



COUNCIL MEETING MINUTES

Monday 21 July 2025
Council Chambers, St Helens

John Brown, General Manager
Break O'Day Council
21 July 2025

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AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL

All ordinary meetings, special meetings and annual general meetings will be live streamed using audio/visual technology. A link to the audio/visual recordings will be made available to the public post the meeting on Council's website (within seven (7) days post the meeting in line with the uploading of the minutes from the meeting). The audio/visual recording of Council Meetings will only be retained for six (6) months.

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 33 of the Local Government (Meeting Procedures) Regulations 2015, these audio files will be retained by Council for at least six (6) months and made available for listening online within seven (7) days of the scheduled meeting. 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

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

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.

07/25.1.0 ATTENDANCE

07/25.1.1 Present

Mayor Mick Tucker
Deputy Mayor Kristi Chapple (until 11:00am)
Councillor Gary Barnes
Councillor Ian Carter
Councillor Janet Drummond
Councillor Liz Johnstone
Councillor Vaughan Oldham
Councillor Kylie Wright

07/25.1.2 Apologies

Councillor Barry LeFevre

07/25.1.3 Leave of Absence

Nil

07/25.1.4 Staff in Attendance

General Manager, John Brown
Administration & Governance Support Officer, Linda Singline
Corporate Services Coordinator, Angela Matthews (*Item 25.1.0-25.17.3*)
Economic Development Officer, Dilara Bedwell (*Item 25.1.0-25.18.0*)
Development Services Coordinator, Jake Ihnen (*Item 25.1.0-25.17.2*)
Business Services Manager, Raoul Harper (*Item 25.1.0-25.17.2*)
NRM Facilitator, Polly Buchhorn (*Item 25.13.2-25.17.0*)
Community Services Programs Officer, Jenna Barr (*Item 25.1.0-25.6.0*)
Manager Infrastructure and Development Services, David Jolly (*Item 25.1.0-25.18.0*)
Planning Officer, Alex McKinlay (*Item 25.1.0-25.7.0*)
Planning Officer, Rebecca Green (*Item 25.1.0-25.7.0*)

6 people in the gallery.

In accordance with Section 31(1) of the Local Government (Meeting Procedures) Regulations 2015 the following questions were submitted in writing prior to the Council Meeting.

07/25.2.1

Council Sponsorship and Memorandum of Understanding – Mr & Mrs Rubenach

- 1. What are Council policies and procedure guidelines specific to sponsorships/donations, especially focusing on the selection of applicants: recipients' accountability/responsibility and accountability of the use of this ratepayers/taxpayers funding?**

REPLY

Sponsorships and donations are a decision of Council and Council considers the merit or otherwise in any requests for sponsorship or donation. There is no specific policy or procedure which can adequately cover every request due to their unique nature, hence the reason it is a decision of Council. Sponsorship details are included in the Community Services Department report on a monthly basis which shows the status of payment in relation to sponsorship payments. Council officers monitor the delivery of events/activities where sponsorship has been provided, recipients are expected to demonstrate responsible use of funds and provide basic reporting to confirm alignment with the intended purpose relating to the request to Council and the decision made.

- 2. Exactly what number and who are the recipients of Break O'Day Council Memorandum of Understanding? What is the exact amount and nature given to each of these recipients of Memorandum of Understanding and what benefits are derived from each of these Memorandum of Understanding for the benefit of the entire Break O'Day municipality?**

REPLY

As of July 2025, there are eleven (11) active recipients with whom Break O'Day Council has MOUs in place. These recipients are:

- Counselling & Consulting Services Tasmania – Human resources support
- St Marys Hospital Auxiliary – Operation of the St Marys Tip Shop
- St Helens Hospital Auxiliary – Operation of the Recycling Centre (St Helens Tip Shop)
- Tasmanian State Emergency Service (SES) \$18,500 – Emergency coordination and support
- Volunteering Tasmania – Volunteer strategy and community development
- East Coast Skips Tasmania – Battery collection from Council waste transfer station
- St Marys Sports Centre Inc. – Mowing and maintenance of the St Marys Sports Centre grounds
- Safer Australian Roads and Highways Inc. (SARAH) – Yellow Ribbon Road Safety Council partnership
- Dogs' Homes of Tasmania – Animal management and shelter support
- Bay of Fires Winter Arts Festival \$14,000 – Agreement concerning artworks and funding
- East Coast Tasmania Tourism \$70,000 – Serving and growing the East Coast tourism sector

Each MOU addresses a distinct area of service or community engagement. Examples include:

- Counselling Services MOU: Provides psychological and emotional support for Council staff, improving workplace wellbeing and retention.
- Tip Shops (St Helens & St Marys): Run in partnership with local auxiliaries to support recycling, waste management, and fundraising for health services.
- SES MOU: Ensures collaborative emergency response planning, directly enhancing community safety.
- Volunteer Strategy MOU: Developed with Volunteering Tasmania to support and grow local volunteering culture.
- Battery Collection & Waste Services: Supports environmental sustainability by ensuring proper disposal of hazardous waste.
- St Marys Sports Centre Grounds Maintenance: Preserves vital recreational infrastructure for local use.
- SARAH (Yellow Ribbon): Raises awareness and educates the community about road safety.
- Dogs' Homes of Tasmania: Supports humane treatment and management of stray or surrendered animals.
- Bay of Fires winter Arts Festival: Addresses artworks received as a result of winning the annual Bay of Fires Art Prize and annual financial support
- East Coast Tasmania Tourism: provides a range of services focussed on Industry including Industry Development; Operator support; Advocacy; Networking opportunities; Leadership; Communication; Social media; Tourism 30 Strategy

Each MOU contributes to community wellbeing, operational efficiency, sustainability, or safety.

A Memorandum of Understanding (MoU) is a formal, agreement between two or more parties that outlines the intentions, roles, and responsibilities of each party in relation to a common goal or project. An MoU demonstrates a mutual commitment to cooperation.

Typically, such agreements would be reviewed and approved internally by Council based on need, value for community, risk, and governance considerations.

I pose a question to you today as a Representative of the Scamander Beaumaris Action Group.

With three distinct Refuse Sites and Tip Shops, the Action Group would like to ask about the Council's Waste Management Strategy.

What is happening at the present time with reference to the strategy? Are there changes and if so what would they be?

The Action Group would like to be involved as volunteers at the Scamander Tip Shop on a roster basis, with the help and assistance from the Council. To reduce waste going to the tip face is the group's aim aligning itself with Council's aims and objectives.

To obtain a copy of the Waste Management Strategy would be most appreciated by the Action Group.

REPLY

Council is currently preparing a new Waste Management Strategy to guide how we manage waste, deliver services, and invest in infrastructure over the coming years. This strategy is being developed in alignment with the recently released Circular North Strategic Plan 2025–2030, which focuses on building a more sustainable and circular economy in our region. At this stage, it is too early to provide detailed advice on potential changes, as Council does not currently have an existing Waste Management Strategy in place.

Council acknowledges and appreciates the Scamander/Beaumaris Action Group's interest in volunteering at the Scamander Tip Shop, located at the Scamander Waste Transfer Station. A meeting will be arranged in the coming weeks between the Action Group and relevant Council officers to discuss the group's proposal and explore opportunities for community involvement.

The second question comes from the volunteers at the St Marys Tip Shop. They are doing a great job in reducing the amount of waste going to the tip face, whilst making some monies, which go to the St Marys Hospital Auxillary.

The number of regular break-ins at the Tip Shop is becoming annoying with hours being spent on tidying up the area. The volunteers ask if the Council might be able to seek out or acquire a second container, allowing more items to be locked away rather than being left out in the weather or being stolen by someone or persons (under the cover of darkness).

A second container near the original one would allow a cover to go between the two containers, creating another area for large items eg. Furniture.

Thanking Council for the opportunity to present these two questions.

REPLY

The Council acknowledges the valuable work of the St Marys Hospital Auxiliary in the operation of the tip shop to raise money for community benefit and to promote materials recycling.

The St Marys Tip Shop operates under a Memorandum of Understanding (MOU) with the Council that is intended to provide a framework for coordination and consultation and the setting out the conditions between the Auxiliary and the Council. The Auxiliary at this stage, has not approached the Council with a request for the Council to seek out or acquire a second shipping container for additional storage and to reduce the risk of break in or vandalism.

