State's economic and workforce infrastructure framework
- Aligning Jobs Hubs with Study Hubs, migration settings and housing policy

Priority 6 – Strengthening Infrastructure

In Break O'Day, infrastructure constraints directly impact workforce and economic outcomes:

- Housing availability limits workforce growth
- Transport and digital connectivity affect access to employment
- Health and aged care infrastructure drive workforce demand

Council is progressing:

- Worker accommodation and housing initiatives
- Digital connectivity improvements
- Advocacy for transport upgrades

However, infrastructure investment alone will not deliver outcomes without workforce coordination.

Council recommends:

- Recognising workforce systems (Jobs Hubs) as enabling infrastructure alongside physical assets
- Addressing first-mover disadvantage in small regional communities
- Aligning infrastructure investment with workforce and population data

Cross-Cutting Theme: Youth Retention and Regional Workforce

Across all priorities, youth retention is the defining issue for Break O'Day.

The evidence is clear:

- Young people leave due to limited local education and career pathways
- Regions that provide visible pathways retain and attract youth
- Workforce shortages are directly linked to youth outmigration

Council's approach—through the Jobs Hub, Study Hub and population analysis—is to:

- Create local education-to-employment pathways
- Support young people to remain in the region
- Connect education, training and industry

This approach aligns strongly with the Youth Jobs Strategy and should be recognised as a core delivery model.

Conclusion and Key Recommendation

Break O'Day Council strongly supports the direction of the Economic Diversification and Investment Strategy.

However, successful implementation in regional Tasmania depends on recognising that workforce coordination is fundamental economic infrastructure.

Council's key recommendation is:

The Tasmanian Government should recognise and fund the Regional Jobs Hub network as ongoing, core economic infrastructure, essential to delivering investment, productivity, regional activation and workforce outcomes.

Sustained investment in the Jobs Hub network—alongside continued support for Study Hubs—will enable:

- Youth to remain in regional communities
- Employers to access the workforce they need
- Investors to proceed with confidence
- Regional economies to grow sustainably

Break O'Day Council looks forward to continued collaboration with the Tasmanian Government to deliver these outcomes.

Economic Diversification and Investment Strategy

Consultation Draft



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Minister's Foreword

Tasmania is a small, abundant island off the coast of an island continent, in a remote corner of the world. We are blessed with extraordinary gifts and challenged by our geography.

In this environment we have long understood the need for a strategy to guide our efforts to build prosperity in a world that doesn't owe us a living.

In our little boat, what are the stars we steer by even as the seas surge and change?

The 20th century's strategy was to build a vast hydro-electric network, generate plentiful power, sell it cheaply to a small number of big industrials to create a large number of blue-collar jobs, and provide the cornerstone of economies built around them.

As industry and agriculture innovated and automated, and the hydro construction boom shifted to steady state generation, this model no longer created enough jobs for our people.

By the end of that century and the start of the next, Tasmania's strategy shifted to find new industries which would create enough jobs to replace those that were lost. They were in different industries, in service sectors like tourism, hospitality and care.

But with these new jobs we have grappled with how to create productivity gains to ultimately underpin future prosperity. It has been challenging to attract and retain younger workers who often seek higher paid, full-time jobs in the prime of their career. Post-COVID, two things became clear. First, how vulnerable to external shocks we could be as a small island economy dependent on tourism. Second, through major infrastructure investment we delivered a sustained period of record low unemployment. At last, a world of more jobs than people.

The strategy has changed with each era. What we steer by has not. Our abundance, our reliable renewable energy, the quality the world associates with our name, and the resourcefulness of our people: these are the constant stars, whatever the seas throw up.

So it is with this in mind that we shape a new strategy together: one that says we must diversify in our abundance, protecting and promoting our traditional strengths while seizing new opportunities. Artificial intelligence is transforming nearly everything. Our reliable renewable energy sets us apart. And our global brand for quality drives demand.

And a strategy which no longer accepts lower productivity and participation. Because for Tasmania to continue to catch up with our peers in this wealthy country, we must unlock industries, infrastructure and investment. A strategy to support a hard-working island to do so smarter, to generate more wealth by backing the private sector to drive productivity and augment the incredible resourcefulness of Tasmania's people.

This Strategy is a draft, and we want it shaped by the people and businesses it is meant to serve. We welcome the views of everyday Tasmanians, businesses, industry, councils and communities, both on the directions set out here and on the initiatives that could best deliver them.

Getting this right matters: for young Tasmanians deciding whether their future is here, for regional communities that depend on strong and resilient industries, and for every business backing this island. We look forward to the work ahead.

The Hon Felix Ellis, MP
Minister for Business, Industry and Resources

Purpose of the Strategy

The Tasmanian Government's Economic Statement, released in July 2025, sets out a blueprint for the continued growth and success of the Tasmanian economy. It establishes a commitment to grow private investment, simplify business conditions and unlock economic opportunities across the state.

The Economic Diversification and Investment Strategy is the framework through which the government will drive the delivery of these commitments. It will translate the Economic Statement's direction into a coordinated approach to economic development across government, and will support the decisions needed to secure long-term prosperity over the coming decade.

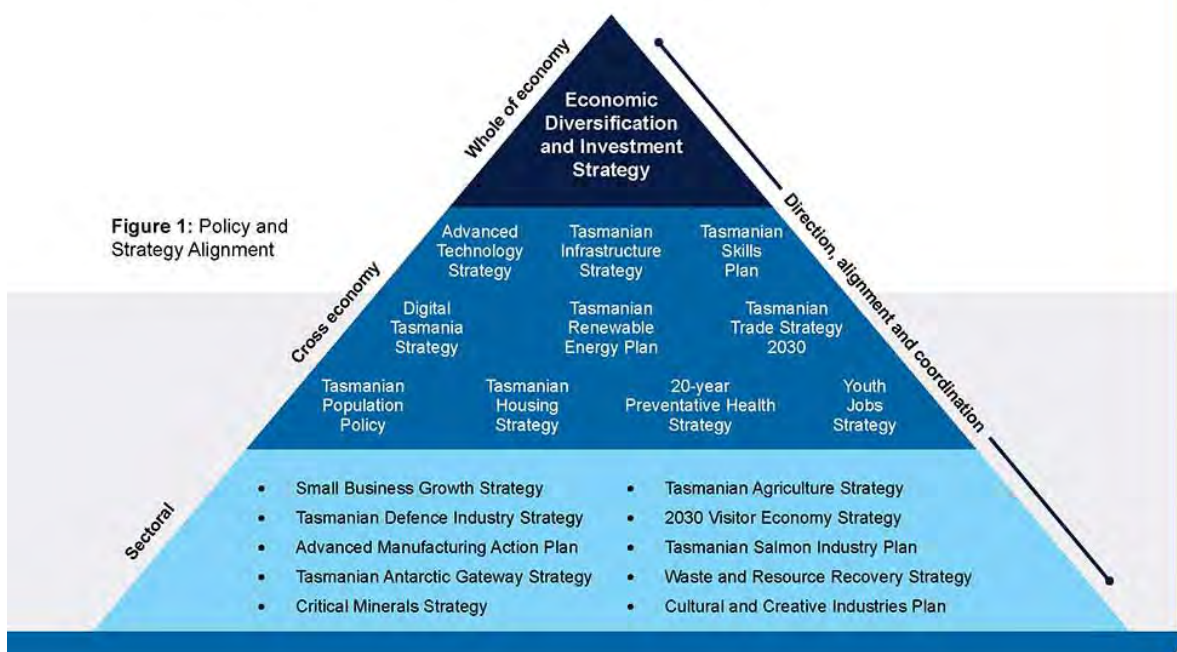
In a challenging economic and global environment, it is even more important that Tasmania makes it easier for businesses, investors, workers and regions to create value. Public expenditure alone cannot drive the prosperity Tasmanians expect. The most durable path is to improve the conditions for private investment, lift productivity, grow participation and concentrate government effort where it can have the greatest impact. This is critical in a fiscally constrained environment.

