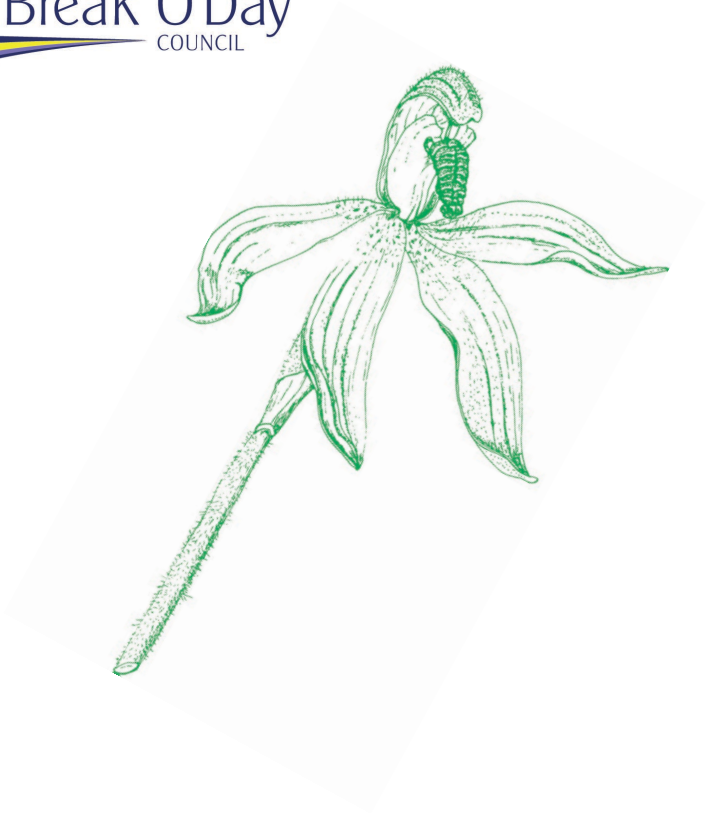
Break O'Day
COUNCIL



COUNCIL MEETING MINUTES

Monday 20 April 2026
Council Chambers, St Helens

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

CONTENTS

CONTENTS 2
AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL 5
OPENING & INTRODUCTION 5
ACKNOWLEDGEMENT OF COUNTRY 5
LIVE AUDIO/VISUAL STREAMING OF COUNCIL MEETINGS 5
04/26.1.0 ATTENDANCE 6
04/26.1.1 Present 6
04/26.1.2 Apologies 6
04/26.1.3 Leave of Absence 6
04/26.1.4 Staff in Attendance 6
04/26.2.0 PUBLIC QUESTION TIME 7
04/26.2.1 Aquatic Facility, Plant Selection and Scamander Gym Equipment - Pauline Jervis 7
04/26.2.2 Break O'Day Council Aquatic Facility Feasibility Study - Hanna Malecka 9
04/26.2.3 Break O'Day Aquatic Feasibility Consultation Round 2 - Heather Keath 10
04/26.2.4 Break O'Day Aquatic Facility – Rosina Gallace 10
04/26.2.5 Scenic Protection Area Overlay – Graeme Wathen 12
04/26.3.0 COUNCILLOR'S QUESTIONS ON NOTICE 13
04/26.4.0 COUNCILLOR'S QUESTIONS WITHOUT NOTICE 13
04/26.4.1 Mental Health Services – Clr Kylie Wright 13
04/26.4.2 Outstanding Actions, Item Completion Query – Clr Liz Johnstone 13
04/26.4.3 Usage of Council Free Camping at the Sports Precinct, St Helens – Clr Barry LeFevre 14
04/26.5.0 DECLARATION OF INTERESTS OF A COUNCILLOR OR CLOSE ASSOCIATE 14
04/26.6.0 CONFIRMATION OF MINUTES 15
04/26.6.1 Confirmation of Minutes – Council Meeting 16 March 2026 15
04/26.7.0 COUNCIL WORKSHOPS HELD SINCE 16 MARCH 2026 COUNCIL MEETING 15
04/26.8.0 PLANNING AUTHORITY 17
04/26.8.1 DA 229-2025 – 21921 Tasman Highway, Four Mile Creek - Subdivision – 3 Lot Subdivision 17
04/26.8.2 DA 031-2026 – Lot 1 & 67 Hills Road, Gray - Subdivision – Boundary Adjustment (Subdivision) 30
04/26.8.3 DA 228-2025 – 163 Scamander Avenue, Scamander - Visitor Accommodation – New Front and Side Fence 35
04/26.9.0 COUNCIL MEETING ACTIONS 39
04/26.9.1 Outstanding Matters 39
04/26.10.0 PETITIONS 39

04/26.10.1 Petition – Aquatic and Wellbeing Facility....39
04/26.11.0 NOTICES OF MOTION....40
04/26.12.0 MAYOR'S & COUNCILLOR'S COMMUNICATIONS....40
04/26.12.1 Mayor's Communications for Period Ending 20 April 2026....40
04/26.12.2 Councillor's Reports for Period Ending 20 April 2026....41
04/26.13.0 BUSINESS AND CORPORATE SERVICES....42
04/26.13.1 Corporate Services Department Report....42
04/26.13.2 Monthly Financial Report....42
04/26.13.3 Audit Panel Minutes....43
04/26.13.4 Schedule of Fees & Charges 2025/2026 – DOGS ONLY....43
04/26.14.0 WORKS AND INFRASTRUCTURE....44
04/26.14.1 Works and Infrastructure Report....44
04/26.14.2 Animal Control Report....44
04/26.14.3 Transport Master Plan 2025-2035....45
04/26.15.0 COMMUNITY DEVELOPMENT....46
04/26.15.1 Community Services Report....46
04/26.15.2 Visitor Information Centre Report....46
04/26.15.3 Sponsorship Request – Funding towards a film of the Pyengana Heritage Match....47
04/26.15.4 Purchase of Banners – St Helens History Room....47
04/26.15.5 Community Funding Program 2025 - 2026....48
04/26.15.6 Art & Culture Funding Program 2025 – 2026....51
04/26.16.0 DEVELOPMENT SERVICES....52
04/26.16.1 Development Services Report....52
04/26.16.2 Scamander Coastal Hazards and Pathways Adaptation Plan....52
04/26.16.3 NRM Committee Record of Proceedings – 10 June and 28 October 2025, and 3 February 2026 Meetings....53
04/26.16.4 Appointment of Representatives to Break O'Day Council Natural Resource Management Committee....53
04/26.16.5 Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - Establish a comprehensive and effective Scenic Protection Code which preserves the Scenic beauty of the Break O'Day municipality 54
04/26.16.6 Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - Higher standards for stormwater management than those in the current Break O'Day Stormwater SAP to protect coastal waterways and wetlands water quality and ecosystems....55
04/26.17.0 GOVERNANCE....56
04/26.17.1 General Manager's Report....56
04/26.17.2 Elected Member Recognition Policy and Procedure....56

04/26.17.3 Honour boards for Recognition of Service 57
04/26.17.4 Break O'Day Aquatic Feasibility Study – Consultation Round 2 57
04/26.17.5 Break O'Day Aquatic Facility Feasibility Study - Decision Point 58
04/26.17.6 Local Government Reform – Councillor Numbers and Allowances Review Outcome 59
04/26.18.0 CLOSED COUNCIL 60
04/26.18.1 Confirmation of Closed Council Minutes – Council Meeting 16 March 2026 60
04/26.18.2 Outstanding Actions List for Closed Council 60
04/26.18.3 Closed Council Item Pursuant to Section 17(2)[E] of the Local Government (Meeting Procedures) Regulations 2025 - Request for Proposal - IT Managed Services Agreement 61
04/26.18.4 Closed Council Item Pursuant to Section 17(2)[E] of the Local Government (Meeting Procedures) Regulations 2025 - Purchase of replacement truck 61
04/26.19.0 MEETING CLOSED 62

AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL

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

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

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

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

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

OPENING & INTRODUCTION

The Mayor welcomed Councillors and staff and declared the meeting open at 10.00am.