Due to space and risk management constraints, specific provisions have been made to support the Tip Shop operations since 2018 that include:

- Providing space for the display of items for sale, by relocating a water tank from inside the tip shop to outside the building.
- Extending the building awning, placement of a shipping container and placement of a two dome tunnel structures for the purpose of storing materials under cover, helping to protect items from weather exposure.
- Providing designated outdoor areas for displaying materials for sale.
- Council has budgeted for the provision of solar power to the site for lighting and other applications as a further improvement in 2025/2026.

These support actions ensure that the Tip Shop can effectively operate within its allocated footprint. Council acknowledges that tip shop environments are susceptible to vandalism and break-ins and is open to discussion about these types of matters and other operational needs with Auxiliary members.

Due to the lack of clarity regarding the questions and personal remarks directed at a Council officer in the submitted questions and the statement during Public Question Time, the submission has been paraphrased to provide that clarity allowing them to be addressed on the public record. The personal remarks directed at a Council Officer have been redacted.

DOES SCAMANDER PAY LESS RATES	GET LOST? MAYBE IT ALL
THEN OTHER SUBURBS. WHY I ASK	WENT THE SAME WAY AS
15. 4 YEARS, YES THATS RIGHT	THE 50,000 THAT CHRIS HUGHES
4 YEARS AGO WE STARTED	SAID WE HAD?
ASKING COUNCIL FOR GYM EQUIP	SHELLY BEACH ROAD.
FOR SCAMANDER, WE WAS GIVEN	
CHIRS HUGHES. [REDACTED]	NEW CEMET + TABLES + CHIRS.
[REDACTED]	FOR ST MARYS.
SHE TOLD US THAT WE HAVE	NEW LIGHTS FOR THE WALKING
BEEN GRANTED \$50,000 FOR THE	PATH, HAVE
EQUIP, SHE EVEN MET US ONCE'S	
AND SHE TOLD WE COULD HAVE	PULL THE WEEDS OUT OF THE
THO EQUIP. WHERE THE OLD BRIDGE	CREMATION PLOTS AT ST HELENS.
WAS PULLED DOWN, AND FROM THERE	
ALL DOWN HILL, WE HAVE EVEN	AS MAYOR TAKE A DRIVE ROUND
SPOKEN TO YOU MONOR. AGAIN	AND LOOK AT THE CEMETRY
WE HAVE JUST BEEN PUT OFF, NOW	AND SHELL BEACH RD.
YOU WHAT YET ANOTHER STRUCTURE	
PLAN BETWEEN SCAMANDER AND	
BEAUMARIS. WHY, DID THE LAST	

1. Does Scamander pay less rates than other townships?

REPLY

No. We have recently sent out a rates information flyer explaining how rate payments are determined. You can also find this information on our website.

2. What has happened to the gym equipment proposed for the Scamander River Mouth?

REPLY

Mayor Mick Tucker wrote to you on 15 January 2025 and provided the following explanation regarding the gym equipment:

"As part of this initiative, the Council has been in discussions with community members to determine the most suitable location for the equipment. Feedback has shown a preference for an alternative site to the one originally proposed which Councillors supported.

Unfortunately, the grant funding secured is for projects that will be constructed/installed on the western side of the Scamander bridge and cannot be reallocated to the new location.

To proceed with the alternative site suggested by the community, additional funding would need to be sourced, as the current grant conditions do not permit changes to the location. The Council is currently exploring potential options to address this gap and ensure the project aligns with both community preferences and funding requirements.

3. What happened to the previous Structure Plan for Beaumaris and Scamander?

REPLY

There has not previously been a Structure Plan for the Scamander-Beaumaris Area. Over the years there have been various plans for different public areas in Scamander, however, as explained in the project brief, these townships have changed greatly in the last five years. Council understands this and would like to ensure that any future plans for the area are in keeping with what the community needs and wants for the area for the future. You can find out more about this project on the project website.

4. Concern raised around condition of Shelley Beach Road

REPLY

Shelley Beach Road is not managed by the Break O'Day Council but by the Tasmanian Parks and Wildlife Service. Council officers will forward your comment to the Parks and Wildlife Service for their attention. In future you are welcome to raise your concerns with them directly.

5. How long does it take to install the new cement tables and chairs at St Marys?

REPLY

In May 2025, the Council Works Department replaced two damaged timber tables. There are currently no recorded enquiries or requests for the installation of additional tables. Requests for the installation of additional tables are assessed on a case-by-case basis. The evaluation includes consideration of existing infrastructure and its current usage demand. In some instances, requests may be declined.

6. When will the new lights on the walking path.

REPLY

Council was successful in securing funding through LGAT's Open Space Grants to install lights around Georges Bay Multi-User Track in 2024 and the installation will start next week. There is more information regarding this project on our website under Current Projects.

My questions to the Mayor, the Councillors and the Council officers are:

1. Is it intended to undertake improvements to the St Marys Exhibition Building, possibly by way of external lateral reinforcement bracing, which will allow safe, full community uses in the building; that is, suitable for people to gather for social, theatrical, political, religious or civil purposes, and not just for storage purposes?
2. If so, will Council officers ensure that any design or construction briefs for such proposed improvements include pre-endorsement by a licenced Building Surveyor that such proposed improvements will satisfy requirements for full community uses, and not just for storage purposes?
3. Will the briefs be in written format and publicly available before engagement of structural engineers, consultants or contractors?

Supporting explanation:

- At the Council meeting on 14 April, Councillors unanimously passed the Mayor's motion to keep the Exhibition Building for community use, to make it safe and usable by doing structural repairs and maintenance, and to set aside \$100,000 in the 2025/26 budget to undertake necessary works early in the new financial year.
- The Mayor's 14 April motion proposed "to keep the Hall and get on with the job of making it safe and usable again by doing the structural repairs and basic maintenance that are needed." Further, the Mayor stated, "We're not talking about any gold-plated fix here – just doing what needs to be done to get the Hall safe, usable, and open again for the community."
- However, the Acting General Manager at the time, in his report to Council on 14 April, assessed the building was "not fit for public occupation without a major rebuild".
- In November 2024 Council posted the "St Marys Exhibition Building FAQ" which stated the building "was no longer fit-for-purpose and had structural shortcomings and failures that would require significant Council funding to make the building safe for future use." The FAQ stated, "the Council and community have three options to consider," viz:
 1. Upgrade the building for storage purposes
 2. Demolish the building
 3. Undertake a full rebuild of the building
- Note that a 4th option, to simply repair and reinforce the building so that it could continue to provide for community uses as it had done since it was built in 1954, was not considered nor offered to the community. However, the community clearly wanted this option. Council officers raised considerable barriers to entertaining this option up until the Mayor's motion in April, and apparently continue to do so.

- Firstly, Council officers maintained the building must be fully lined and air-conditioned for workplace purposes, which would mean a re-classification of the building. However, in December 2024 Council officers stated it was not insisting the building be re-classified but it would require application of Section J of the Building Code which concerns energy efficiency standards.
- Then in January 2025 Council officers admitted it was not insisting air-conditioning must be installed but was ambiguous on whether energy efficiency standards must be met (Section J) but in any case a Building Surveyor may require a Certificate of Likely Compliance and this may require conditioned spaces.
- Over the following months the idea of simple, lower cost, external structural reinforcement to make the building safe was provided to Council, but the Council officers refused to seriously consider the proposal using the argument that “it would be premature to obtain any professional advice on structural engineering solutions until the results of the public survey have been considered by Council”. The results of the public survey were never publicly presented by Council, nor was the Petition of over 420 objectors to the proposed demolition presented to a Council meeting. This information was apparently deemed irrelevant due to the Mayor’s motion of 14 April.
- However, in the Minutes of the 19 May Council meeting the **Reply** by Council officers to a question from Councillor Johnstone about the Exhibition Building stated that the Mayor’s 14 April motion:

“does **not** state that the building will be fully restored for ongoing community use as a Class 9b assembly building. Whilst this use class will be explored as part of the design brief, Council officers have advised, including via the FAQ, that this level of funding would only cover basic structural remediation.”
- That is, the Council officers imply that the \$100,000 budget is likely to be insufficient to restore the building for community use.
- There is now concern in the community arising from the different statements that have emerged over past months concerning the future of the Exhibition Building. There is a need to clarify just what are the Council’s intentions about the future use of the Exhibition Building.

NOTE:

The main structural problem with the building is a maximum displacement of 125 mm (5") in a section of the east wall. That is, the building has a lean. The lean has existed for decades, possibly since construction. Structural repairs will not correct this lean but will provide supporting buttresses to prevent any further displacement as well as carry all lateral wind loads, thereby making the building structurally safe.