The Economic Diversification and Investment Strategy will enable a shift in how the Tasmanian Government supports economic development. It will help focus effort where it matters most and support more effective coordination across government, agencies and government businesses. As an overarching economic framework, it will help guide specific economic, sub-sector and industrial policies and help prioritise public funds to their highest value purpose (see Figure 1). It will also clarify what information the government requires to decide when and how to intervene.



The Strategy will be designed to support:

- **investors**, by providing greater clarity about Tasmania's priorities, opportunities and facilitation pathways
- **businesses and industry**, by aligning economic development, skills, infrastructure and regulatory reform
- **regions**, by connecting local strengths with investment, workforce and infrastructure planning
- **Tasmanians**, by supporting higher living standards, better access to opportunity and stronger public services over time.



Tasmania's economic outlook

The Tasmanian economy has grown by close to \$9 billion over the past decade. This performance has been supported by historically low unemployment, population growth, sustained public investment and strong global demand for Tasmania's goods and services. In recent years, Tasmania has led the nation in business confidence, with business conditions also consistently among the strongest in the country¹. The next decade will see more than \$30 billion in planned private and public investment including intergenerational projects such as the Macquarie Point Precinct and Project Marinus.

This momentum will play out against a more demanding economic environment. Fiscal conditions are tightening, growth is moderating, technological change is accelerating internationally, and geopolitical disruption is reshaping trade, energy and investment flows. While these pressures are shared across Australian jurisdictions, Tasmania experiences some of them more acutely due to the size and structural features of its economy.

Sustaining Tasmania's economic momentum will require a more resilient and dynamic economy, driven by stronger private investment, higher productivity and broader workforce participation across all regions. Tasmania enters this period with strong economic foundations, and clear areas where reform and renewed effort are needed to sustain future success.

¹ National Australia Bank, NAB Monthly Business Survey, April 2026 and NAB Quarterly Business Survey, Q1 2026.



Foundations for growth

Tasmania has clear strengths to build on. Some are natural advantages. Others have been built through decades of investment, institution-building and enterprise.

Tasmania is the only Australian state with renewable energy generation equivalent to 100 per cent of demand, with a legislated target of 200 per cent by 2040. A century of investment in hydropower, complemented by growing wind capacity, gives Tasmania an established renewable platform. With Marinus Link, the state is positioned to supply clean energy to the National Electricity Market and to host industries that depend on clean power.

Tasmania's cool climate and abundant fresh water grow more valuable as mainland Australia faces hotter, drier conditions. Rich mineralisation supports critical minerals exploration and refining. Geographic remoteness brings benefits in security and biosecurity that are growing in strategic importance.

Tasmania's agriculture, food, beverage and tourism industries have established strong market recognition, reinforced by a distinctive brand and rich cultural and heritage assets. Tasmania's advanced manufacturing and defence capabilities in shipbuilding, composites and precision engineering serve growing national and international markets.

Tasmania is Australia's gateway to Antarctica and the Southern Ocean. Hobart hosts the Australian Antarctic Division, the Institute for Marine and Antarctic Studies, and CSIRO's marine and atmospheric research division. These institutions anchor a growing network of businesses, research organisations and agencies working in Antarctic and Southern Ocean science, logistics and technology.

Research institutions, anchored by the University of Tasmania, give the state scientific depth unusual for a jurisdiction of its size. Emerging capability in health sciences, extreme environment operations, aquaculture innovation, environmental engineering and digital creative industries continues to broaden the economic base.

As a smaller jurisdiction, Tasmania benefits from close working relationships between business, government and researchers, supporting faster decisions and more practical collaboration than is possible in larger economies.

Building on these advantages will allow the state to respond to a more demanding external economic environment from a position of strength.

Drivers for reform

Long-term economic growth depends on three connected factors: how many people an economy has, how many of them participate in the workforce, and how productively they work. Tasmania faces structural pressures across all three, but we are already taking steps to address them.

Continuing this effort will be central to sustaining Tasmania's long-term economic performance. It calls for a shared, system-wide view of the economy, with government and industry concentrating effort where it will make the greatest impact.

Tasmania has the oldest median age of any Australian state or territory, and natural population decline is projected from the early 2030s. Tasmania's participation rate sits below the national average. There is clear opportunity to lift it by reducing practical barriers including childcare, transport, health, youth engagement, educational attainment and housing affordability.

Housing supply also shapes economic performance in its own right. When people can live close to jobs, training, services and transport, businesses find it easier to recruit, major projects move more smoothly, and regions retain the people they need.



Productivity is where Tasmania has the most to gain. Tasmania's output per hour worked sits below the national average, reflecting historical industry mix, smaller firm size, lower capital intensity and slower technology adoption. Higher productivity is the most direct path to higher wages and improved living standards for all Tasmanians.

Other features of the Tasmanian economy also shape the path ahead - private business investment has room to grow towards the national per capita level; exports are built on a small number of core commodities and markets; employment is anchored in a few large sectors and major employers, alongside a broad and dynamic base of small and micro businesses - strengthening and broadening this base would

build resilience to external shocks and open new sources of growth.

Like most Australian jurisdictions, Tasmania is working within tighter fiscal conditions after a period of sustained public investment. Future growth will depend on creating stronger conditions for private sector investment, progressing practical reforms, improving coordination, and ensuring spending is well targeted.

Tasmania's path through the next decade will be shaped by building on these strengths and addressing these pressures. The proposed vision and goals that follow set a direction for that effort and for maximising the opportunities ahead.



Photo: Natasha Mulhall

A vision for Tasmania's economic future



Photo: Brand Tasmania

Vision

A thriving and dynamic Tasmanian economy that creates opportunity for every region and every generation.

Goal 1

Growing a more resilient economy through private investment

What we will do:

Encourage greater private investment and support industries to scale, diversify and compete. A more dynamic and investment-ready economy will provide stronger foundations for economic resilience and long-term income growth.

Potential key indicators²:

- Trends in private and public capital investment
- Gross State Product and final demand
- Inbound private investment
- Investment facilitated in high-value sectors

Goal 2

Lifting productivity, innovation and competitiveness

What we will do:

Drive productivity gains across the economy through skills, innovation, infrastructure, technology adoption and smarter regulation. Stronger productivity and innovation will help businesses create more value, grow and compete in national and global markets.