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

ACKNOWLEDGEMENT OF COUNTRY

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

LIVE AUDIO/VISUAL STREAMING OF COUNCIL MEETINGS

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

04/26.1.0 ATTENDANCE

04/26.1.1 Present

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

04/26.1.2 Apologies

Nil

04/26.1.3 Leave of Absence

Nil

04/26.1.4 Staff in Attendance

General Manager, John Brown
People & Safety Support Officer, Linda Singline
Development Services Coordinator, Jake Ihnen *(Item 26.1-26.17)*
Business Services Manager, Raoul Harper *(Item 26.1-26.17)*
Manager Infrastructure and Development Services, David Jolly *(Item 26.1-26.19)*
Community Services Manager, Chris Hughes *(Item 26.1-26.16)*
Planning Officer, Alex McKinlay *(Item 26.1-26.9)*
Graduate Planning Officer, April Coulson *(Item 26.1-26.9)*
Corporate Services Coordinator, Angela Matthews *(26.1-26.16, 26.17.1-26.18)*
NRM Facilitator, Polly Buchhorn *(Item 26.15.4-26.17)*
Governance Officer, Molli-Rose Brown *(Item 26.16.5-26.17.4)*

04/26.2.0 PUBLIC QUESTION TIME

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

A question asked at a meeting is to:

Be concise; and
Be clear; and
Not be a statement; and
Have minimal preamble

General statements are not permitted during question time.

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

Eleven (11) people in the gallery.

04/26.2.1 Aquatic Facility, Plant Selection and Scamander Gym Equipment - Pauline Jervis

1. So the pool, after the survey we now have 10% that want it so does that mean that 90% don't want or care, it is time to put the pool idea to bed, done and dusted. Look at all the money not only Council will save but also the ratepayers too.
2. Another way to save money is the flowers that are planted each year around St Helens, plant annuals or self seeding plants, more money saved.
3. Now when all the new street furniture was being given out to St Helens and St Marys, the bridesmaid Scamander, missed out again and the real slap in the face is the fact that St Helens dog park has gym equipment. You have to be joking, how many dogs pay rates? I would like to know who has been in charge of raising the money for Scamander gym equipment? For the past five, going into six years, because I for one think they have fallen asleep at the wheel. Now we would like dates and times when will Scamander get:
   1. Leg press
   2. Elliptical trainer
   3. Chest press
   4. Aerobic Cycle

   It is not a big ask to be treated as rate payers and not always be the bridesmaid and never the bride.

REPLY

1. The full Consultation Report is available on Council's website and was also included in the April Council Agenda. The results do not support the interpretation outlined. Of those who participated, 75% supported Council progressing to the next stage — development of a Business Case — so that detailed costs, options and impacts can be properly assessed. In addition, Council received a petition with more than 1,000 signatures requesting progression to a Business Case.

   Council's role is to consider all feedback and make decisions in the broader community interest. In this instance, both the survey results and the petition demonstrate clear support for undertaking further detailed work before any final decision is made.

   Progressing to a Business Case does not commit Council to building a facility — it ensures that any future decision is informed, transparent and based on robust evidence.

2. Council undertakes planting within the St Helens streetscape to achieve a balanced and visually appealing outcome across the township. The use of annuals forms part of this broader planting strategy, with annual species deliberately installed in selected locations to deliver specific floral displays during peak visitor periods and key seasonal events.
3. Thank you for your submission and for outlining your concerns about the distribution of street furniture and outdoor gym equipment across the municipality.

   We recognise your frustration and understand the perception that Scamander has not received the same level of investment as St Helens and St Marys in recent years. Council is committed to providing equitable access to community infrastructure based on the relative needs of the community when decisions are made; however, the timing and delivery of projects are influenced by factors such as available funding, grant opportunities, site suitability, and broader strategic priorities.

   While there has not been a dedicated program delivering gym equipment in Scamander over the past five to six years, this reflects competing priorities rather than a lack of attention. Council passed a motion for staff to apply for external grant funding to support the purchase and installation of the requested gym equipment. In addition, staff are currently obtaining updated quotations. Given Scamander's coastal location, it is important that any equipment installed is of a suitable standard to withstand salt air conditions and provide a durable, long-term outcome.

   Your feedback is appreciated and will continue to inform Council's planning and future investment in Scamander.

04/26.2.2 Break O'Day Council Aquatic Facility Feasibility Study - Hanna Malecka

1. Given Council currently holds over $20 million in investments, and acknowledging this is comparatively strong per capita for a rural LGA, what level of reserves does Council consider 'appropriate' before investing in major community infrastructure such as an aquatic facility?
2. The feasibility process, survey responses and community petition indicate strong support for this project. How is Council weighting demonstrated community need and demand in its decision – making, relative to financial consideration?

REPLY

1. Council does not hold discretionary or surplus reserves of the nature suggested and the appropriate level of reserves will vary based on forthcoming major expenditure items.

   As at 31 March 2026, Council held approximately $16.5 million in cash and investments. These funds are required to meet our outstanding commitments as well as to support day-to-day service delivery - together with maintenance and renewal of Council's infrastructure. These balances are not "spare" funds that can be redirected to new projects. They are critical to ensuring Council can continue to operate delivering a range of services required by the community, meet its obligations, and maintain existing assets.

   Council's Long Term Financial Plan which covers a 10 year period is a key document that must be considered when assessing Council's overall financial position. This will highlight the future cash needs for Council which are not evident when you look at a particular point in time. For example, in the 2026-27 year Council needs to spend $1.9 million on a new waste handling facility at Scamander, this is not an item which is nice to do but something we must do now.

2. Council notes that the petition and survey results indicate community interest in an aquatic facility. However, "demonstrated community need" is broader than a group of people expressing a want: it requires evidence about likely usage, alternatives, who benefits, and critically what the whole community can afford to fund over the long term.

   Council must decide in the best interests of the whole municipality (including non-participants), because any ongoing subsidy would ultimately be borne by all ratepayers or require reductions elsewhere. Council has already published detailed financial modelling that sets out these impacts in plain terms (including the *What will it cost?* per-property scenarios). The purpose of progressing to a Stage 2 Business Case and Concept Design is to test the remaining unknowns, refine demand and genuine need, confirm costs and risks and assess funding pathways so Council and the community can decide whether the project is viable and affordable before any commitment is made.

Stage 2 is a decision gate: it informs whether Council should proceed further, not a commitment to construction.

04/26.2.3 Break O'Day Aquatic Feasibility Consultation Round 2 - Heather Keath

In reference to Agenda Item Number 04/26.17.4 – Break O'Day Aquatic Feasibility – Consultation Round 2.

I am representing East Coast Aquatic and Wellbeing Group Inc – and we would like to participate in the Consultation Round 2 process so that our committee can have some input and feedback, is this possible?

REPLY
The Round 2 consultation process closed on 27 February 2026. Prior to the consultation opening, Council met with representatives of the East Coast Aquatic and Wellbeing Group to outline how the Group could support and be involved in the Round 2 process, including promoting the survey and sharing information about the Feasibility Study with members. In addition, the Group is represented on Council's Aquatic Committee, which has been involved throughout the project, including endorsement of the Round 2 survey questions.

Round 2 consultation was designed to inform the broader community of the feasibility findings and to understand community capacity to pay. As such, it was open to all community members, including members of the Group. Survey links and supporting information were provided directly to the Group for distribution to its members.

Given these opportunities for involvement, no further consultation activities are proposed at this stage. A copy of the Consultation Report is now available on the Break O'Day Council website.

04/26.2.4 Break O'Day Aquatic Facility – Rosina Gallace

1. Given that the Aquatic Pool and Wellbeing survey closed at the end of February, could the Council release to the Break O'Day community the results from the survey?
2. Break O'Day Council routinely funds and maintains community infrastructure such as halls, parks, bike trails and sporting facilities that do not generate profit. What criteria is being applied that treats an aquatic facility differently and why is it being framed primarily as a cost rather than a community service?
3. The Premier, the Hon Jeremy Rockliff, has publicly indicated that funding is available for projects like aquatic facilities. What formal submissions have been taken by the Break O'Day Council to secure funding from the State or Federal Governments and in what format are these submissions?