REPLY

Question 1

The supporting information correctly identifies an approved budget in the current financial year. The decision relating to the proposed uses will be subject to further independent advice and design work. In a separate notice of motion by Councillor Johnstone, it is proposed to establish a Liaison Committee. Any progression of design/reporting will be placed on hold pending the decision of Council with respect to the formation of a liaison committee and if approved, the committee will be provided with the necessary information to inform how the project progresses.

Question 2

Yes, independent advice will be a critical part in relation to informing how the building can be safely occupied by users of the building into the future for a range of uses.

Question 3

Yes, any Briefs will be in written format. It is not standard practice for Council to consult with the community in relation to briefs for consultants. In any case, drafting of any briefs will be placed on hold pending the Notice of Motion and necessary reporting and associated Council decision required relating to the formation of a liaison committee which could be involved in this process.

07/25.2.6

Continuation of the Breast Screening Bus in Break O'Day – Cllr Janet Drummond OBH Gai Huddleston

Will the Break O'Day Council formally write to and advocate to, the State and Federal Governments to express their deepest concern and disappointment regarding the failure of the current Liberal government to ensure the continued operation and regular visits of the Breast Screening Bus to the Break O'Day municipality.

Given the critical importance of accessible preventative health services, particularly in rural and regional communities, will Council consider passing a motion to condemn this failure and call for immediate action to restore this essential service.

This issue deeply affects our community, many residents know someone currently living with, or who has sadly passed away from Breast cancer.

REPLY

Council acknowledges the concern raised regarding the BreastScreen Tasmania bus service and the impact the suspension of this service may have on the Break O'Day community.

As Tasmania remains in Caretaker mode following the State Election, Council will await the formation of Government and the appointment of the relevant Minister before formally raising the matter. It is noted that, prior to the election, the State Government advised that the current screening bus was undergoing emergency repairs and that funding had been committed for a replacement vehicle to ensure future service delivery.

Council will consider advocating to the appropriate Minister on this matter once the new Government is in place.

I worked for the TEC over the weekend at the St Marys Hall for the Election, we experienced the worst gas smell ever throughout the day, and all heaters stopped working at around 1:30pm, due to the gas running out, due to a small 45kg gas bottle being used. The hall was absolutely freezing as we were there from 7am until 9pm that night.

Myself and my staff experienced major headaches throughout the day and the day after, which I believe was the result of leaking gas during the day.

With this being such a long day and an important day this was not acceptable for a Council building. Why are we always being put in this position by the Council whenever someone uses the hall? This has gone on for years and nothing is ever done about it. Is it because we are not St Helens.

REPLY

Council apologies for the inconvenience caused and Council takes these concerns being raised very seriously and have always actioned any concerns immediately and had the necessary investigations completed by a licenced gas plumber. Previous investigations have not found any leaks as a result of those investigations.

Due to the ongoing concerns raised and the age of the heating system Council has an approved budget allocation in the current financial year to install roof mounted solar array including the installation of electric radiant heaters to ensure any future potential risk to users of the building is eliminated.

As a pre-cautionary measure Council will disconnect the existing heaters and commence the upgrades as soon as possible.

07/25.3.0 DECLARATION OF INTERESTS OF A COUNCILLOR OR CLOSE ASSOCIATE

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

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

07/25.4.0 CONFIRMATION OF MINUTES

07/25.4.1 Confirmation of Minutes – Council Meeting 16 June 2025

Please note – The minutes were amended after publication for:

- *Item 06/25.2.1 – Council Sponsorship – Mr & Mrs Rubenach*
- *Item 06/25.11.1 - Flying the Rainbow Pride Flag During Pride Month 2026 – Cllr Liz Johnstone*

OFFICER'S RECOMMENDATION:

That the minutes of the Council Meeting held on the 16 June 2025 be confirmed.

COUNCIL DECISION:

07/25.4.1.631 Moved: Cllr K Chapple/ Seconded: Cllr V Oldham

That the minutes of the Council Meeting held on the 16 June 2025 be confirmed.

CARRIED UNANIMOUSLY

07/25.5.0 COUNCIL WORKSHOPS HELD SINCE 16 JUNE 2025 COUNCIL MEETING

There was a workshop held 7 July 2025 and the following items were listed for discussion.

- Presentation – ERA Planning and Environment – Clare Hester at 10.45am
- Pending Development Application Updates
- Storage Container for Emergency Services - Marine Rescue Site - Marina Parade, St Helens
- Appointment of Break O'Day Council Natural Resource Management Committee representative
- Scamander Coastal Hazards Risk Mitigation and Pathways Planning Project – Update
- Asset Recognition and Depreciation Policy (AM01)
- Animal Control Report
- Policy review – EP06 Tree Management Policy
- Policy review – AM15 Asset Disposal Policy
- Scamander Inert Landfill Study – Project Update
- Sponsorship request – A Festival Called George
- Sponsorship request – St Helens Flower Show
- Break O'Day Council Action Plan

- CCTV Cameras at Mathinna Recreation Ground
- Local Government Association of Tasmania (LGAT) – General Meeting November 2025 - Call for Motions
- Local Government (General) Regulations remake 2025
- Local Government (Meeting Procedures) Regulations remake 2025
- Economic Development Strategy
- Aquatic Facility Feasibility – Stage 1 Findings and Next Steps

Pursuant to Section 25 of the Local Government (Meeting Procedures) Regulations 2015 the Mayor informed the Council that it was now acting as a Planning Authority under the Land Use Planning and Approvals Act 1993.

DA 076-2025 Community Meeting & Entertainment Alterations/ Additions to Community Centre– 18 Morrison Street, Falmouth

FILE REFERENCE	DA 2025 / 00076
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OFFICER'S RECOMMENDATION:

- A. After due consideration of the application received and pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O'Day*, that the application for Community Meeting & Entertainment - Alterations/Additions to Community Centre on land situated at 18 Morrison Street, Falmouth described in Certificate of Title 114977/1 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Cover Sheet	A00	Spectura Studio	12/06/2025, Rev: B
Location Plan	A01	Spectura Studio	12/06/2025, Rev: B
Site Plan	A02	Spectura Studio	12/06/2025, Rev: B
Site Plan - Overall	A03	Spectura Studio	12/06/2025, Rev: B
Floor Plan	A04	Spectura Studio	12/05/2025, Rev: A
Kitchen Layout	A05	Spectura Studio	12/05/2025, Rev: A
Elevations	A06	Spectura Studio	12/05/2025, Rev: A
Existing Conditions	A07	Spectura Studio	12/05/2025, Rev: A
Demolition Plan	A08	Spectura Studio	12/05/2025, Rev: A
Planning Scheme Response	-	Spectura Studio	13/06/25

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	
	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	Security Lighting	
A	External security lighting must be baffled so as to ensure that direct light does not extend into an adjoining property.	Prior to use and maintained at all times.
3	Car Parking	
A	The areas shown to be set aside for vehicle access and car parking must be: a. completed before the use of the development;	Prior to use and maintained at all times.

	b. Line-marked or delineated.	
4	Stormwater	
A	Concentrated stormwater must not be discharged into neighbouring properties.	To be maintained at all times.
5	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	During the period of construction, works on the site must not result in a concentration of flow onto other property, or cause ponding or other stormwater nuisance.	Prior to use and maintained at all times.
C	The driveway / carparking must be constructed in a manner that ensures sediment is neither tracked nor eroded across the property boundary.	Prior to use and maintained at all times.
D	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.	At all times.
6	Underground Infrastructure	
A	All underground infrastructure including all forms of water, storm water, power, gas and telecommunication systems must be located prior to the commencement of any on-site excavation and / or construction works.	Prior to site works and 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. Be advised that in accordance with the *Building Act 2016* assessment for building approval cannot commence until such time as Council is provided with full Building Design Plans and Specifications prepared by a Tasmanian Licenced designer.

- 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
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That all external Referral Agencies for the development application be provided with a copy of the Council's decision (Permit)	NA	NA
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C. That the following information be included in the Permit.

Development Permit Information	Details
<i>Development Description</i>	Community Meeting & Entertainment - Alterations/Additions to Community Centre
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Building/Plumbing
<i>Attachments</i>	Nil
<i>Representations</i>	Nil

INTRODUCTION:

The applicant is seeking approval for use and development of upgrades to an existing community centre.