Potential key indicators:

- State and sectoral productivity metrics
- Research and development intensity
- Business-reported technology adoption
- Employment in key sectors
- Educational commencements and completions in key sectors

Goal 3

Increasing participation and strengthening regional opportunity

What we will do:

Grow the size, capability and mobility of Tasmania's workforce, lift participation, and support all regions to contribute to and benefit from growth. This will ensure more access to opportunity and strengthen communities across the state.

Potential key indicators:

- Tasmania's age-standardised participation gap against the national average
- Regional Tasmania growth rate benchmarked against non-capital city growth
- Skilled migration to regional Tasmania

² The government is interested in views on potential key indicators for each goal. The above are conceptual ideas that are subject to change and finalisation.

Decision-making principles

A core purpose of the Economic Diversification and Investment Strategy will be to guide how government prioritises effort, coordinates economic development activity to support the Vision, Goals and Outcomes of the Strategy.

Public resources are finite and the trade-offs between competing demands are sharper than they have been. The government needs a clear framework for deciding when and how to intervene in the economy, and for aligning effort across portfolios and agencies. The proposed principles below will serve as the foundations of that framework.

- **Build on Tasmania's comparative advantages.** Support will be directed toward sectors, capabilities and regions where Tasmania has credible strengths and realistic opportunities to compete, rather than where intervention is least likely to deliver durable returns.
- **Use public resources strategically.** Public funding, concessions and facilitation effort will be targeted where they unlock wider economic or social benefit, rather than substitute for private investment that would occur anyway.
- **Make trade-offs transparently.** Decisions involving scarce resources, including energy, land, infrastructure capacity and public funding, will be informed by evidence and made with clear consideration of costs, benefits, risks and opportunity costs.
- **Measure outcomes, not just activity.** Implementation will focus on measurable progress against productivity, investment, participation, regional and capability outcomes, with public reporting through rolling action plans.



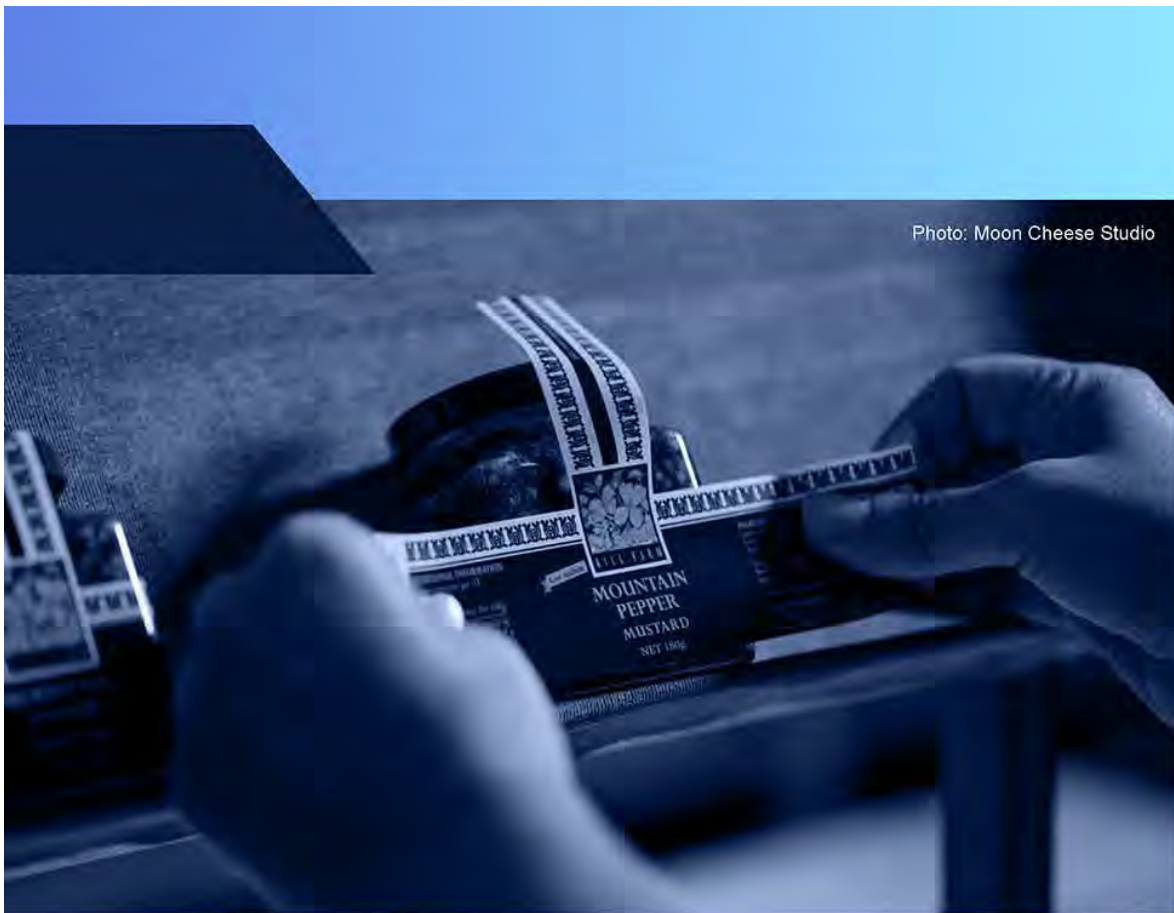


Photo: Moon Cheese Studio

The government shapes economic outcomes through multiple modes of action: facilitating private activity, investing in shared assets, regulating markets, funding targeted initiatives, partnering with industry and other governments, and advocating for Tasmania's interests in national and global settings.

Each of these economic levers draws on established assessment frameworks, technical tools and analytical methods, calibrated to their context. The Strategy seeks to bring greater alignment across these assessment methods, so that whichever lever government is considering, decisions are based on an integrated assessment framework and common principles, including consideration of competition impacts and the public interest.

It is not intended nor possible, to have decision making purely a quantitative exercise. It is intended to support fulsome considerations based on the best information, the secondary and third order impacts, and opportunity costs, of decisions.