REPLY

1. As per Council process, the Consultation Report was included in the April Agenda for endorsement by the Council. Now that it has been endorsed it has been uploaded to the website.

2. Council does not operate to generate profit. All revenue raised is reinvested into delivering services and infrastructure that support the needs and wellbeing of our community. Council routinely funds and maintains a range of community infrastructure — including halls, parks and recreation facilities — recognising their social value and contribution to community connection and lifestyle. The key difference in this instance is scale, cost and long-term financial impact.

   An aquatic facility represents a very significantly higher level of capital investment and ongoing operational cost compared to most other community assets. As identified in the Feasibility Study, this includes substantial annual operating and renewal costs that must be sustainably funded over the long term. It is therefore appropriate that Council clearly communicates the financial implications to the community.

   By comparison, projects such as the mountain bike trails were supported by detailed economic analysis demonstrating a strong return on investment and direct economic benefit to the region. This included evidence that the initial capital investment would be offset through increased visitation, business activity and local economic growth.

   The Round 2 consultation has been framed to ensure the community is fully informed of both the benefits and the financial commitment required, so that any future decision is made with a clear understanding of the long-term implications. This level of investment requires a different level of scrutiny and financial responsibility.

3. While the State Government continues to support community recreation infrastructure through programs such as Active Tasmania, there is currently no dedicated funding pathway for regional aquatic facilities of this scale. Funding commitments of $10 million or more for sport and recreation infrastructure are uncommon and typically require a high level of project readiness and co-investment.

   Council actively monitors and responds to relevant State and Federal funding opportunities and maintains regular engagement with local Members of Parliament to understand emerging programs and priorities. At this stage, Council has not submitted a formal funding application for an aquatic facility. This is because projects of this scale require a detailed and robust business case — including confirmed scope, costs, benefits and funding model - before they can be competitively considered by funding bodies.

   Council has now resolved to progress this next stage of work. The development of a business case and concept design will place Council in a position to prepare and submit formal funding applications to both State and Federal Governments when appropriate opportunities arise.

04/26.2.5 Scenic Protection Area Overlay – Graeme Wathen

In a 1995 report on Coastal and Marine Management Strategy for the east coast of Tasmania it was mentioned that the coast was "*a natural jewel in Australia's coastline*".

In 2022 this council made a number of statements before the Tasmanian Planning Commission at public hearings reviewing Council's Draft Local Provisions Schedule, including:
"a review of the Scenic Road Corridor overlay and inclusion of a Scenic Protection Area overlay would require a comprehensive assessment across the municipality and extensive public consultation".

At that time, the Commission itself observed "there may be significant public interest in the overlays". The Council's current task to "progress a Scenic Areas Assessment" began three years later in November 2025 and is due to be completed by 30 June this year. However, the General Manager has stated:

- It is not currently proposed to develop an advisory committee
- Council relies on expertise of qualified staff to draft the briefing document
- Community and stakeholder consultation will be required
- A Community Engagement Plan will be developed

So my questions are:

1. For such an important public interest matter, why are the terms of reference and the project brief being prepared without any input from the community?
2. As the Council is without a Senior Planner will Council be engaging private (non-staff) consultants to assist in preparing the project brief?
3. What form of "community and stakeholder consultation" is proposed and will that consultation comprise "extensive public consultation"?
4. What does a Community Engagement Plan entail?

REPLY

1. At this stage, Council is in the early scoping phase of the project. The preparation of the project brief will be undertaken by Council officers, relying on the qualified advice and expertise of planning staff to ensure the scope is technically sound and aligns with the statutory planning framework.. That initial scope of work will also be discussed with Councillors through workshop processes to help shape and refine the project before it progresses further. Community engagement is a key part of this project, however it is most effective once there is a clearly defined scope and framework for the community to respond to.
   There will be opportunities for community and stakeholder input as the project progresses through its next phases, supported by a Council endorsed Community Engagement Plan.

2. The initial project work remains on hold pending the recruitment of a Senior Town Planner and the project work is likely to continue into the 2026/2027 financial year. Engagement of consultants will be dependent on resourcing and consideration of the scope of work that can be undertaken with Council resources and what external consultancy assistance will be required.

3. The approach to consultation will be set out in a Community Engagement Plan, which has not yet been developed. It is expected the consultation strategy will including public exhibition, opportunity for written and verbal feedback and targeted engagement with key stakeholders. Importantly, the intent is to ensure the community has a clear and genuine opportunity to provide input at the appropriate stages of the project, when there is a defined scope and material to respond to.

4. The community engagement plan will be informed by Councils Community Engagement Strategy and Community Engagement promise which can be found on Council's website.

04/26.3.0 COUNCILLOR'S QUESTIONS ON NOTICE

Nil

04/26.4.0 COUNCILLOR'S QUESTIONS WITHOUT NOTICE

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

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

04/26.4.1 Mental Health Services – Clr Kylie Wright

What we can do as a Council to pressure the State Government to do something serious about mental health in this area and the whole State, people need help and can't get help.

Council can write to the Tasmanian Government raising broad concerns regarding the provision of mental health services in the Break O'Day area once we have been provided with sufficient detail to clearly articulate the situation. If there are concerns regarding an individual situation, advocates for that person should approach the Minister on that person's behalf with that person's permission.

04/26.4.2 Outstanding Actions, Item Completion Query – Clr Liz Johnstone

I note under Outstanding Matters Council that all the Protection of the scenic and natural values of Break O'Day are at 100% complete. I also note the 3rd and 4th motions are in the agenda today and the 1st and 2nd are not.

My questions are:

1. Why are these items at 100 % complete
2. Why are 2 items (3 and 4) on today's agenda and the other 2 items (1 and 2) not on the agenda.

REPLY

1. The items were marked at 100% completion as they relate to the actual decision of council to defer the item to a future Council workshop.

2. The two items presented at the meeting did not require further work by Council Officers. The remaining two items required some further research as a result of Council workshop discussions. The remaining two (2) items will be presented at the May Workshop and meeting.

04/26.4.3 Usage of Council Free Camping at the Sports Precinct, St Helens – Clr Barry LeFevre

After being approached by three Caravan Park operators I moved a motion in May 2025 asking for a report on the usage of the Council Free Camping Area at the Sports Precinct in Tully Street. When will the report be available?

REPLY

Council officers have been collecting data over an extended period of time in relation to usage. Action has also been taken to ensure the area operates as intended as an overnight area only with a restricted time frame. A report to Council will be forthcoming when work that has taken priority is completed.