COUNCIL DECISION:

07/25.4.1.631 Moved: Clr J Drummond/ Seconded: Clr K Wright

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 Community Meeting & Entertainment - Alterations/Additions to Community Centre on land situated at 18 Morrison Street, Falmouth described in Certificate of Title 114977/1 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Cover Sheet	A00	Spectura Studio	12/06/2025, Rev: B
Location Plan	A01	Spectura Studio	12/06/2025, Rev: B
Site Plan	A02	Spectura Studio	12/06/2025, Rev: B
Site Plan - Overall	A03	Spectura Studio	12/06/2025, Rev: B
Floor Plan	A04	Spectura Studio	12/05/2025, Rev: A
Kitchen Layout	A05	Spectura Studio	12/05/2025, Rev: A
Elevations	A06	Spectura Studio	12/05/2025, Rev: A
Existing Conditions	A07	Spectura Studio	12/05/2025, Rev: A
Demolition Plan	A08	Spectura Studio	12/05/2025, Rev: A
Planning Scheme Response	-	Spectura Studio	13/06/25

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	

	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	Security Lighting	
A	External security lighting must be baffled so as to ensure that direct light does not extend into an adjoining property.	Prior to use and maintained at all times.
3	Car Parking	
A	The areas shown to be set aside for vehicle access and car parking must be: c. completed before the use of the development; d. Line-marked or delineated.	Prior to use and maintained at all times.
4	Stormwater	
A	Concentrated stormwater must not be discharged into neighbouring properties.	To be maintained at all times.
5	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	During the period of construction, works on the site must not result in a concentration of flow onto other property, or cause ponding or other stormwater nuisance.	Prior to use and maintained at all times.
C	The driveway / carparking must be constructed in a manner that ensures sediment is neither tracked nor eroded across the property boundary.	Prior to use and maintained at all times.
D	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.	At all times.
6	Underground Infrastructure	
A	All underground infrastructure including all forms of water, storm water, power, gas and telecommunication systems must be located prior to the commencement of any on-site excavation and / or construction works.	Prior to site works and 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. Be advised that in accordance with the *Building Act 2016* assessment for building approval cannot commence until such time as Council is provided with full Building Design Plans and Specifications prepared by a Tasmanian Licenced designer.

- 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)	NA	NA

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

Development Permit Information	Details
<i>Development Description</i>	Community Meeting & Entertainment - Alterations/Additions to Community Centre
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Building/Plumbing
<i>Attachments</i>	Nil
<i>Representations</i>	Nil

CARRIED UNANIMOUSLY

FILE REFERENCE	DA 2025 / 00025
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OFFICER'S RECOMMENDATION:

- A. After due consideration of the application received and pursuant to Section 57 of *the Land Use Planning & Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O’Day*, that the application for Construction of a Dwelling and Outbuildings on land situated at 98 Grant Street, Falmouth described in Certificate of Title 115262/1 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Site Plan	0123ZI – a04	Jennifer Binns	23.06.25
Proposed Floor Plan	0123ZI – a05	Jennifer Binns	23.06.25
Proposed Garage	0123ZI – a06	Jennifer Binns	23.06.25
Elevations	0123ZI – a07	Jennifer Binns	23.06.25
Elevations	0123ZI – a08	Jennifer Binns	23.06.25
Visuals	0123ZI – a09	Jennifer Binns	23.06.25

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	
	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	Single Dwelling	
A	If a visitor accommodation use is sought for the dwelling, a further development application must be lodged with Council to seek approval for the allocation of an additional use to the dwelling.	Prior to use and maintained at all times.
B	The garage is approved for non-habitable residential use only.	To be maintained at all times.
3	Residential Use Car Parking	
A	The areas shown to be set aside for vehicle access and car parking must be: <ul style="list-style-type: none"> a. completed before the use of the development; b. provided with space for access turning and maneuvering of vehicles on-site to enable them to enter and leave the site in a forward direction; 	Prior to use and maintained at all times.

	c. surfaced with a pervious dust free surface and drained in a manner that will not cause stormwater nuisance.	
4	Vehicle Crossover and Stormwater	
A	The new crossover must be constructed in accordance with standard drawing TSD-R04-v3, incorporating a shallow dish crossing in line with the roadside drain instead of a culvert. The crossover must be either sealed or constructed in concrete.	Prior to use and maintained at all times.
B	Stormwater MUST be piped to the roadside drain on Grant Street. The connection must be completed by a licenced plumber in accordance with drawing number PPA-4d (attached).	Prior to use and maintained at all times.
C	To accommodate stormwater discharge to the 'open swale drain' at the roadside the drain will need to be reshaped to allow water to flow south.	Prior to use and maintained at all times.
D	An application must be submitted to obtain a Works Permit prior to undertaking any work on the vehicle crossover and stormwater connection.	Prior to commencement of work.
5	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	During the period of construction, works on the site must not result in a concentration of flow onto other property, or cause ponding or other stormwater nuisance.	Prior to use and maintained at all times.
C	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.	At all times.
6	Effluent Disposal	
A	Effluent disposal is subject to a technical assessment and issue of a Plumbing Permit by Council's Plumbing Permit Authority.	Prior to use and maintained at all times.
7	Underground Infrastructure	
A	All underground infrastructure including all forms of water, storm water, power, gas and telecommunication systems must be located prior to the commencement of any on-site excavation and / or construction works.	Prior to site works and 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

- 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)	NA	NA

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

Development Permit Information	Details
<i>Development Description</i>	Residential - Construction of a Dwelling and Outbuildings
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Works Permit and Building/Plumbing Permit
<i>Attachments</i>	Nil
<i>Representations</i>	Two (2)

INTRODUCTION:

The applicant is seeking approval for a new single dwelling and outbuildings, together with associated driveway, vehicle crossing and vegetation removal.

COUNCIL DECISION:

07/25.6.2.632 Moved: Clr K Chapple/ Seconded: Clr K Wright

- 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 Construction of a Dwelling and Outbuildings on land situated at 98 Grant Street, Falmouth described in Certificate of Title 115262/1 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Site Plan	0123ZI – a04	Jennifer Binns	23.06.25
Proposed Floor Plan	0123ZI – a05	Jennifer Binns	23.06.25

Proposed Garage	0123ZI – a06	Jennifer Binns	23.06.25
Elevations	0123ZI – a07	Jennifer Binns	23.06.25
Elevations	0123ZI – a08	Jennifer Binns	23.06.25
Visuals	0123ZI – a09	Jennifer Binns	23.06.25

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	
	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	Single Dwelling	
A	If a visitor accommodation use is sought for the dwelling, a further development application must be lodged with Council to seek approval for the allocation of an additional use to the dwelling.	Prior to use and maintained at all times.
B	The garage is approved for non-habitable residential use only.	To be maintained at all times.
3	Residential Use Car Parking	
A	The areas shown to be set aside for vehicle access and car parking must be: <ul style="list-style-type: none"> d. completed before the use of the development; e. provided with space for access turning and maneuvering of vehicles on-site to enable them to enter and leave the site in a forward direction; f. surfaced with a pervious dust free surface and drained in a manner that will not cause stormwater nuisance. 	Prior to use and maintained at all times.
4	Vehicle Crossover and Stormwater	
A	The new crossover must be constructed in accordance with standard drawing TSD-R04-v3, incorporating a shallow dish crossing in line with the roadside drain instead of a culvert. The crossover must be either sealed or constructed in concrete.	Prior to use and maintained at all times.
B	Stormwater MUST be piped to the roadside drain on Grant Street. The connection must be completed by a licenced plumber in accordance with drawing number PPA-4d (attached).	Prior to use and maintained at all times.
C	To accommodate stormwater discharge to the 'open swale drain' at the roadside the drain will need to be reshaped to allow water to flow south.	Prior to use and maintained at all times.
D	An application must be submitted to obtain a Works Permit prior to undertaking any work on the vehicle crossover and stormwater connection.	Prior to commencement of work.