ECONOMIC VISION AND GOALS

**Private investment
and resilience**

**Productivity and
competitiveness**

**Participation and
regional opportunity**

DECISION-MAKING PRINCIPLES

Comparative advantage

Directed to credible strengths and
realistic opportunities

Strategic resource use

Where it unlocks wider benefit not
substituting private capital

Transparent trade-offs

Evidence-based on scarce resources with clear
costs, benefits, risks and opportunity costs

Outcomes over activity

Measureable progress tracked against
investment and growth outcomes

ECONOMIC LEVERS

Invest

Facilitate

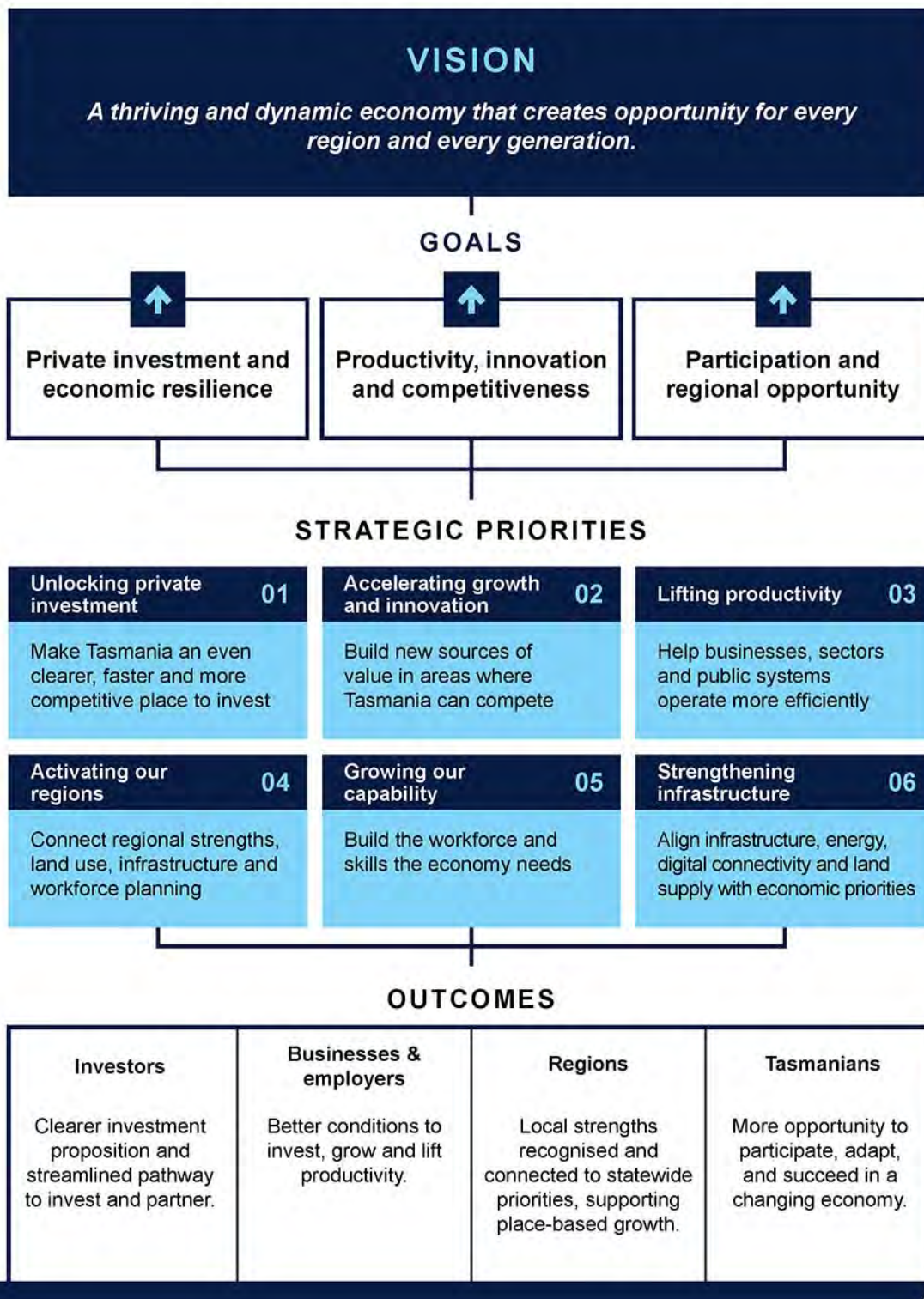
Fund

Partner

Advocate

ALIGNED ASSESSMENT FRAMEWORKS, TOOLS AND METHODS

DRAFT STRATEGY ON A PAGE



Strategic priorities

Tasmania's long-term economic goals will depend on focused, consistent and coordinated effort across government, while enabling businesses, investors, workers and regions to respond with confidence.

The six strategic priorities below are the main levers through which this Strategy will be implemented. They are mutually reinforcing.

Private investment depends on clear and predictable approvals, land readiness, infrastructure capacity, workforce supply and consistent and reliable policy settings. Productivity depends on innovation, skills, technology adoption and regulatory settings. Regional opportunity depends on infrastructure and housing delivered at pace, clear workforce and community confidence, and coordinated action linking local strengths to state-level priorities.

The priorities are therefore designed to work together. They will guide initiatives, inform investment facilitation, economic diversification and help align effort across government, industry, regions and public entities.



Photo: Samuel Shelley

Priority Areas

01	Unlocking private investment	<i>Make Tasmania an even clearer, faster and more competitive place to invest</i>
02	Accelerating growth and innovation	<i>Build new sources of value in areas where Tasmania can compete</i>
03	Lifting productivity	<i>Help businesses, sectors and public systems operate more efficiently</i>
04	Activating our regions	<i>Connect regional strengths, land use, infrastructure and workforce planning</i>
05	Growing our capability	<i>Build the workforce and skills the economy needs</i>
06	Strengthening infrastructure	<i>Align infrastructure, energy, digital connectivity and land supply with economic priorities</i>

Unlocking private investment

Make Tasmania a clearer, faster and more competitive place to invest



Photo: Studio Hubert

Private investment is the principal driver of long-term economic growth. It enables businesses to start and expand, adopt technology, enter new markets and create jobs. This includes investment by existing Tasmanian businesses, as well as new investment by domestic and international entrants. Tasmania's business investment per capita remains around 60 per cent of the national average, and lifting it is central to the Strategy's economic ambition.

Tasmania has built genuine capability in attracting and facilitating investment. The Office of the Coordinator-General has facilitated more than \$5.3 billion of investment between 2014-15 and 2024-25, and Tasmania has made significant progress modernising its planning system, including through the Statewide Planning Scheme and ongoing work across the Resource Management and Planning System. In 2025, the Business Council of Australia ranked Tasmania the second-best state in which to do business.

The next decade will demand more. Tighter fiscal conditions and sharper competition for national and global capital mean the jurisdictions that offer the clearest proposition, the fastest pathways and the most coordinated government response will win the investment Tasmania needs.

Building on the foundations already in place, this Strategy proposes two complementary directions:

A clearer, more compelling proposition for all investors

In a changing global environment, it is opportune to refresh Tasmania's value proposition for all investors (both existing businesses and startups) and the way government supports them. This means ensuring our pitch is contemporary and Tasmania-specific, that facilitation supports are in place from first contact through delivery, and that points of accountability for investors are clear and consistent.

The government's investment facilitation activities will remain central to this work, alongside the Tasmanian Development Board's functions and Tasmania's broader trade and investment effort. Sharper sector and regional investment prospectuses, aligned to this Strategy's priorities, will help investors and Tasmanian businesses see where opportunity lies and how government will support it.

A more integrated pathway for major investment

For larger projects of strategic economic significance, current legislative pathways involve overlapping regulatory processes without a truly integrated framework, creating uncertainty around timelines, assessment requirements and decision-making authority. Beyond major projects, planning settings do not always distinguish between the significance of different types of development, meaning investment aligned with state priorities can face complex approval pathways. Environmental, heritage and other regulatory approvals add further complexity.