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

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

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

Nil

04/26.6.0 CONFIRMATION OF MINUTES

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

OFFICER'S RECOMMENDATION:

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

COUNCIL DECISION:

04/26.6.1.727 Moved: Clr B LeFevre/ Seconded: Clr V Oldham

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

CARRIED UNANIMOUSLY

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

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

- Pending Development Application Updates
- Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - A ban on strata titles and multiple dwellings for tourism accommodation outside of serviced settlements
- Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - Reintroduce the prohibition on subdivision within 1km of the coast outside of settlements to prevent ribbon development and unrelated cluster development
- Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - Higher standards for stormwater management than those in the current Break O'Day Stormwater SAP to protect coastal waterways and wetlands water quality and ecosystems
- Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - Establish a comprehensive and effective Scenic Protection Code which preserves the Scenic beauty of the Break O'Day municipality
- Northern Tasmania Regional Land Use Strategy Review Update
- Plumbing Approval Process Reform
- Preventing Delays in Development Assessment Timeframes
- Scamander Coastal Hazards and Pathways Adaptation Plan
- NRM Committee Meeting Minutes – 10 June and 28 October 2025, and 3 February 2026
- Appointment of Representatives to Break O'Day Council Natural Resource Management Committee
- Auditor General's Report – Volume 4 (Local Government): Break O'Day Council Performance
- Request for Proposal - IT Managed Services Agreement
- Schedule of Fees & Charges 2026/2027
- Animal Control Report
- Transport Master Plan 2025-2035

- Purchase of a Diesel Fuel Storage Tank
- Community Funding Program 2025 - 2026
- Art & Culture Funding Program 2025 – 2026
- Sponsorship Request – Funding towards a film of the Pyengana Heritage Match
- Purchase of Banners – St Helens History Room
- Imposing time frames on community event organisers
- Honour boards for Recognition of Service
- Break O'Day Aquatic Feasibility Study – Consultation Round 2
- Break O'Day Aquatic Facility Feasibility Study - Decision Point
- Local Government Association of Tasmania (LGAT) – Motions for Discussion at April General Meeting
- Local Government Reform – Councillor Numbers and Allowances Review Outcome
- NTDC Activities and Strategic Planning 2026–2029
- Native plants request for St Helens flower beds - Mayor Tucker
- Workshop Starting Time – Clr Whittaker

04/26.8.0 PLANNING AUTHORITY

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

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

FILE REFERENCE	DA 2025 / 00229

OFFICER'S RECOMMENDATION:

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

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

CONDITIONS

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

2	**Lots**	
A	Approval is for Lots 1 - 3.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
3	**Bushfire Requirements**	
A	Prior to sealing of the Final Plan of Subdivision, written advice from an accredited bushfire practitioner must be submitted to Council advising that all recommendations and requirements of the Bushfire Hazard Report by (Geoff McGregor BFP-176, Job No: 240903, 11/12/2025) have been implemented, including requirements regarding water supply, access, and vegetation / fuel hazard management.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
4	**Covenants**	
A	Suitable covenants must be included in the Schedule of Easements with respect to the protection and conservation of natural values: 1. The introduction of non-native plant species and plant species not of local provenance should be avoided and environmental weeds regularly monitored and targeted for removal. 2. Minimise the extent of clearance and conversion and/ or disturbance to native vegetation. 3. Avoid, where practical, removal of hollow-bearing trees; 4. Avoid, where practical, removal of individuals of *Eucalyptus globulus*; 5. With respect to possible future boundary fences: a. At least 50% of each boundary or internal fence should be constructed in a manner that allows free movement of ground-dwelling fauna (e.g. a simple post-and-wire fence rather than a 'gridlock' wire fence or solid parking or metal fencing that inhibits animal passage); b. The existing 'gridlock' wire fence must be maintained along Tasman	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

	Highway to minimise roadkill incidents; c. Barbed or electrified wire should be avoided with the existing barbed top wire along Tasman Highway boundary removed); and d. Where fencing is required through threatened native vegetation (i.e. *Eucalyptus* globulus dry forest and woodland, TASVEG code: DGL), clearing should be minimised (e.g. no more than 1-2 m each side) and restricted to understorey clearing only, such that the integrity, composition and condition of the overall communities will be maintained (and free movement of vertebrate fauna also maintained).	
B	Covenants must incorporate the recommendations of the approved Natural Values Management Plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
C	Alert to Covenant information is adequately noted on the final plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
5	**Building Envelopes**	
A	The Final Plan and Schedule of Easements for Lots 1 and 3 must describe a residential building envelope for each lot generally in accordance with the approved subdivision plan and approved Bushfire Hazard Management Area plan, outside of which no residential building is to be constructed.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
B	Such building envelopes must be created on the final plan to the satisfaction of the General Manager.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
6	**Works in State Road Reserve**	
A	The developer must obtain a permit from the Department State Growth for any works to be undertaken within the State Road reservation, including any works necessary in relation to access construction, stormwater drainage	Prior to undertaking any works in State Road Reserve.

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

ADVICE

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

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

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

   Mon-Friday 7 am to 6 pm
   Saturday 9 am to 6 pm

Sunday and public holidays 10 am to 6 pm

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

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

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

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

INTRODUCTION:

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

COUNCIL DECISION:

04/26.8.1.728 Moved: Clr B LeFevre/ Seconded: Clr V Oldham

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

Approved Plans / Documents			
Plan / Document Name	**Reference Number**	**Prepared By**	**Dated**
Proposal Plan	E240903	Woolcott Land Services	21/01/2026
Planning Report	Job No: 240903, Revision 3	Woolcott Land Services	2/12/2025
Natural Values Assessment	Nil	Environmental Consulting Options Tasmania (ECOtas)	31/08/2025

Bushfire Hazard Report	Job No: 240903, Revision 1	Woolcott Land Services	11/12/2025
Preliminary On-site Wastewater and Stormwater Disposal Site Evaluation	GL25668Ab	GeoTon Pty Ltd	13/11/2025

CONDITIONS

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

	3. Avoid, where practical, removal of hollow-bearing trees; 4. Avoid, where practical, removal of individuals of *Eucalyptus globulus*; 5. With respect to possible future boundary fences: a. At least 50% of each boundary or internal fence should be constructed in a manner that allows free movement of ground-dwelling fauna (e.g. a simple post-and-wire fence rather than a 'gridlock' wire fence or solid parking or metal fencing that inhibits animal passage); b. The existing 'gridlock' wire fence must be maintained along Tasman Highway to minimise roadkill incidents; c. Barbed or electrified wire should be avoided with the existing barbed top wire along Tasman Highway boundary removed); and d. Where fencing is required through threatened native vegetation (i.e. *Eucalyptus* globulus dry forest and woodland, TASVEG code: DGL), clearing should be minimised (e.g. no more than 1-2 m each side) and restricted to understorey clearing only, such that the integrity, composition and condition of the overall communities will be maintained (and free movement of vertebrate fauna also maintained).	
B	Covenants must incorporate the recommendations of the approved Natural Values Management Plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
C	Alert to Covenant information is adequately noted on the final plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
5	**Building Envelopes**	

A	The Final Plan and Schedule of Easements for Lots 1 and 3 must describe a residential building envelope for each lot generally in accordance with the approved subdivision plan and approved Bushfire Hazard Management Area plan, outside of which no residential building is to be constructed.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
B	Such building envelopes must be created on the final plan to the satisfaction of the General Manager.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
6	**Works in State Road Reserve**	
A	The developer must obtain a permit from the Department State Growth for any works to be undertaken within the State Road reservation, including any works necessary in relation to access construction, stormwater drainage and/or traffic management control and devices from the proposal.	Prior to undertaking any works in State Road Reserve.
B	Application requirements and forms can be found at transport.tas.gov.au. In accordance with the Roads and Jetties Act 1935, works must not be commenced within the State Road reservation until a permit has been issued.	Prior to undertaking any works in State Road Reserve.
7	**Temporary Exclusion Barrier**	
A	Delineate areas where vegetation is proposed to be retained with exclusion fencing/barriers/means of identification, to prevent accidental felling.	During site works.
8	**Covenants on Subdivisions**	
A	Any restrictive covenants created by this subdivision are not to preclude the use/development of this land for State, Commonwealth or Local Government purpose.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
9	**New Works & Infrastructure Construction**	
A	All works, where relevant, must be in accordance with Council Policy No. AM08: Subdivision New Works and Infrastructure Construction	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
10	**Final Plan of Survey**	
A	A copy of the final plan of survey and schedule of easements is to be submitted to Council for assessment of sealing.	On completion and satisfaction of all conditions on this permit.

	Advice: The plan will not be sealed until such time as all conditions on this permit have been complied with.	