5	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	During the period of construction, works on the site must not result in a concentration of flow onto other property, or cause ponding or other stormwater nuisance.	Prior to use and maintained at all times.
C	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.	At all times.
6	Effluent Disposal	
A	Effluent disposal is subject to a technical assessment and issue of a Plumbing Permit by Council's Plumbing Permit Authority.	Prior to use and maintained at all times.
7	Underground Infrastructure	
A	All underground infrastructure including all forms of water, storm water, power, gas and telecommunication systems must be located prior to the commencement of any on-site excavation and / or construction works.	Prior to site works and 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

- 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)	NA	NA

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

Development Permit Information	Details
<i>Development Description</i>	Residential - Construction of a Dwelling and Outbuildings
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Works Permit and Building/Plumbing Permit
<i>Attachments</i>	Nil
<i>Representations</i>	Two (2)

CARRIED

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

AGAINST – Cllr J Drummond

FILE REFERENCE	DA 2025 / 00055
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OFFICER'S RECOMENDATION:

- 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 Demolition of Existing Outbuildings, Construction of Dwelling Additions and Alterations on land situated at 298 St Helens Point Road, Stieglitz described in Certificate of Title 242677/8 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Cover Page	Nil	Jennifer Binns	28/05/2025
Site Plan	A03	Jennifer Binns	28/05/2025
Existing Floor Plan	A04	Jennifer Binns	28/05/2025
Proposed Floor Plan	A05	Jennifer Binns	28/05/2025
Elevations	A06 and A07	Jennifer Binns	28/05/2025
Visuals	A08	Jennifer Binns	28/05/2025
Shadow Diagrams	A09	Jennifer Binns	16/06/2025

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	
	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	Single Dwelling	
A	If a visitor accommodation use is sought for the dwelling, a further development application must be lodged with Council to seek approval for the allocation of an additional use to the dwelling.	Prior to use and maintained at all times.
B	The garage is approved for non-habitable residential use only.	To be maintained at all times.
3	Residential Use Car Parking	
A	The areas shown to be set aside for vehicle access and car parking must be: <ul style="list-style-type: none"> a. completed before the use of the development; b. constructed with a durable all weather pavement and drained in a manner that will not cause stormwater nuisance. 	Prior to use and maintained at all times.

4	Vehicle Crossover and Stormwater	
A	All stormwater (existing and proposed) should be discharged to a new bubble up pit to be located on the nature strip clear of the mapped hazard area.	Prior to use and maintained at all times.
B	The upgrade and widening of the crossover should be constructed using the "CONCRETE" details shown in standard drawing TSD-R09-v3. The section to be sealed should join seamlessly with the edge of the road and meet the standards for "ASPHALT" shown on the same standard drawing.	Prior to use and maintained at all times.
C	A Permit to Work in the Road Reservation should be obtained from the Works Department before commencing any work in the road reserve (naturestrip etc).	Prior to commencement of work.
5	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	During the period of construction, works on the site must not result in a concentration of flow onto other property, or cause ponding or other stormwater nuisance.	Prior to use and maintained at all times.
C	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.	At all times.
6	Underground Infrastructure	
A	All underground infrastructure including all forms of water, storm water, power, gas and telecommunication systems must be located prior to the commencement of any on-site excavation and / or construction works.	Prior to site works and maintained at all times.

ADVICE

- 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

- 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	N/A	N/A

provided with a copy of the Council's decision (Permit)		
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C. That the following information be included in the Permit.

Development Permit Information	Details
<i>Development Description</i>	Residential - Demolition of Existing Outbuildings, Construction of Dwelling Additions and Alterations
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Works Permit, Building/Plumbing
<i>Attachments</i>	Nil
<i>Representations</i>	Two (2)

INTRODUCTION:

The applicant is seeking approval for the demolition of existing outbuildings, construction of dwelling additions and alterations in addition to the construction of a concrete driveway and sealed crossover with stormwater intended to be discharged into a new bubble up pit located in the nature strip.

COUNCIL DECISION:

07/25.6.3.633 Moved: Clr I Carter/ 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 Demolition of Existing Outbuildings, Construction of Dwelling Additions and Alterations on land situated at 298 St Helens Point Road, Stieglitz described in Certificate of Title 242677/8 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Cover Page	Nil	Jennifer Binns	28/05/2025
Site Plan	A03	Jennifer Binns	28/05/2025
Existing Floor Plan	A04	Jennifer Binns	28/05/2025
Proposed Floor Plan	A05	Jennifer Binns	28/05/2025
Elevations	A06 and A07	Jennifer Binns	28/05/2025
Visuals	A08	Jennifer Binns	28/05/2025
Shadow Diagrams	A09	Jennifer Binns	16/06/2025

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	

	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	Single Dwelling	
A	If a visitor accommodation use is sought for the dwelling, a further development application must be lodged with Council to seek approval for the allocation of an additional use to the dwelling.	Prior to use and maintained at all times.
B	The garage is approved for non-habitable residential use only.	To be maintained at all times.
3	Residential Use Car Parking	
A	The areas shown to be set aside for vehicle access and car parking must be: <ul style="list-style-type: none"> c. completed before the use of the development; d. constructed with a durable all weather pavement and drained in a manner that will not cause stormwater nuisance. 	Prior to use and maintained at all times.
4	Vehicle Crossover and Stormwater	
A	All stormwater (existing and proposed) should be discharged to a new bubble up pit to be located on the nature strip clear of the mapped hazard area.	Prior to use and maintained at all times.
B	The upgrade and widening of the crossover should be constructed using the "CONCRETE" details shown in standard drawing TSD-R09-v3. The section to be sealed should join seamlessly with the edge of the road and meet the standards for "ASPHALT" shown on the same standard drawing.	Prior to use and maintained at all times.
C	A Permit to Work in the Road Reservation should be obtained from the Works Department before commencing any work in the road reserve (naturestrip etc).	Prior to commencement of work.
5	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	During the period of construction, works on the site must not result in a concentration of flow onto other property, or cause ponding or other stormwater nuisance.	Prior to use and maintained at all times.
C	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.	At all times.
6	Underground Infrastructure	
A	All underground infrastructure including all forms of water, storm water, power, gas and telecommunication systems must be located prior to	Prior to site works and maintained at all times.

	the commencement of any on-site excavation and / or construction works.	
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ADVICE

- 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

- 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

- That the following information be included in the Permit.

Development Permit Information	Details
<i>Development Description</i>	Residential - Demolition of Existing Outbuildings, Construction of Dwelling Additions and Alterations
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Works Permit, Building/Plumbing
<i>Attachments</i>	Nil
<i>Representations</i>	Two (2)

INTRODUCTION:

The applicant is seeking approval for the demolition of existing outbuildings, construction of dwelling additions and alterations in addition to the construction of a concrete driveway and sealed crossover with stormwater intended to be discharged into a new bubble up pit located in the nature strip.

CARRIED

**FOR – Mayor Tucker, Clr K Chapple, Clr G Barnes, Clr I Carter, Clr V Oldham, Clr K Wright
AGAINST – Clr J Drummond, Clr L Johnstone**

FILE REFERENCE	DA 2024/00213
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OFFICER'S RECOMMENDATION:

Approval is recommended with extra conditions.

- A. 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 42 SEAVIEW AVENUE, BEAUMARIS (CT169790/1) ROW (CT169790/2) and New Shared Crossover/Access with (CT62113/2) be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Planning Report	Job No: 230902	Woolcott Land Services	8 April 2025, v5
Bushfire Hazard Report	Job No: 230902	Geoff McGregor BFP-176	14/02/2024, Rev 1
Traffic Impact Assessment	Draft #3	Traffic & Civil Services	April 2025
Natural Values Assessment	-	Environmental Consulting Options Tasmania (ECOtas)	29 January 2025
On-Site Wastewater Assessment	-	Geo-Environmental Solutions (GES)	Updated January 2025

Plans / Documents to be Amended			
Plan / Document Name	Reference Number	Prepared By	Dated
Proposed Subdivision Plan	230902_PropPlan_200525_v3.0.dwg	Woolcott Land Services	20/05/25

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	
	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	Amended Plan Required	
A	Submit an amended Proposed Subdivision Plan incorporating the following:	Prior to submitting to the Council any request for approval of a plan of

	<ul style="list-style-type: none"> The 6.0m wide right of way along the eastern boundary must be moved to no less than 6.0m from the eastern boundary. 	subdivision (i.e. a survey plan).
B	Obtain approval from Council for the amended Proposed Subdivision Plan in accordance with (A) above.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
C	Implement the requirements and recommendations of the approved plan(s). The approved amended plan(s) will form part of the approval.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
3	Additional Document Required	
A	Submit a rehabilitation and regeneration landscaping plan incorporating the following: <ul style="list-style-type: none"> Landscaping, including rehabilitation and regeneration located between the 6.0m wide right of way and the eastern boundary, to an average height of 1.0m above natural ground level. 	Prior to undertaking any works or development.
B	Obtain approval from Council for the Rehabilitation and Regeneration Landscaping Plan in accordance with (A) above. The approved document will form part of the approval.	Prior to undertaking any works or development.
C	The rehabilitation and regeneration must be: <ol style="list-style-type: none"> Installed in accordance with the endorsed plan; and Measures to facilitate regeneration must be installed prior to the approval of the final plan of subdivision; and Maintained as part of the development. It must not be removed, destroyed or lopped without the written consent of the Council. 	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) and maintained.
4	Lots	
	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).
5	Bushfire Requirements	
	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: 230902, 14/02/2024) have been	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).