Tasmania operates at a different scale and in a different market context from larger jurisdictions, but lacks comparable mechanisms to prioritise and coordinate major projects across government or to address sequencing issues that delay delivery. Targeted reform, designed

for Tasmania's context, would strengthen investment confidence and enable priority projects to proceed more efficiently.

The Tasmanian Government's Economic Future Statement committed to a new Economic Future Act for the purposes of delivering a clearer, faster pathway for major job-creating projects. The approval and regulatory environment should work for investors — meaning clearer standards, and processes that move faster to yes, or faster to no.

Detailed consultation on an Economic Future Act will form part of any dedicated reform process. *Through this Strategy, the government welcomes early views on what an integrated pathway should achieve and the principles that should shape it.*



Consultation focus —

We are seeking views on the prioritisation of potential initiatives that may inform the final Strategy and any future action plans, including:

- Strengthening our market-facing investment engagement by improving visibility, closing information gaps, and presenting a clearer, more credible proposition to domestic and international investors.
- Consistent with the [Economic Statement](#), delivering a coordinated, investment facilitation system for major job-creating projects and precincts, that supports proponents from initial engagement through to project delivery. A streamlined front door will guide businesses seeking to establish, expand or relocate in Tasmania, providing early clarity, coordinated support and timely decision-making.
- More predictable and faster pathways for the rezoning of land to meet emerging industrial, strategic and well-located housing needs, delivered through the program of ongoing reform.
- Working with councils, industry and the planning sector to streamline planning assessments, improve consistency, and review the matters that require a planning permit where consistent with acceptable solutions in the Tasmanian Planning Scheme.
- Ongoing identification and review of statutory, regulatory and procedural barriers as they emerge through the development facilitation process, with findings reported publicly.



Photo: Moon Cheese Studio

National benchmarking – investment facilitation and development

Across Australia, states are modernising how major projects are assessed and approved, replacing fragmented processes with single, coordinated frameworks that give investors earlier certainty and clearer timelines.

New South Wales has the most mature system, with state-led pathways bringing planning, environmental and other assessments under one process. Western Australia passed legislation in late 2025 creating a Coordinator-General with powers to fast-track strategically significant projects. Most jurisdictions also operate dedicated investment and trade functions and enabling mechanisms supporting site readiness and development coordination.

Reform of approvals and project facilitation is also under active national consideration. The Productivity Commission has recommended the establishment of an Australian Government Coordinator-General for priority projects in the context of the net zero transition.

Tasmania is well positioned to adapt best practice to our unique situation and undertake reforms to make Tasmania a better place to do business. The Economic Future Act could assist in positioning Tasmania alongside these reforms, tailored to Tasmania's planning landscape and scale.

Accelerating growth and innovation

Build new sources of value in areas where Tasmania can compete



Photo: Melanie Kate Creative

Innovation is how economies create new value and build new sources of competitive advantage. For Tasmania, broadening the economic base through innovation-led growth will be central to long-term resilience and prosperity.

Tasmania has built a meaningful platform for this work. The University of Tasmania, CSIRO, the Tasmanian Institute of Agriculture, the Institute for Marine and Antarctic Studies, the Australian Maritime College, and other research institutions and specialised networks give Tasmania scientific depth unusual for a jurisdiction of its size.

Helping align and connect research, industry, investors and markets is a key priority for the government. The Advanced Technology Strategy, the Tasmanian Trade Strategy, sector-focused policies and plans, and the work of the Office of the Coordinator-General and the Tasmanian Development Board each contribute to this effort.

Tasmania's established sectors of activity remain central to the economy and to its innovation effort, and continue to be supported through dedicated sector strategies, Industry Compacts, trade promotion and investment facilitation.

Tasmania's strongest innovation opportunities will emerge where its natural advantages, specialised capabilities and research strengths align, and where those concentrations can meet growing national and global demand. The Strategy proposes to prioritise government effort towards these areas, while remaining open to opportunities that emerge.

The government can accelerate innovation-led growth by bringing industry, researchers and institutions together around shared strengths and high-priority challenges. It can also strengthen commercialisation pathways and help startups and innovative firms scale, trade and attract private capital.





Consultation focus —

We are seeking views on the prioritisation of potential initiatives that may inform the final Strategy and any future action plans, including:

- Strengthening the research-industry interface, including the commercialisation pathway for technologies developed at Tasmanian research institutions.
- Support for early-stage and scaling Tasmanian businesses to access capital, markets and customers, drawing on partnerships with the private sector and Commonwealth programs.
- Coordinated assistance for Tasmanian businesses and projects to navigate the Australian Government's green-economy, sovereign capability, critical minerals and concessional finance opportunities, and to diversify into priority export markets, drawing on Tasmania's existing trade strategy, premium branding and market presence.
- Use of the Tasmanian Development Board's investment functions to support strategically significant Tasmanian businesses, with clear alignment to the principles and priorities set out in this Strategy.



Photo: Samuel Shelley

Emerging domains of growth

Tasmania's next wave of innovation is being built on advanced technology, applied to real-world problems by companies with deep expertise.

The *Advanced Technology Strategy* is exploring cluster-based approaches to support the growth of emerging domains of capability.

Illustrative areas of strength include:

- Precision agriculture, aquaculture systems and agtech
- Autonomous marine systems and underwater robotics
- Energy-intensive digital infrastructure, including AI computing
- Traceability, provenance and biosecurity technologies
- Remote and extreme environment healthcare and assistive technologies
- Sensing, monitoring and engineering for extreme environments.

Lifting productivity

Help businesses, sectors and public systems operate more efficiently



Photo: Moon Cheese Studio

Tasmania's productivity gap relative to the national average is well documented. This reflects Tasmania's industry composition and scale advantages that exist in other jurisdictions. That said, closing the gap where we can is the most direct path to higher wages, better job quality and improved living standards in every region.

Tasmania's largest sectors — health and social services, construction, education, retail, hospitality and tourism — shape everyday economic life across the state. They underpin regional communities, deliver essential services and account for the majority of employment. Their productivity performance matters to every Tasmanian.

Effective coordination and alignment with national competition policy and productivity reform will be critical in amplifying impacts in Tasmania and ensuring that national initiatives are fit-for-purpose and translate into practical gains for Tasmanian businesses and workers.

Realising these opportunities will depend on addressing the key barriers that hold back productivity - particularly digital capability across the workforce, the readiness of small and medium businesses to take up new tools, regulatory burden on businesses, and the underlying infrastructure that makes technology adoption possible. Reliable, affordable digital connectivity is a precondition for the productivity gains the Strategy seeks, particularly for businesses operating outside Tasmania's larger centres.

The embrace of digital and advanced technologies, particularly artificial intelligence and autonomous systems, is becoming a productivity imperative for Tasmanian businesses of every size, and for government. While complex and not without social and economic implications, the adoption of these technologies will be necessary for Tasmania to maintain its long-term competitiveness. Harnessed well, they can help address longstanding constraints to growth and may offset their own potential effects on employment.