ADVICE

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

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

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

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

A. 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

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

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

An amendment was moved

04/26.8.1.728 Moved: Clr L Johnstone/ Seconded: Clr K Chapple

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

via Acquired Road (CT 25384/102 and partially via CT 25384/101) be APPROVED subject to the following plans / documents and conditions:

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

CONDITIONS

CONDITION		TIMING
1	**Approved Plans and/or Document**	
A	Undertake development in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) and to be maintained at all times.
2	**Lots**	
A	Approval is for Lots 1 - 3.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
3	**Bushfire Requirements**	
A	Prior to sealing of the Final Plan of Subdivision, written advice from an accredited bushfire practitioner must be submitted to Council advising that all recommendations and requirements of the Bushfire Hazard Report by (Geoff McGregor BFP-176, Job No: 240903, 11/12/2025) have been implemented, including requirements regarding water supply, access, and vegetation / fuel hazard management.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
4	**Covenants**	

A	Suitable covenants must be included in the Schedule of Easements with respect to the protection and conservation of natural values: 1. The introduction of non-native plant species and plant species not of local provenance ~~should~~ **must** be avoided and environmental weeds regularly monitored and targeted for removal. 2. **Must** minimise the extent of clearance and conversion and/ or disturbance to native vegetation. 3. ~~Avoid,~~ **Must** where practical, **avoid** removal of hollow-bearing trees; 4. ~~Avoid~~, **Must** where practical, **avoid** removal of individuals of *Eucalyptus globulus*; 5. With respect to possible future boundary fences: a. At least 50% of each boundary or internal fence ~~should~~ **must** be constructed in a manner that allows free movement of ground-dwelling fauna (e.g. a simple post-and-wire fence rather than a 'gridlock' wire fence or solid parking or metal fencing that inhibits animal passage); b. The existing 'gridlock' wire fence must be maintained along Tasman Highway to minimise roadkill incidents; c. Barbed or electrified wire ~~should~~ **must** be avoided with the existing barbed top wire along Tasman Highway boundary removed); and d. Where fencing is required through threatened native vegetation (i.e. *Eucalyptus* globulus dry forest and woodland, TASVEG code: DGL), clearing ~~should~~ **must** be minimised (e.g. no more than 1-2 m each side) and restricted to understorey clearing only, such that the integrity, composition and condition of the overall	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

	communities will be maintained (and free movement of vertebrate fauna also maintained).	
B	Covenants must incorporate the recommendations of the approved Natural Values Management Plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
C	Alert to Covenant information is adequately noted on the final plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
5	**Building Envelopes**	
A	The Final Plan and Schedule of Easements for Lots 1 and 3 must describe a residential building envelope for each lot generally in accordance with the approved subdivision plan and approved Bushfire Hazard Management Area plan, outside of which no residential building is to be constructed.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
B	Such building envelopes must be created on the final plan to the satisfaction of the General Manager.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
6	**Works in State Road Reserve**	
A	The developer must obtain a permit from the Department State Growth for any works to be undertaken within the State Road reservation, including any works necessary in relation to access construction, stormwater drainage and/or traffic management control and devices from the proposal.	Prior to undertaking any works in State Road Reserve.
B	Application requirements and forms can be found at transport.tas.gov.au. In accordance with the Roads and Jetties Act 1935, works must not be commenced within the State Road reservation until a permit has been issued.	Prior to undertaking any works in State Road Reserve.
7	**Temporary Exclusion Barrier**	
A	Delineate areas where vegetation is proposed to be retained with exclusion fencing/barriers/means of identification, to prevent accidental felling.	During site works.
8	**Covenants on Subdivisions**	
A	Any restrictive covenants created by this subdivision are not to preclude the	Prior to submitting to the Council any request for

	use/development of this land for State, Commonwealth or Local Government purpose.	approval of a plan of subdivision (i.e. a survey plan).
9	**New Works & Infrastructure Construction**	
A	All works, where relevant, must be in accordance with Council Policy No. AM08: Subdivision New Works and Infrastructure Construction	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
10	**Final Plan of Survey**	
A	A copy of the final plan of survey and schedule of easements is to be submitted to Council for assessment of sealing. Advice: The plan will not be sealed until such time as all conditions on this permit have been complied with.	On completion and satisfaction of all conditions on this permit.

ADVICE

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

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

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

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

A. 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

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

Development Permit Information	**Details**
Development Description	Subdivision - 3 Lot Subdivision
Relevant Period of Approval	2 Years

Other Necessary Permits	Nil
Attachments	Nil
Representations	One (1)

CARRIED
FOR – Clr K Chapple, Clr G Barnes, Clr L Johnstone, Clr L Whittaker, Clr I Carter, Clr K Wright
AGAINST – Clr V Oldham, Clr B LeFevre, Mayor M Tucker

The amendment becomes the motion.

CARRIED
FOR – Clr K Chapple, Clr G Barnes, Clr L Johnstone, Clr L Whittaker, Clr I Carter, Clr K Wright, Clr B LeFevre
AGAINST – Clr V Oldham, Mayor M Tucker

Clr G Barnes left the meeting at 10:45am and returned to the meeting at 10:48am

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

FILE REFERENCE	DA 2026 / 00031

OFFICER'S RECOMMENDATION:

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

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

CONDITIONS

CONDITION		**TIMING**
1	**Approved Plans and/or Document**	

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

A	A copy of the final plan of survey and schedule of easements is to be submitted to Council for assessment of sealing. Advice: the plan will not be sealed until such time as all conditions on this permit have been complied with.	On completion and satisfaction of all conditions on this permit.

ADVICE

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

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

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

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

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

INTRODUCTION:

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

COUNCIL DECISION:

04/26.8.2.729 Moved: Clr B LeFevre/ Seconded: Clr V Oldham

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

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

CONDITIONS

CONDITION		TIMING
1	**Approved Plans and/or Document**	
A	Undertake development in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) and to be maintained at all times.
2	**Bushfire Requirements**	
A	Prior to sealing of the Final Plan of Subdivision, written advice from an accredited bushfire practitioner must be submitted to Council advising that all recommendations and requirements of the Bushfire Hazard Report by (Geoff McGregor BFP-176, Job No: 250902, Dated: 03 February 2026, including requirements regarding water supply, access, and vegetation / fuel hazard management have been implemented.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
3	**Easements to be created**	
A	Such easements must be created on the final plan to the satisfaction of the General Manager and must detail construction and ongoing maintenance responsibilities for each lot.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
4	**Lots**	
A	Approval is for Lots 1 – 2.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
5	**Infrastructure Repair**	
A	The owner must, at their expense, repair any Council services (eg pipes, drains) and any road, crossover, footpath or other Council infrastructure that is damaged as a result of any works carried out by the	Prior to submitting to the Council any request for approval of a plan of

	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.	subdivision (i.e. a survey plan).
6	**Covenants on Subdivisions**	
A	Any restrictive covenants created by this subdivision are not to preclude the use/development of this land for State, Commonwealth or Local Government purpose.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
7	**Final Plan of Survey**	
A	A copy of the final plan of survey and schedule of easements is to be submitted to Council for assessment of sealing. Advice: the plan will not be sealed until such time as all conditions on this permit have been complied with.	On completion and satisfaction of all conditions on this permit.

ADVICE

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

A. 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

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

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

CARRIED UNANIMOUSLY

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

FILE REFERENCE	DA 2025 / 00228

OFFICER'S RECOMMENDATION:

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

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

CONDITIONS

CONDITION		**TIMING**
1	**Approved Plans and/or Document**	
A	Undertake development in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to commencement of use and to be maintained at all times.
2	**Nuisance**	
A	Use of the development must not create a nuisance as defined by the Environmental Management and Pollution Control Act 1994.	At all times.
B	All building wastes are to be removed to the appropriate waste disposal facility to prevent an environmental nuisance being caused outside of the works site.	During site works and to be maintained at all times.
C	Works on the site must not result in a concentration of flow onto other property, or cause ponding or other storm water nuisance.	During site works and to be maintained at all times.