	implemented, including requirements regarding water supply, access, and vegetation / fuel hazard management.	
6	Covenants	
A	<p>Suitable covenants must be included in the Schedule of Easements with respect to the protection and conservation of natural values:</p> <ol style="list-style-type: none"> 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 <i>Eucalyptus globulus</i>; 5. With respect to possible future boundary fences: <ol style="list-style-type: none"> 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 solid 6-foot high paling or metal fence); b. Barbed or electrified wire should be avoided; and c. Where fencing is required through threatened native vegetation (i.e. <i>Eucalyptus ovata</i> forest and woodland, TASVEG code: DOV & <i>Allocasuarina littoralis</i> forest, TASVEG code: NAL), 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). 	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
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).
7	Easements to be created	
A	An Easement must be created over the internal access road servicing Lots 1 – 3.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
B	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).
8	Building Envelopes	
A	The Final Plan and Schedule of Easements for Lots 2-3 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).
9	Erosion and Sediment Control	
A	Submit an Erosion and Sediment Control Plan prepared by a suitably qualified person and prepared in accordance with the Tasmanian Government publication 'Soil & Water Management on Building & Construction Sites'. The plan will address the construction of the internal access road.	Prior to commencement of works and to be maintained current at all times during construction.
B	The plan must ensure that pollutants such as mud, silt or chemicals are not released from the site or transported onto the road reserve (including nature strip, footpath and road pavement).	At all times
C	Obtain approval from Council for the Control Plan	Prior to the commencement of works.
D	Implement the requirements and recommendations of the Erosion and Sediment Control Plan.	During site works and for any period of maintenance identified within the Plan.
10	Weed and Disease Hygiene Management	
A	Submit a Weed and Disease Hygiene Management Plan that: 1. Minimises the risk of introducing weeds and pathogens to site during	Prior to commencement of works and to be maintained current at all times during construction.

	subdivision works including internal access road construction; 2. Machinery and vehicle hygiene protocols; 3. Sourcing gravel and other such materials from a facility certified as weed- and disease- free; and 4. Post-construction monitoring and weed control.	
B	Obtain approval from Council for the Management Plan	Prior to commencement of works and to be maintained current at all times during construction.
C	Carry out works in accordance with the approved Management Plan.	At all times
11	Driveway Crossover	
A	Construct a driveway crossover from the road carriageway to the property boundary in accordance with the requirements of the Department of State Growth and recommendations of the approved Traffic Impact Assessment prepared by Traffic & Civil Services and dated April 2025.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
B	Following construction, the crossover must be maintained or repaired by the owner at the owner's expense in accordance with any directions given by the Department of State Growth.	Following construction and then maintained at all times.
C	The existing driveway crossover at 185 Tasman Highway must be removed and made good in accordance with the requirements of the Department of State Growth.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
12	Municipal standards & certification of works	
	Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. Any design must be completed in accordance with Council's Subdivision Design Guidelines to the satisfaction of the Works Department. Any construction, including maintenance periods, must also be completed to the approval of the Works Department.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
13	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.
14	Infrastructure Repair	
A	The owner must, at their expense, repair any Council services (e.g. pipes, drains) and any road, crossover, footpath or other Council infrastructure that is damaged as a result of any works carried out by the developer, or their contractors or agents pursuant to this permit. These repairs are to be in accordance with any directions given by the Council. If the owner does not undertake the required repair works within the timeframe specified by Council, the Council may arrange for the works to be carried out at the owner's expense.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
15	Temporary Exclusion Barrier	
	Delineate areas where vegetation is proposed to be retained with exclusion fencing/barriers/means of identification, to prevent accidental felling.	During site works.
16	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).
17	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).
18	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

2. All works associated with the development should be conducted in accordance with *Guidelines for Soil and Water Management*, Hobart City Council, available on Council's website ([http://www.bodc.tas.gov.au/webdata/resources/files/Guidelines for Soil and Water Management.pdf](http://www.bodc.tas.gov.au/webdata/resources/files/Guidelines%20for%20Soil%20and%20Water%20Management.pdf)). All worked areas not covered by structures must be promptly and progressively stabilised (e.g. revegetated) so that they will not erode and/or act as a source of sediment transfer.
3. 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.

4. TasNetworks Advice:

"Based on the information provided, the development is not likely to adversely affect TasNetworks' operations.

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

It is recommended that the customer or their electrician submit an application via our website portal found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to establish an electricity supply connection to the proposed lots 2 & 3. "

5. 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

6. Please review the attached correspondence from Sustainable Timber Tasmania regarding adjoining land which does include areas of working forests.

- 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)	Yes	Department of State Growth.

- 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	DSG Permit – New access onto a State controlled road
Attachments	Nil
Representations	One (1)

INTRODUCTION:

The application was assessed against the relevant zone and code standards within the State Planning Provisions as well as applicable standards within the Local Provisions Schedule where relevant as detailed in the tables above. The proposal complied with the relevant standards, except for the identified discretions that follow.

The application has relied on the following performance criteria of the planning scheme in seeking approval:-

Performance Criteria	<p><i>22.5.1 Lot Design (P1, P3 & P4)</i></p> <p><i>C3.5.1 Traffic Generation at a Vehicle Crossing, Level Crossing or New Junction (P1)</i></p> <p><i>C7.7.2 Subdivision within a priority vegetation area (P1.1 & P1.2)</i></p> <p><i>C8.6.2 Development within a Scenic Road Corridor (P1 & P2)</i></p>
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COUNCIL DECISION:

07/25.6.4.634 Moved: Clr K Chapple/ Seconded: Clr I Carter

Approval is recommended with extra conditions.

- A. 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 42 SEAVIEW AVENUE, BEAUMARIS (CT169790/1) ROW (CT169790/2) and New Shared Crossover/Access with (CT62113/2) be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Planning Report	Job No: 230902	Woolcott Land Services	8 April 2025, v5
Bushfire Hazard Report	Job No: 230902	Geoff McGregor BFP-176	14/02/2024, Rev 1
Traffic Impact Assessment	Draft #3	Traffic & Civil Services	April 2025
Natural Values Assessment	-	Environmental Consulting Options Tasmania (ECOtas)	29 January 2025

On-Site Wastewater Assessment	-	Geo-Environmental Solutions (GES)	Updated January 2025
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Plans / Documents to be Amended			
Plan / Document Name	Reference Number	Prepared By	Dated
Proposed Subdivision Plan	230902_PropPlan_200525_v3.0.dwg	Woolcott Land Services	20/05/25

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	
	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	Amended Plan Required	
A	Submit an amended Proposed Subdivision Plan incorporating the following: <ul style="list-style-type: none"> The 6.0m wide right of way along the eastern boundary must be moved to no less than 6.0m from the eastern boundary. 	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
B	Obtain approval from Council for the amended Proposed Subdivision Plan in accordance with (A) above.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
C	Implement the requirements and recommendations of the approved plan(s). The approved amended plan(s) will form part of the approval.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
3	Additional Document Required	
A	Submit a rehabilitation and regeneration landscaping plan incorporating the following: <ul style="list-style-type: none"> Landscaping, including rehabilitation and regeneration located between the 6.0m wide right of way and the eastern boundary, to an average height of 1.0m above natural ground level. 	Prior to undertaking any works or development.
B	Obtain approval from Council for the Rehabilitation and Regeneration Landscaping Plan in accordance with (A) above. The approved document will form part of the approval.	Prior to undertaking any works or development.