Consultation focus —

We are seeking views on the prioritisation of potential initiatives that may inform the final Strategy and any future action plans, including:

- Building a clearer evidence base on the structural and behavioural factors that continue to constrain Tasmania's productivity performance beyond skills and education - including capital intensity, management capability, scale, market structure and technology diffusion - to inform future reform priorities.
- Practical initiatives to lift productivity in Tasmania's largest service sectors — including care, construction, retail and tourism — drawing on the relevant findings of the Productivity Commission's five-pillar inquiries, and National Competition Policy reforms.
- Working with the Australian Government and industry to ensure Tasmanian businesses and regions can access reliable, affordable digital connectivity to underpin technology adoption.
- Demonstration programs and shared digital tools to support technology adoption by Tasmanian businesses, particularly small businesses and those in high-employment sectors with limited internal capability.
- Targeted and broad-based digital skills programs across the workforce, recognising the speed at which new tools are reshaping the way work is done.
- Improved access to higher-quality public datasets to enable public and private digital tools to support faster and better planning, regulatory processes and business decisions.
- Continuing to reduce red tape that constrains business productivity and blocks investment, particularly in key areas of the economy that have the most to gain.

Productivity reform: a national agenda

Addressing Australia's stagnating productivity growth is central to national economic reform.

The Productivity Commission released 47 recommendations across five reform pillars.

Several priorities fall squarely within state government influence:

- accelerating the adoption of digital technologies and AI across industries and government services
- streamlining planning and approvals processes, particularly for energy and housing infrastructure
- reducing regulatory burden on business, especially where cumulative state and local requirements impede investment
- lifting the quality and efficiency of care services, including through greater investment in prevention.
- building a more responsive skills and workforce system

The Commission estimates AI adoption alone could deliver \$116 billion in productivity gains nationally over a decade.

Work is also progressing with the revitalised National Competition Framework, where reforms are being identified to increase productivity and competition. The reform priorities focus on:

- promoting a more dynamic business environment
- better harnessing choice, competition and contestability in human services
- harnessing the benefits of competition in the net zero transition
- leveraging the economic opportunities of data and digital technology.
- lowering barriers to labour mobility

State and territory governments have a central role to play in this national effort, and Tasmania must ensure its priorities keep pace. Reforms need to be fit for purpose for Tasmania with a clear demonstrated net benefit.

Activating our regions

Connect regional strengths, land use, infrastructure and workforce planning



Photo: Moon Cheese Studio

Tasmania's economic future will be shaped region by region. Each part of the state has its own strengths, constraints and role to play. The Strategy will support tailored regional approaches where local conditions warrant them, connecting state-level priorities with the strengths, workforce needs and infrastructure that exist on the ground.

Tasmania's regions hold diverse strengths in industry, agriculture, tourism, marine activity, logistics and services, often anchored by communities, institutions and partnerships built over many years. Distinct capability sits across councils and regional authorities, Regional Development Australia, the government's regional partnerships and work underway on the state's renewable energy potential.

Working in this way requires a clearer view of how regions function economically. The Strategy will draw on functional labour markets — the catchments within which people live, work and access services — as the analytical unit for regional engagement, while councils and communities remain the partners through which regional implementation happens. Economic opportunities and workforce flows do not always align with administrative boundaries.

Housing is part of this picture. In some regions, the limiting factor is not demand for investment or employment, but the practical capacity to

accommodate the workforce required to deliver and sustain that growth. Housing supply, land readiness and infrastructure sequencing therefore need to be treated as economic enablers, not separate concerns.

More Tasmanians will share in the benefits of growth where governments and communities understand together what investments are most effective and what is needed to unlock opportunity. Strengthening community benefit arrangements — building on the approaches developed for major renewable energy investments — is part of that picture.





Consultation focus —

We are seeking views on the prioritisation of potential initiatives that may inform the final Strategy and any future action plans, including:

- Improved regional economic, development, liveability and demographic data and projections to support decision-making by government, councils, industry and communities.
- Reviewing and aligning regional partnerships and supporting regional capability and capacity building.
- Working with industry, councils and communities on the identification of regional strengths, workforce needs, catalytic infrastructure opportunities and land use planning barriers.
- A rolling mechanism to gather information from businesses, councils and communities about the supply of land for industry and well-located housing, and accelerate the pace of strategic land-use planning in response.
- **Many of the potential initiatives under Priority 1 are also relevant to regional activation.*



Photo: Moon Cheese Studio

Growing our capability

Build the workforce and skills the economy needs



Photo: Natasha Mulhall

Tasmania faces a workforce challenge that is sharpening rather than easing. Tasmania's labour force participation rate sits below the national average, and the Tasmanian Chamber of Commerce and Industry has estimated that lifting it to the national average would create over 11,000 jobs across a decade and add \$3.7 billion to the state's economy. With projected demand for an additional 32,000 workers over the next two years on top of labour needs for major projects, the participation gap matters more each year.

Tasmania's long-standing demographic profile adds to our workforce pressures. The state has the oldest median age in Australia, and natural population decline is projected from the early 2030s. Without continued growth in the working-age population - through participation, migration and the transition of young people into work and training - Tasmania's economy will face difficulty accessing the people it needs.

Over 90 per cent of employment growth in the next decade will require a post-secondary qualification, and AI, automation and other technological changes will continue to reshape the work Tasmanians do.

Uplifting educational attainment will require a responsive tertiary education sector that is supporting pathways for young people but also lifelong learning and skills uplift as the economy changes. Tasmania has built a strong foundation to respond to these challenges. The Tasmanian Skills Plan sets clear priorities for vocational education and training, The Youth Jobs Strategy is focusing on school-to-work transitions

and addressing youth disengagement. The Regional Jobs Hub network has demonstrated a business-facing, person-centred, place-based employment model helping regions thrive.

This Strategy proposes ongoing effort to support a more planned and integrated approach with government, industry, community, regions, education and training sectors.

As many of the employment and participation levers sit with the Australian Government, it will be important to ensure they are supporting and aligning their effort with the state.



Photo: Moon Cheese Studio



Consultation focus —

We are seeking views on the prioritisation of potential initiatives that may inform the final Strategy and any future action plans, including:

- Improving the accessibility and currency of public-facing workforce, training, sectoral and regional labour market data and projections.
- Lifting awareness across employers, providers, communities and young people of the skills and occupations in demand in their region and across the state, and the pathways available to enter them.
- Strengthening the alignment between Tasmania's migration, international education, skills and housing settings to position Tasmania as an attractive destination for skilled migrants and international students.
- Advocating with the Australian Government for partnerships and settings — including the Regional Jobs Hub model and income support and employment service settings — that respond to Tasmania's workforce challenges.
- Preparing Tasmanian workers, employers and communities to benefit from AI and automation, and to manage the workforce transitions these technologies will drive.