ADVICE

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

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

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

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

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

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

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

INTRODUCTION:

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

COUNCIL DECISION:

04/26.8.3.730 Moved: Clr B LeFevre/ Seconded: Clr V Oldham

A. After due consideration of the application received and pursuant to Section 57 of *the Land Use Planning & Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O'Day*, that the application for Visitor Accommodation - New Front and Side Fence on land situated at 163

Scamander Avenue, Scamander described in Certificate of Title 162420/8 be APPROVED subject to the following plans / documents and conditions:

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

CONDITIONS

CONDITION		**TIMING**
1	**Approved Plans and/or Document**	
A	Undertake development in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to commencement of use and to be maintained at all times.
2	**Nuisance**	
A	Use of the development must not create a nuisance as defined by the Environmental Management and Pollution Control Act 1994.	At all times.
B	All building wastes are to be removed to the appropriate waste disposal facility to prevent an environmental nuisance being caused outside of the works site.	During site works and to be maintained at all times.
C	Works on the site must not result in a concentration of flow onto other property, or cause ponding or other storm water nuisance.	During site works and to be maintained at all times.

ADVICE

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

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

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

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

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

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

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

CARRIED UNANIMOUSLY

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

04/26.9.0 COUNCIL MEETING ACTIONS

04/26.9.1 Outstanding Matters

Clr I Carter	Progress on Electoral Rezoning
Clr I Carter	St Patricks Head, Dual Naming – Request to follow up with Parks & Wildlife
Clr L Johnstone	Shipping Container Signage, St Marys
Clr L Johnstone	Clarification on four items marked as 100% completion on outstanding action list
Clr L Johnstone	Full Time Weed Officer and Animal Control Officer

The meeting adjourned for morning tea at 11:00am. The meeting resumed at 11.14am

04/26.10.0 PETITIONS

04/26.10.1 Petition – Aquatic and Wellbeing Facility

FILE REFERENCE	002\019\010\

OFFICER'S RECOMMENDATION:

That Council:

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

INTRODUCTION:

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

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

COUNCIL DECISION:

04/26.10.1.731 Moved: Clr L Johnstone/ Seconded: Clr B LeFevre

That Council:

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

CARRIED UNANIMOUSLY

04/26.11.0 NOTICES OF MOTION

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

Nil

04/26.12.0 MAYOR'S & COUNCILLOR'S COMMUNICATIONS

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

19.03.2026	**MS Teams**	– Australian Local Government Association (ALGA), meeting with the board.
20.03.2026	**St Helens**	– Hon. Jane Howlett MP, Minister for Minister for Tourism, Hospitality and Events, Racing and Women and the Prevention of Family Violence, meeting involving the General Manager to visit coastal camping areas discussing the pressures being experienced.
25.03.2026	**Hobart**	– Local Government Association of Tasmania (LGAT), meeting with LGAT CEO Dion Lester and Vice President Paula Wriedt.
27.03.2026	**St Helens**	– Meeting with the new St Helens Police Inspector, Danny Jackson.
27.03.2026	**St Helens**	– St Helens Neighbourhood House, meeting involving Council's Community Services Manager.
08.04.2026	**St Helens**	– Council Workshop.
09.04.2026	**Devonport**	– Mayor and Deputy Mayor Professional Development Workshop, organised by LGAT with the Deputy Mayor also in attendance.
13.04.2026	**Fingal**	– Live4Life 2026 Crew Launch, introducing the 2026 Crew to Year 8 students and community members. The event highlighted the Live4Life

		model and Teen Mental Health First Aid, promoting positive, peer-led mental wellbeing under the theme "Don't hide behind the mask."
20.04.2026	**St Helens**	– Council Meeting.

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

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

- Break O'Day Chamber of Commerce and Tourism – Deputy Mayor Kristi Chapple

The next meeting is scheduled for the 5th May at 6pm.

- NRM Special Committee – Clr Liz Johnstone

There are a lot of items included in the agenda for NRM with a number of people nominated to join the committee.

- East Coast Tasmania Tourism (ECTT) – Clr Barry LeFevre

The BBC have done a report on the eight best beach experiences or escapes in the world and the Bay of Fires is one of them. The reporter said 'he felt like he was standing on the edge of the earth'. The main focus of the last meeting was rejigging the budget due to reduced funding. The next meeting will be held on the 14th May, with the scheduled two day retreat cancelled due to the current climate.

- Mental Health Action Group – Clr Barry LeFevre

Nil

- Access and Inclusion Advisory Committee – Clr Kylie Wright

No meeting has been held.

- Bay of Fires Master Plan Steering Committee – Clr Ian Carter

Extensive consultation is being undertaken this week, with sessions being held at Binalong Bay, Ansons Bay and St Helens. The report that has been developed, has been checked with Parks and Wildlife Service and any minor changes shouldn't hinder progress.

- St Marys Exhibition Building Committee - Clr Liz Johnstone

They are meeting onsite with the Engineer this Wednesday and a committee meeting will be held following this.

04/26.13.0 BUSINESS AND CORPORATE SERVICES

04/26.13.1 Corporate Services Department Report

FILE REFERENCE	018\018\001\

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.

COUNCIL DECISION:

04/26.13.1.732 Moved: Clr K Chapple/ Seconded: Clr V Oldham

That the report be received.

CARRIED UNANIMOUSLY

04/26.13.2 Monthly Financial Report

FILE REFERENCE	018\018\001\

OFFICER'S RECOMMENDATION:

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

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

INTRODUCTION:

Presented to Council are the monthly financial statements.

COUNCIL DECISION:

04/26.13.2.733 Moved: Clr L Johnstone/ Seconded: Clr L Whittaker

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

1. Profit and Loss Statements
2. Balance Sheet
3. Statement of Cash Flows

4. Capital Works 2025-2026

CARRIED UNANIMOUSLY

04/26.13.3 Audit Panel Minutes

FILE REFERENCE	018\005\024\

OFFICER'S RECOMMENDATION:

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

INTRODUCTION:

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

COUNCIL DECISION:

04/26.13.3.734 Moved: Clr L Whittaker/ Seconded: Clr K Wright

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

CARRIED UNANIMOUSLY

04/26.13.4 Schedule of Fees & Charges 2025/2026 – DOGS ONLY

FILE REFERENCE	018\017\004\

OFFICER'S RECOMMENDATION:

That Council adopt the Schedule of Fees & Charges 2026/2027 for Dogs as presented.

INTRODUCTION:

Council's Schedule of Fees & Charges is reviewed annually as part of the budget process. The review is informed by the Council Financial Management Strategy and its principles relating to Fees and Charges.

COUNCIL DECISION:

04/26.13.4.735 Moved: Clr K Wright/ Seconded: Clr V Oldham

That Council adopt the Schedule of Fees & Charges 2026/2027 for Dogs as presented.

CARRIED UNANIMOUSLY

04/26.14.0 WORKS AND INFRASTRUCTURE

04/26.14.1 Works and Infrastructure Report

FILE REFERENCE	014\002\001\

OFFICER'S RECOMMENDATION:

That the report be received by Council.

INTRODUCTION:

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

COUNCIL DECISION:

04/26.14.1.736 Moved: Clr K Wright/ Seconded: Clr G Barnes

That the report be received by Council.

CARRIED UNANIMOUSLY

04/26.14.2 Animal Control Report

FILE REFERENCE	003\003\018\

OFFICER'S RECOMMENDATION:

That the report be received by Council.

INTRODUCTION:

This report provides an informational update on Animal Control metrics.

COUNCIL DECISION:

04/26.14.2.737 Moved: Clr L Whittaker/ Seconded: Clr B LeFevre

That the report be received by Council.

CARRIED UNANIMOUSLY

04/26.14.3 Transport Master Plan 2025-2035

FILE REFERENCE	002\017\010\

OFFICER'S RECOMMENDATION:

That Council endorse the Transport Master Plan 2025-2035.

INTRODUCTION:

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

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

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

COUNCIL DECISION:

04/26.14.3.738 Moved: Clr K Wright/ Seconded: Clr V Oldham

That Council endorse the Transport Master Plan 2025-2035.

CARRIED UNANIMOUSLY

04/26.15.0 COMMUNITY DEVELOPMENT

04/26.15.1 Community Services Report

FILE REFERENCE	011\034\006\

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.