C	<p>The rehabilitation and regeneration must be:</p> <ul style="list-style-type: none"> (d) Installed in accordance with the endorsed plan; and (e) Measures to facilitate regeneration must be installed prior to the approval of the final plan of subdivision; and (f) Maintained as part of the development. It must not be removed, destroyed or lopped without the written consent of the Council. 	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) and maintained.
4	Lots	
	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).
5	Bushfire Requirements	
	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: 230902, 14/02/2024) 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).
6	Covenants	
A	<p>Suitable covenants must be included in the Schedule of Easements with respect to the protection and conservation of natural values:</p> <ul style="list-style-type: none"> 6. 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. 7. Minimise the extent of clearance and conversion and/ or disturbance to native vegetation. 8. Avoid, where practical, removal of hollow-bearing trees; 9. Avoid, where practical, removal of individuals of <i>Eucalyptus globulus</i>; 10. With respect to possible future boundary fences: <ul style="list-style-type: none"> d. 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- 	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

	<p>and-wire fence rather than a solid 6-foot high paling or metal fence);</p> <p>e. Barbed or electrified wire should be avoided; and</p> <p>f. Where fencing is required through threatened native vegetation (i.e. <i>Eucalyptus ovata</i> forest and woodland, TASVEG code: DOV & <i>Allocasuarina littoralis</i> forest, TASVEG code: NAL), 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).</p>	
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).
7	Easements to be created	
A	An Easement must be created over the internal access road servicing Lots 1 – 3.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
B	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).
8	Building Envelopes	
A	The Final Plan and Schedule of Easements for Lots 2-3 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).
9	Erosion and Sediment Control	
A	Submit an Erosion and Sediment Control Plan prepared by a suitably qualified person and prepared in accordance with the Tasmanian	Prior to commencement of works and to be maintained current at all times during construction.

	Government publication 'Soil & Water Management on Building & Construction Sites'. The plan will address the construction of the internal access road.	
B	The plan must ensure that pollutants such as mud, silt or chemicals are not released from the site or transported onto the road reserve (including nature strip, footpath and road pavement).	At all times
C	Obtain approval from Council for the Control Plan	Prior to the commencement of works.
D	Implement the requirements and recommendations of the Erosion and Sediment Control Plan.	During site works and for any period of maintenance identified within the Plan.
10	Weed and Disease Hygiene Management	
A	Submit a Weed and Disease Hygiene Management Plan that: <ul style="list-style-type: none"> 5. Minimises the risk of introducing weeds and pathogens to site during subdivision works including internal access road construction; 6. Machinery and vehicle hygiene protocols; 7. Sourcing gravel and other such materials from a facility certified as weed- and disease- free; and 8. Post-construction monitoring and weed control. 	Prior to commencement of works and to be maintained current at all times during construction.
B	Obtain approval from Council for the Management Plan	Prior to commencement of works and to be maintained current at all times during construction.
C	Carry out works in accordance with the approved Management Plan.	At all times
11	Driveway Crossover	
A	Construct a driveway crossover from the road carriageway to the property boundary in accordance with the requirements of the Department of State Growth and recommendations of the approved Traffic Impact Assessment prepared by Traffic & Civil Services and dated April 2025.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
B	Following construction, the crossover must be maintained or repaired by the owner at the owner's expense in accordance with any directions given by the Department of State Growth.	Following construction and then maintained at all times.

C	The existing driveway crossover at 185 Tasman Highway must be removed and made good in accordance with the requirements of the Department of State Growth.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
12	Municipal standards & certification of works	
	Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. Any design must be completed in accordance with Council's Subdivision Design Guidelines to the satisfaction of the Works Department. Any construction, including maintenance periods, must also be completed to the approval of the Works Department.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
13	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.
14	Infrastructure Repair	
A	The owner must, at their expense, repair any Council services (e.g. pipes, drains) and any road, crossover, footpath or other Council infrastructure that is damaged as a result of any works carried out by the developer, or their contractors or agents pursuant to this permit. These repairs are to be in accordance with any directions given by the Council. If the owner does not undertake the required repair works within the timeframe specified by Council, the Council may arrange for the works to be carried out at the owner's expense.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
15	Temporary Exclusion Barrier	
	Delineate areas where vegetation is proposed to be retained with exclusion fencing/barriers/means of identification, to prevent accidental felling.	During site works.

16	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).
17	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).
18	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. All works associated with the development should be conducted in accordance with *Guidelines for Soil and Water Management*, Hobart City Council, available on Council's website ([http://www.bodc.tas.gov.au/webdata/resources/files/Guidelines for Soil and Water Management.pdf](http://www.bodc.tas.gov.au/webdata/resources/files/Guidelines%20for%20Soil%20and%20Water%20Management.pdf)). All worked areas not covered by structures must be promptly and progressively stabilised (e.g. revegetated) so that they will not erode and/or act as a source of sediment transfer.
2. 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.

3. TasNetworks Advice:

"Based on the information provided, the development is not likely to adversely affect TasNetworks' operations.

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

It is recommended that the customer or their electrician submit an application via our website portal found here <https://www.tasnetworks.com.au/Connections/Connections-Hub> to establish an electricity supply connection to the proposed lots 2 & 3. "

4. 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

5. Please review the attached correspondence from Sustainable Timber Tasmania regarding adjoining land which does include areas of working forests.

- 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)	Yes	Department of State Growth.

- 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	DSG Permit – New access onto a State controlled road
Attachments	Nil
Representations	One (1)

CARRIED

FOR - Mayor Tucker, Clr K Chapple, Clr G Barnes, Clr I Carter, Clr V Oldham

AGAINST – Clr K Wright, Clr J Drummond, Clr L Johnstone

07/25.7.0 COUNCIL MEETING ACTIONS

07/25.7.1 Outstanding Matters

- Clr L Johnstone –Public Land List Removal, St Helens Aerodrome
- Clr J Drummond – Future Use of Old Council Offices Fingal, Fingal Post Office
- Clr Drummond – Dual Naming St Patricks Head

07/25.8.0 PETITIONS

Nil

MOTION:

A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:

That Council:

Establish, as soon as practicable in the second half of 2025, a liaison committee to oversee the repair and maintenance of the St Marys Exhibition Building for community use, including oversight of the expenditure of the \$100,000 allocated in the 2025/26 Budget.

The committee shall comprise:

- Two representatives from the Break O'Day community
- Two Council staff
- One Councillor

The committee shall be chaired by the Council officer responsible for managing the restoration project. Draft Terms of Reference for the committee are to be prepared and made available for public review.

SUBMISSION IN SUPPORT OF MOTION:**Motion 04/25.9.2 St Marys Exhibition Building – Mayor Tucker**

That Council:

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

MAYOR SUPPORTING STATEMENT:

This motion has come about because we've listened. The people of St Marys have told us loud and clear—they want to keep their Hall. It's an important part of the town, and it means a lot to the community. I'm proud to put my full support behind this. We've had solid engagement and honest feedback, and this recommendation reflects that local voice. It also gives us a practical, affordable way forward. We're not talking about any gold-plated fix here—just doing what needs to be done to get the Hall safe, usable, and open again for the community.

By locking in the funding now Council, the community, and our staff can get on with the job—no more sitting in limbo, no more back and forth. It gives us the breathing space to do the work properly, and once that's sorted, we can all come back around the table and keep working with the community to get the best outcome for its use in the future. And I just want to say—I've got a lot of trust in the councillors around this table. We might not always agree on every detail, but I reckon we're all here for the right reasons—doing our best to support what matters to our communities. This is the sort of decision that lets us move forward, together, in a way that makes sense for the people we're here to serve.

COUNCIL DECISION:

07/25.9.1.635 Moved: Clr L Johnstone/ Seconded: Clr J Drummond

A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:

That Council:

Establish, as soon as practicable in the second half of 2025, a liaison committee to oversee the repair and maintenance of the St Marys Exhibition Building for community use, including oversight of the expenditure of the \$100,000 allocated in the 2025/26 Budget.

The committee shall comprise:

- Two representatives from the Break O'Day community
- Two Council staff
- One Councillor

The committee shall be chaired by the Council officer responsible for managing the restoration project. Draft Terms of Reference for the committee are to be prepared and made available for public review.

CARRIED UNANIMOUSLY

07/25.10.1 - Question on Notice – “Lift the Tone” Campaign Implementation – Cllr Drummond

Given the Local Government Association of Tasmania's "Lift the Tone" campaign to promote respectful, ethical, and inclusive conduct in local government, could the General Manager please advise:

- 1. What actions Break O'Day Council has taken or is planning to take to support and implement the principles of the “Lift the Tone” campaign?**

REPLY

Council's 2025-26 Annual Plan which was adopted by Council at the Council Meeting on 16 June 2025 included the following action:

1.1.1.5 Council Brand - develop a communications campaign building off the LGAT Lift the Tone Campaign that showcases elected members, Council's employees and Council activities to facilitate a deeper understanding of Council.