Photo: Studio Hubert

Strengthening infrastructure

Align infrastructure, energy, digital connectivity and land supply with economic priorities



Photo: Studio Hubert

Infrastructure shapes what Tasmania's economy can do, where growth can happen and how quickly opportunities can be realised. From energy and digital connectivity to transport, ports, water and land readiness, the state's infrastructure foundations determine whether private investment, productivity gains and regional opportunity are achievable in practice.

Tasmania has built substantial infrastructure capability through decades of investment. Project Marinus, the Macquarie Point Precinct, the Strategic Infrastructure Framework, and the state's networks of energy, water, transport and digital infrastructure together provide a platform of national significance. Infrastructure Tasmania, TasNetworks, TasWater, TasPorts and Hydro Tasmania bring deep institutional capability to the work ahead.

The next decade will require this platform to do more. Connecting economic priorities and infrastructure decisions more closely will allow the government to sequence investment with greater effect, address gaps that hold back private investment, and make better use of Tasmania's long-term advantages. This means understanding the highest-priority uses of land and the needs of businesses and communities, so that public investment is targeted where it unlocks wider benefit and proponents can meet their own infrastructure requirements efficiently.

Tasmania's energy advantage

Energy is the clearest example of how infrastructure choices shape Tasmania's economic future. Tasmania could become a significant supplier of clean energy, clean fuels and energy-intensive low-emissions products into national and global markets, aligning with growing demand for trusted, decarbonised supply chains.

The government recognises the need to balance the interests of existing Tasmanian industry, the workers and communities who depend on it, the opportunity to attract new energy-intensive investment, as well as Tasmania's role in supporting the national energy transition.

Realising opportunities requires careful planning and sequencing, leveraging the strategic advantages of Tasmania's public energy companies and networks while being agile and responsive to opportunities as they arise. Tasmania can grow its role in the national market while continuing to deliver the reliable,

competitively priced supply that local industry and households depend on. These goals can reinforce one another - new interconnection and new large customers can each help bring forward the next wave of renewable generation that benefits users.

Tasmania's strategic energy planning is the principal vehicle for navigating these matters, working alongside this Strategy and Tasmania's broader investment, infrastructure and regional priorities. Consistent with the Strategy's decision-making principles, major policy and funding decisions should consider impacts on competition and be tested against the public interest. If government requires a government business to provide a non-commercial service, concession or activity at a net cost, this should be clearly identified and supported as a community service obligation. Where government businesses compete with private providers, decisions should also consider competitive neutrality principles.

Digital, transport, water and land foundations

Beyond energy, Tasmania's infrastructure agenda spans the foundations that determine where and how growth happens. Reliable, affordable digital connectivity — particularly outside Tasmania's larger centres — is increasingly a precondition for productivity, business growth and regional participation. Transport and logistics networks shape Tasmania's competitiveness as an exporting island economy. Land and water readiness determine whether industrial, housing and

regional development opportunities can be activated when they emerge.

These foundations require coordinated planning, sustained investment from a range of sources, and clear advocacy to the Australian Government where Commonwealth levers are decisive. Infrastructure Tasmania's Strategic Infrastructure Framework will continue to inform ongoing engagement on infrastructure needs and opportunities, and provides the platform for prioritising investment in line with this Strategy.



Consultation focus —

We are seeking views on the prioritisation of potential initiatives that may inform the final Strategy and any future action plans, including:

- Coordinating economic priorities, infrastructure investment and land readiness — drawing on the Strategic Infrastructure Framework, strategic energy planning and the planning system — to ensure infrastructure decisions support the Strategy's investment, productivity and regional priorities.
- Developing an infrastructure pricing and developer contribution approach, that fairly apportions the costs of development while incentivising the supply of well-located housing and industrial land, consistent with the Future of Local Government Review.
- Targeted approaches to addressing first-mover disadvantages particularly in digital connectivity, transport and zero-emissions infrastructure.
- Broad economic principles for any government-led decisions on arrangements that support strategic energy users in Tasmania - separate from Hydro Tasmania's commercial pricing role - to ensure such arrangements are evidence-based and aligned with this Strategy's investment, productivity and regional priorities.



Strategy into outcomes

The Strategy will organise economic development effort around a clear set of priorities. It will support a disciplined approach to prioritising opportunities, coordinating agencies, engaging with investors, aligning infrastructure and land use decisions, and measuring progress — and provide a clearer basis for deciding when government should facilitate, fund, regulate, partner, advocate or step back.

The Strategy will provide the overarching economic framework within which a layered set of more specific strategies operates. Together, these documents form the architecture through which the Strategy translates into specific commitments and delivery.

The Strategy will be followed by action plans that translate reforms into activities, responsibilities and timeframes, each supported by public implementation updates.

The Tasmanian State Service is entering a period of significant change. The Review of the Tasmanian State Service called for a new approach to functional leadership, and this Strategy represents an opportunity to put that approach into action — informing the work of the Tasmanian Development Board and the legislative review programs underway for the proposed Economic Future Act.

Implementation will be supported by economic, demographic and market intelligence across government, with a focus on industry conditions, investment and regulatory pipelines, technology adoption and the experience of businesses in priority sectors.



Your feedback

The draft Strategy has been prepared to present an initial set of goals and priority areas for genuine consideration and comment.

The government is seeking feedback on potential initiatives that could be included in future action plans. At this stage, initiatives are intended to further test the practical reforms and understand perspectives on priorities, partnerships and delivery mechanisms needed to achieve the Strategy's goals. Inclusion in this draft does not predetermine final policy design, legislative detail, funding decisions or implementation sequencing.

A short consultation survey is available on the Department's website, www.economicstrategy.tas.gov.au, and written submissions can be provided to: economy@building.tas.gov.au.





ACTION	DECISION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	039\002\008\
ASSOCIATED REPORTS AND DOCUMENTS	2x LGAT Call for Submissions of Motions

OFFICER'S RECOMMENDATION:

That Council receive and note the motions for consideration at the Local Government Association of Tasmania (LGAT) August General Meeting.

INTRODUCTION:

The next General Meeting for LGAT is scheduled to be held on the 19 August 2026 and the attached motions have been submitted for consideration at this meeting.

PREVIOUS COUNCIL CONSIDERATION:**Council Workshop 3 August 2026****OFFICER'S REPORT:**

LGAT have provided advice that the following motions have been tabled for the next General Meeting and therefore they have been listed for Councils discussion and consideration prior to the meeting. Unfortunately, Council does not always get the opportunity to consider motions prior to a meeting but in this instance, they have been submitted early enough for them to be circulated to Councils prior to the meeting.

1. Protecting Local Post Offices across Tasmania— submitted by Hobart City Council
2. Review of Section 11(3) Land Use Planning and Approval Regulations – submitted by Break O'Day Council

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 improve health, education and employment outcomes.

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.

Break O Day Annual Plan 2026-2027

Actions:

Stakeholder Management - Local Government Association of Tasmania (LGAT) and Australian Local Government Association (ALGA) - Participate actively at the State and National level in Local Government matters including policy development.

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

There would be no financial implications for Council.