COUNCIL DECISION:

04/26.15.1.739 Moved: Clr B LeFevre/ Seconded: Clr K Chapple

That the report be received.

CARRIED UNANIMOUSLY

04/26.15.2 Visitor Information Centre Report

FILE REFERENCE	040\028\002\

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.

COUNCIL DECISION:

04/26.15.2.740 Moved: Clr L Johnstone/ Seconded: Clr I Carter

That the report be received.

CARRIED UNANIMOUSLY

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

FILE REFERENCE	018\019\001\

OFFICER'S RECOMMENDATION:

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

INTRODUCTION:

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

COUNCIL DECISION:

04/26.15.3.741 Moved: Clr K Chapple/ Seconded: Clr V Oldham

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

CARRIED UNANIMOUSLY

04/26.15.4 Purchase of Banners – St Helens History Room

FILE REFERENCE	004\002\005\

OFFICER'S RECOMMENDATION:

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

INTRODUCTION:

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

COUNCIL DECISION:

04/26.15.4.742 Moved: Clr K Wright/ Seconded: Clr K Chapple

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

CARRIED UNANIMOUSLY

04/26.15.5 Community Funding Program 2025 - 2026

FILE REFERENCE	018\019\086\

OFFICER'S RECOMMENDATION:

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

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

	whose responsibility it will be to maintain the sign		
St Marys Pacing Club	Kiosk Stainless Bench Fitout	$4,000.00	$5,027.44
North East Boardriders	Youth Surf Development Program – Grom Day & Skills Development	$4,000.00 Part funded	$6,192.50
Tasmanian Lymphoedema & Laser Therapy Centre	Marketing – Treatment available	$2,000.00 Part funded	$15,000.00

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

INTRODUCTION:

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

COUNCIL DECISION:

04/26.15.5.743 Moved: Clr K Wright/ Seconded: Clr K Chapple

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

Organisation or Group name	Description of Project	Funding approved by Council through this Grant project	Total Budget for Project
Cornwall Community Development Group Inc	Eight ball table	$1,000.00	$2,000.00
Scamander River Golf Club	Golf Course Machinery – ride on mower and chain saw	$4,139.00	$6,899.00
St Helens Community Garden	Thrive in Autumn - Harvest Festival	$5,650.00	$10,950.00
Scamander Sports Complex	Signage	$5,000.00	$6,000.00

Beaumaris Interest Group	Interpretive signage, plantings etc	$4,245.00	$8,245.00
St Helens Basketball Association	Tournament Participation – both schools must be given the opportunity to participate in Basketball Tasmania's Primary and Secondary School Championships	$4,750.00	$6,250.00
North East Bio-regional Network	Nature Interpretative Sign – Horseshore Bank, Dora Point Funding subject to Council receiving evidence that PWS will allow the sign to be placed on land situated within the Humbug Point Nature Recreation Area and whose responsibility it will be to maintain the sign	$1,250.00 Part funded	$5,100.00
St Marys Pacing Club	Kiosk Stainless Bench Fitout	$4,000.00	$5,027.44
North East Boardriders	Youth Surf Development Program – Grom Day & Skills Development	$4,000.00 Part funded	$6,192.50
Tasmanian Lymphoedema & Laser Therapy Centre	Marketing – Treatment available	$2,000.00 Part funded	$15,000.00

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

CARRIED UNANIMOUSLY

04/26.15.6 Art & Culture Funding Program 2025 – 2026

FILE REFERENCE	018\019\086\

OFFICER'S RECOMMENDATION:

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

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

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

INTRODUCTION:

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

COUNCIL DECISION:

04/26.15.6.744 Moved: Clr L Johnstone/ Seconded: Clr K Chapple

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

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

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

CARRIED UNANIMOUSLY

04/26.16.0 DEVELOPMENT SERVICES

04/26.16.1 Development Services Report

FILE REFERENCE	031\013\003\

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.

COUNCIL DECISION:

04/26.16.1.745 Moved: Clr G Barnes/ Seconded: Clr K Wright

That the report be received.

CARRIED UNANIMOUSLY

04/26.16.2 Scamander Coastal Hazards and Pathways Adaptation Plan

FILE REFERENCE	017\002\002\

OFFICER'S RECOMMENDATION:

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

INTRODUCTION:

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

COUNCIL DECISION:

04/26.16.2.746 Moved: Clr K Chapple/ Seconded: Clr K Wright

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

CARRIED UNANIMOUSLY

04/26.16.3 NRM Committee Record of Proceedings – 10 June and 28 October 2025, and 3 February 2026 Meetings

FILE REFERENCE	010\028\003\

OFFICER'S RECOMMENDATION:

That Council receive the Record of Proceedings of NRM Committee Meetings held on 10 June & 28 October 2025 and 3 February 2026 and consider any matters for further Council attention.

INTRODUCTION:

The Break O'Day Council NRM Committee has held three meetings since mid 2025 all without a quorum of six members present. At the last of these meetings the Committee felt Council should receive a record of these Committee proceedings.

COUNCIL DECISION:

04/26.16.3.747 Moved: Clr L Johnstone/ Seconded: Clr K Chapple

That Council receive the Record of Proceedings of NRM Committee Meetings held on 10 June & 28 October 2025 and 3 February 2026 and consider any matters for further Council attention.

CARRIED UNANIMOUSLY

04/26.16.4 Appointment of Representatives to Break O'Day Council Natural Resource Management Committee

FILE REFERENCE	010\028\003\

OFFICER'S RECOMMENDATION:

1. Council appoint Mrs Liese Fearman to the Natural Resource Management Committee as Agricultural sector representative.
2. Council appoint Mr Graeme Wathen to the Natural Resource Management Committee as Community (individual or local interest group) representative.
3. Council appoint Mr Andrew Peaty to the Natural Resource Management Committee as Community (individual or local interest group) representative.

INTRODUCTION:

Council considered at its recent Workshop public Expressions of Interest it received for sector representation roles on its NRM Committee generally and current vacancies for Community, Agriculture and Education representatives. Two existing Committee members due for reappointment were consulted, with one confirming their interest by responding to the Expression of Interest, and one declining.

COUNCIL DECISION:

04/26.16.4.748 Moved: Clr I Carter/ Seconded: Clr K Wright

1. Council appoint Mrs Liese Fearman to the Natural Resource Management Committee as Agricultural sector representative.
2. Council appoint Mr Graeme Wathen to the Natural Resource Management Committee as Community (individual or local interest group) representative.
3. Council appoint Mr Adam Peaty to the Natural Resource Management Committee as Community (individual or local interest group) representative.

CARRIED UNANIMOUSLY

04/26.16.5 Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - Establish a comprehensive and effective Scenic Protection Code which preserves the Scenic beauty of the Break O'Day municipality

FILE REFERENCE	AGM 25.7.4

OFFICER'S RECOMMENDATION:

That Council advise the North East Bioregional Network that the Development Services Department is continuing with the identified project work.

COUNCIL DECISION:

04/26.16.5.749 Moved: Clr I Carter/ Seconded: Clr K Chapple

That Council advise the North East Bioregional Network that the Development Services Department is continuing with the identified project work.

CARRIED UNANIMOUSLY

04/26.16.6 Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network - Higher standards for stormwater management than those in the current Break O'Day Stormwater SAP to protect coastal waterways and wetlands water quality and ecosystems

FILE REFERENCE	AGM 25.7.4

OFFICER'S RECOMMENDATION:

That Council advise the North East Bioregional Network that Council will further the development of a Stormwater Policy for Development.

COUNCIL DECISION:

04/26.16.6.750 Moved: Clr B LeFevre/ Seconded: Clr K Wright

That Council advise the North East Bioregional Network that Council will further the development of a Stormwater Policy for Development.

CARRIED UNANIMOUSLY

04/26.17.0 GOVERNANCE

04/26.17.1 General Manager's Report

FILE REFERENCE	002\012\001\

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.