VOTING REQUIREMENTS:

Simple Majority

30 June 2026

Dion Lester
Chief Executive Officer
Local Government Association of Tasmania
GPO Box 1521
HOBART TAS 7001

Dear Dion,

PROTECTING LOCAL POST OFFICES ACROSS TASMANIA MOTION

I write to advise that the Hobart City Council at its meeting of 29 June 2026 considered a Notice of Motion from the Deputy Lord Mayor Councillor Zelinda Sherlock and Councillor Ryan Posselt in relation to protecting local post offices.

The Notice of Motion, which was unanimously supported, was as follows:

"That the following motion be submitted to the Local Government Association of Tasmania (LGAT) for consideration at its next general meeting on 19 August 2026:

That, on behalf of councils, the Local Government Association of Tasmania (LGAT):

- 1. Write to express concerns to Australia Post about the continued closure of Licenced Post Offices around the State; and*
- 2. Write to the relevant Federal Ministers (Hon Anika Wells, Minister for Communications and Senator the Hon Katy Gallagher, Minister for Government Services) to express these concerns and request that they refer the issue to the relevant Parliamentary Committee with a request that they review the Australian Postal Corporation Act 1989 and associated regulations with a view to ensuring Australia Post maintains, restores and expands a suitably distributed network of post offices to service the full range of communities that have come to rely upon a much greater range of community services beyond the letter service."*

The City welcomes the LGAT's support on this important issue.

Yours sincerely,


(Michael Stretton)
CHIEF EXECUTIVE OFFICER

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50 Macquarie Street
Hobart TAS 7000

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Hobart City Council



Call for Submission of Motions
*Councils are invited to submit motions for debate
to be Included at General Meetings*

Name of Council : Break O'Day

Contact person (name, title) John Brown, General Manager

Phone: 03 6376 7900..... Email: admin@bodc.tas.gov.au

Date of General Meeting for Motion to be included 19 August 2026

Motion Requirements:

In order for a Motion to be considered please indicate if the proposed Motion:

- ☐ Addresses the objectives of the Association¹.
- ☒ Concerns a local government matter.
- ☒ Is a matter of common concern to councils and not a specific local issue.
- ☐ Is linked to LGAT's current Annual Plan, available [here](#)
- ☐ It not an existing resolution of the sector (please refer to the Follow up of Resolutions Report in the preceding General Meeting for a list of current resolutions).
- ☐ Has not been considered at a General Meeting in the 12 months prior.
- ☐ Relates to existing, or sought activities/policy of the Tasmanian Government and would benefit from members understanding the Tasmanian Government position prior to considering².

LGAT staff are happy to assist you in developing your motion. Please phone 03 6146 3740 in the first instance.

Please attach –

The proposed Motion, which should clearly articulate the action required of LGAT or the policy position being sought from the sector.

The attachment should also include additional background comments to ensure members have a complete understanding of what is being sought and how the Motion addresses the requirements listed above.

Email to admin@lgat.tas.gov.au

¹ The objectives of LGAT are

- (a) Protect and represent the interests and rights of Councils in Tasmania;
- (b) Promote an efficient and effective system of local government in Tasmania; and
- (c) Provide services to Members, councillors and employees of Councils.

Details of Motion

Motion Title **Review of Section 11(3), Land Use Planning and Approvals Regulations**

Decision Sought

That Local Government Tasmania:

1. Advocate to the Tasmanian Government for the review and amendment or removal of Section 11(3) of the Land Use Planning and Approvals Regulations 2024; and
2. Support a framework that enables councils to set cost-reflective fees for permitted visitor accommodation applications.

Background Comment

Purpose

To seek the support of Local Government Tasmania to advocate to the Tasmanian Government for the review and potential removal or amendment of Section 11(3) of the Land Use Planning and Approvals Regulations 2024.

Section 11(3) of the Land Use Planning and Approvals Regulations 2024 prescribes a maximum application fee of \$250.00 for permitted change of use applications for visitor accommodation within specified zones.

This provision was introduced to reduce barriers to entry for short-stay accommodation and streamline lower-risk applications.

Issue

Permitted applications for visitor accommodation:

- Still require full statutory assessment against the planning scheme
- Often involve site-specific considerations, including access, parking, servicing, and amenity
- Regularly generate community concern, even where no discretion exists
- Require Compliance Resource where complaints are received.

Despite this, councils are legislatively restricted to a maximum fee of \$250.00 for these applications.

Discussion

The current framework results in a structural inequity within the planning fee system, where:

- Councils retain flexibility to set fees for other application types
- But are constrained in charging a fee for service relating to additional use application of existing dwelling to be used for Visitor Accommodation Use class.

Importantly:

- The volume of permitted visitor accommodation applications has increased significantly
- Even where applications are “permitted”, they are not impact-free in terms of workload
- The capped fee does not scale with demand or complexity

This is particularly relevant in municipalities experiencing:

- Growth in short-stay accommodation
- Increased pressure on housing availability
- Heightened community sensitivity to land use change

Proposal

That Local Government Tasmania:

1. Advocate to the Tasmanian Government for a review of Section 11(3) of the Land Use Planning and Approvals Regulations 2024
2. Seek amendment to:
 - o Remove the prescribed maximum fee, or
 - o Provide discretion for councils to set fees for permitted visitor accommodation applications through their adopted Fees and Charges

Financial and Resource Implications

- The capped fee results in a consistent cost to Council's operations due to the maximum fee;
- With increasing application volumes, the cumulative financial impact is increasing.
- Reform would:
 - o Improve cost recovery
 - o Reduce reliance on ratepayer subsidy
 - o Support sustainable resourcing of Development Services

Conclusion

While Section 11(3) of the Land Use Planning and Approvals Regulations 2024 was intended to streamline applications, it now creates an unintended inequity within the fee framework.

A review is warranted to ensure:

- Fairness and consistency across application types
- Appropriate cost recovery
- Long-term sustainability of local government service delivery

Pursuant to Regulation 17(1) of the Local Government (Meeting Procedures) Regulations 2025 Council will move into Closed Council.

IN CONFIDENCE

08/26.18.0 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.

- 08/26.18.1 Confirmation of Closed Council Minutes – Council Meeting 20 July 2026
- 08/26.18.2 Outstanding Actions List for Closed Council
- 08/26.18.3 Closed Council Item Pursuant to Section 17(2)(h) of the Local Government (Meeting Procedures) Regulations 2025 - Request to Remove Historical Waste and Infrastructure Duplicate Charges and Bin Collection Fees– Bayvista Rise, St Helens
- 08/26.18.4 Closed Council Item Pursuant to Section 17(2)(h) of the Local Government (Meeting Procedures) Regulations 2025 - Request to Remove Historical Waste and Infrastructure Duplicate Charges – Bayvista Rise, St Helens
- 08/26.18.5 Closed Council Item Pursuant to Section 17(2)(a) of the Local Government (Meeting Procedures) Regulations 2025 – General Manager Review

Pursuant to Regulation 17(1) of the Local Government (Meeting Procedures) Regulations 2025 Council will move out of Closed Council.

08/26.19.0 MEETING CLOSED

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

.....
MAYOR

.....
DATE