COUNCIL DECISION:

04/26.17.1.751 Moved: Clr B LeFevre/ Seconded: Clr G Barnes

That the General Manager's report be received.

CARRIED UNANIMOUSLY

04/26.17.2 Elected Member Recognition Policy and Procedure

FILE REFERENCE	005\017\004\

OFFICER'S RECOMMENDATION:

That Council adopt the Councillor Recognition Policy and Councillor Recognition Procedure as presented.

INTRODUCTION:

Council has previously discussed recognising past Councillors for their valuable contributions in shaping the Break O'Day community. The proposed Elected Member Recognition Policy and supporting Procedure formalises this commitment and ensures recognition is applied consistently, respectfully and transparently.

COUNCIL DECISION:

04/26.17.2.752 Moved: Clr K Chapple/ Seconded: Clr K Wright

That Council adopt the Councillor Recognition Policy and Councillor Recognition Procedure as presented.

CARRIED UNANIMOUSLY

04/26.17.3 Honour boards for Recognition of Service

FILE REFERENCE	005\017\004\

OFFICER'S RECOMMENDATION:

That Council:

1. Establish a digital format Honour Board to recognise elected member service;
2. Endorse the publication of the Honour Board on Council's website to ensure broader public accessibility.

INTRODUCTION:

Council has previously discussed recognising past Councillors for their valuable contributions in shaping the Break O'Day community. While staff are recognised for milestone years of service, there has been discussion about creating a way to formally acknowledge the service of Elected Members.

To ensure accessibility and transparency, it is also proposed that the Honour Board be permanently listed on Council's website.

COUNCIL DECISION:

04/26.17.3.753 Moved: Clr G Barnes/ Seconded: Clr L Johnstone

That Council:

1. Establish a digital format Honour Board to recognise elected member service;
2. Endorse the publication of the Honour Board on Council's website to ensure broader public accessibility.

CARRIED UNANIMOUSLY

04/26.17.4 Break O'Day Aquatic Feasibility Study – Consultation Round 2

FILE REFERENCE	030\006\006\

OFFICER'S RECOMMENDATION:

That Council endorse the Break O'Day Aquatic Feasibility Study Consultation Report for publication.

INTRODUCTION:

The purpose of this item is to provide Councillors with an overview of the results of the Round 2 community consultation associated with the Aquatic Facility Feasibility Study and to facilitate discussion regarding potential next steps.

The Consultation Report will allow Councillors to consider the consultation outcomes alongside the findings of the feasibility study prepared by Otium Planning Group and to discuss whether Council wishes to progress to the development of a detailed Business Case.

COUNCIL DECISION:

04/26.17.4.754 Moved: Clr K Chapple/ Seconded: Clr K Wright

That Council endorse the Break O'Day Aquatic Feasibility Study Consultation Report for publication.

CARRIED UNANIMOUSLY

04/26.17.5 Break O'Day Aquatic Facility Feasibility Study - Decision Point

FILE REFERENCE	030\006\006\

OFFICER'S RECOMMENDATION:

For Council deliberation, two alternative officer recommendations are provided for consideration:

1. That Council progress to **Stage 2** (Business Case and Concept Design Development) to further test feasibility, affordability and risk, with the scope aligned to Council's endorsed Project Methodology and Council's information requirements.

OR

2. That Council not progress to **Stage 2** at this time, noting that Council's internal modelling indicates that even if construction were fully funded through external grant funding, the facility would still require an annual ratepayer-funded contribution of approximately $0.9M (or $178 per property in today's dollars) to meet operating and whole-of-life costs (including depreciation/renewals), and that this level of ongoing subsidy represents a significant affordability risk given the municipality's population base and the estimated number of potential users, and having regard to Council's current financial sustainability and asset renewal pressures.

INTRODUCTION:

The purpose of this item is to provide Councillors with an overview of the project status at the end of **Stage 1 – Feasibility Analysis of Aquatic Facility Options (Is it Possible?)** in accordance with the Council approved *Break O'Day Council Future Aquatic Facility Strategy Project Methodology* (January 2023).

Councillors are asked to consider the findings of the *Aquatic Facility Feasibility Study* prepared by Otium Planning Group as well as the *Financial Feasibility Review* whilst having regard to the Consultation Outcomes Report and to discuss whether Council wishes to progress to Stage 2 of the Project Methodology, namely the development of a detailed Business Case.

COUNCIL DECISION:

04/26.17.5.755 Moved: Clr K Chapple/ Seconded: Clr B LeFevre

For Council deliberation, two alternative officer recommendations are provided for consideration:

1. That Council progress to **Stage 2** (Business Case and Concept Design Development) to further test feasibility, affordability and risk, with the scope aligned to Council's endorsed Project Methodology and Council's information requirements.

CARRIED UNANIMOUSLY

04/26.17.6 Local Government Reform – Councillor Numbers and Allowances Review Outcome

FILE REFERENCE	039\004\018\

OFFICER'S RECOMMENDATION:

That Council notes the State Government's final position on proposed reforms to councillor numbers and allowances and the potential implications for Council, including any changes to the number of elected members and the associated financial impacts.

INTRODUCTION:

The State Government has published its final position on proposed reforms to councillor numbers and allowances, following extensive sector consultation undertaken in late 2025.

The reforms form part of the State Government's Local Government Priority Reform Program and are proposed to be implemented through amendments to the *Local Government Act 1993*, with the intent of commencement in time for the 2026 local government elections.

COUNCIL DECISION:

04/26.17.6.756 Moved: Clr K Chapple/ Seconded: Clr L Johnstone

That Council notes the State Government's final position on proposed reforms to councillor numbers and allowances and the potential implications for Council, including any changes to the number of elected members and the associated financial impacts.

CARRIED UNANIMOUSLY

Pursuant to Regulation 17(1) of the Local Government (Meeting Procedures) Regulations 2025 Council will move into Closed Council.

Moved: Clr K Chapple/ Seconded: Clr V Oldham

Clr L Whittaker departed the meeting at 12:45pm

IN CONFIDENCE

04/26.18.0 CLOSED COUNCIL

In accordance with Regulation 43 of the Local Government (Meeting Procedures) Regulations 2025, audio recordings of ***Closed Council meetings*** *must be made but are* ***not to be published****.*
These recordings will be stored securely and kept separate from public recordings, in line with confidentiality requirements.

04/26.18.1 Confirmation of Closed Council Minutes – Council Meeting 16 March 2026

OFFICER'S RECOMMENDATION:

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

COUNCIL DECISION:

04/26.18.1.CC Moved: Clr I Carter/ Seconded: Clr K Chapple

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

CARRIED UNANIMOUSLY

04/26.18.2 Outstanding Actions List for Closed Council

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

FILE REFERENCE	012\008\001\

COUNCIL DECISION:

04/26.18.3.CC Moved: Clr K Wright/ Seconded: Clr I Carter

DECISION TO APPEAR IN OPEN COUNCIL

That Council appoint Inuit Technologies as our IT partner under a Managed Services Agreement.

CARRIED

FOR – Mayor M Tucker, Clr K Chapple, Clr G Barnes, Clr L Johnstone, Clr L Whittaker, Clr I Carter, Clr V Oldham, Clr K Wright

AGAINST – Clr B LeFevre

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

FILE REFERENCE	025\004\001\

COUNCIL DECISION:

04/26.18.4.CC Moved: Clr G Barnes/ Seconded: Clr B LeFevre

DECISION TO APPEAR IN OPEN COUNCIL

Council approved the purchase of a Hino 921 truck, from Tas Trucks as recommended by the Tender Panel.

CARRIED UNANIMOUSLY

Pursuant to Regulation 17(1) of the Local Government (Meeting Procedures) Regulations 2025 Council will move out of Closed Council.

Moved: Clr K Chapple/ Seconded: Clr B LeFevre

04/26.19.0 MEETING CLOSED

Mayor Tucker thanks everyone for their attendance and declared the meeting closed at 1:08pm.

…….

MAYOR

…….

DATE