Break O'Day Council supports the principles of the Local Government Association of Tasmania's (LGAT) “Lift the Tone” campaign, which promotes respectful, ethical, and inclusive behaviour across all levels of local government.

Council has already taken several steps in support of this initiative, including:

- All members of Council signing the campaign pledge and encouraging members of the community to do the same.
- Promoting the campaign through Council's social media platforms and website using LGAT-provided materials.
- Actively encouraging positive and respectful engagement in Council consultations and decision-making processes.

Council will continue to build on this foundation by identifying further opportunities to embed the campaign's messages across both internal operations and community-facing communications.

- 2. How will the campaign's objectives be embedded in council operations, including meeting conduct, communication protocols, staff-councillor engagement, and community interaction?**

REPLY

Council is committed to fostering a respectful organisational culture and will embed the campaign's objectives through:

- Ongoing reinforcement of the Local Government Code of Conduct and LGAT guidelines at meetings and workshops.
- Ensuring meeting conduct remains professional and inclusive, with all participants encouraged to engage respectfully and constructively.

- Reviewing internal communication protocols to ensure respectful and clear interaction between staff, councillors, and the community. This includes exploring policies such as the Unacceptable Behaviour Policy and the Staff and Councillor Interaction Policy.
- Continuing to model respectful dialogue through Council's public communications, including Council's social media platforms, website, and community engagement activities.

3. Will councillors and staff be provided with information, training, or resources as part of this initiative?

REPLY

Yes. Council is committed to continuous improvement and professional development. As part of the "Lift the Tone" campaign:

- Councillors and staff have been provided with LGAT campaign materials and any associated guidance.
- Opportunities for training or facilitated workshops on respectful engagement, conflict resolution, and communication may be considered where appropriate. Staff have recently undertaken training in Mad Bad Sad Tears Abuse and Threats (6 Unwelcome Behaviours in Local Government) workshop.
- Any updates will be shared internally via staff and Councillor communications.

4. How will the effectiveness of these actions be monitored or evaluated?

REPLY

Effectiveness will be monitored through:

- Ongoing feedback from staff, councillors, and the community.
- Review of Council meeting conduct, including any Code of Conduct complaints or procedural concerns.
- Monitoring community sentiment and engagement through social media and public consultation feedback.

The meeting adjourned at 11am for morning tea and to conduct a Citizenship Ceremony. The meeting resumed at 11:22am.

Regulation 29 of the Local Government (Meeting Procedures) Regulations 2005 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.

07/25.11.1

Clarification on Implementation of Motion 4/25.9.2 – St Marys Exhibition Hall – Cllr Janet Drummond

I have missed two recent Council meetings but have kept informed via agendas, minutes, and livestreams. I, and many other community members, remain unclear about the status of the St Marys Exhibition Hall. I am therefore seeking clarity on the implementation of Motion 4/25.9.2.

At the April meeting, Motion 4/25.9.2 was moved by Mayor Tucker, who stated:

“This motion has come about because we’ve listened. The people of St Marys have told us loud and clear, they want to keep their Hall... I’m proud to put my full support behind this... This recommendation reflects that local voice and gives us a practical, affordable way forward.”

The motion, which passed unanimously, committed Council to:

- **Retain the St Marys Exhibition Hall for community use,**
- **Undertake structural repairs and basic maintenance to make it safe and usable, and**
- **Allocate \$100,000 in the 2025/26 budget to commence this work without delay.**

This followed a sustained campaign, including ongoing public representation, a formal survey (closing 10 February 2025) rejecting demolition, and a petition with over 470 signatures, later withheld in good faith in light of the Mayor’s motion. The motion was widely welcomed across St Marys, the Fingal Valley, and Break O’Day.

However, the officer’s response to Cr Johnstone’s Question on Notice (Item 05/25.11.1), prompted by a 6 May 2025 *Examiner* article, appears to contradict the motion’s intent. It suggests:

- The motion **does not commit** to restoring the Hall for safe community gatherings;
- The approved works (~\$87,000) **do not support public use beyond storage**;
- Further upgrades (e.g. air-conditioning, reclassification) **are unfunded**.

This interpretation appears to walk back the motion’s purpose, reducing the outcome to storage-only use, the very position the community rejected and believed Council had overturned. Additionally, cost-effective engineering alternatives proposed by the community, such as external buttressing, do not appear have received a public costing.

This has led to community concern that Council officers are quietly reversing the intent of the April decision.

Given the confusion in the community, I ask:

1. **Does Council intend**, in line with the spirit of Motion 4/25.9.2, **to restore the Hall to a safe, functional condition for lawful community use**, not merely storage?
2. **Why have alternative engineering proposals**, such as external buttressing, **not been publicly considered or costed alongside the Collective Consulting option?**

3. **Will Council issue a clear, public update** to reconcile the contradiction between the Mayor's motion and the officer's current interpretation, and confirm a pathway toward realising the community's desire to retain a usable public hall?

Clarity is essential to restore trust and demonstrate that Council is honouring its unanimous decision on behalf of its residents.

REPLY

Question 1

The decision relating to the proposed uses will be subject to further independent advice and design work. In a separate notice of motion by Councillor Johnstone, it is proposed to establish a Liaison Committee. Any progression of design/reporting will be placed on hold pending the decision of Council with respect to the formation of a liaison committee and if approved, the committee will be provided with the necessary information to inform how the project progresses.

Question 2

It is not standard Council procedure to conduct community consultation in relation to technical engineering solutions in relation to how Council implements our capital works program. However, given the answer to question 1 above, any decision relating to the progression of the project engineering will involve the liaison committee if that is what is approved by Council.

Question 3

Council officers form the view that there is no contradiction and it was always intended to obtain the necessary advice by appropriately qualified independent consultants to provide the required advice to inform the future use of the building. No further progress on this project will be made until the new notice of motion requiring a report has been decided by Council.

07/25.11.2

NAIDOC Week 2026 – Cllr Liz Johnstone

During 2025 NAIDOC week, I was fortunate to attend an event supported by the Family and Children's Learning Centre together with many others in the community and attended by a number of the local Aboriginal Community. It was a wonderful event and an opportunity to have time with members of our local aboriginal community.

Will the Break O'Day Council support an event for the Break O'Day Community during NAIDOC week 2026 together with the Tasmanian NAIDOC organising committee?

REPLY

Council has previously supported NAIDOC Week events and worked with the local community to deliver events which celebrate Aboriginal and Torres Strait Islander cultures within our region. At this time, Council has not received any requests from the community or local organisations to support a NAIDOC event in 2026 and we would work with our First Nations Community on any proposal which is brought forward. If we receive a request to support a NAIDOC week event which involves a financial contribution, just like all other requests, it would need to go to Council for a formal decision.

07/25.12.0**MAYOR'S & COUNCILLOR'S COMMUNICATIONS****07/25.12.1****Mayor's Communications for Period Ending 21 July 2025**

17.06.2025	St Helens	– Meeting with Stuart Tanner from Tanner Architects, the General Manager and Council's Manager of Business Services.
18.06.2025	Launceston	– Meeting with Premier Rockliff.
18.06.2025	MS Teams	– Local Government Association of Tasmania (LGAT) meeting to discuss State Election Priorities.
19.06.2025	St Helens	– Citizenship Ceremony to welcome a new member to our community.
19.06.2025	St Helens	– Attendance at Premier Rockliff's Open Invitation Event – Easy Tiger Cinemas, St Helens
20.06.2025	St Helens	– Meeting with Premier Rockliff.
20.06.2025	St Helens	– Meeting at St Helens District Hospital with Premier Rockliff, Deputy Premier and Minister for Health Guy Barnett.
20.06.2025	St Helens	– Roundtable at Council offices with Premier Rockliff.
23-27. 06.2025	Canberra	– Australian Local Government Association's (ALGA) National General Assembly. An opportunity to advocate for better federal funding, policy reforms and effective partnerships.
01.07.2025	St Helens	– Meeting with Matthew and Victoria from Lions
03.07.2025	St Helens	– Meeting with John Hardy from RSL Tasmania
04.07.2025	St Helens	– Meeting with Mark Hennessey and Kim Towns
07.07.2025	St Helens	– Council Workshop
11.07.2025	Launceston	– NTDC's State election priorities session. NTDC will present the region's top priorities for the state election.
16.07.2025	MS Teams	– Meeting with LGAT CEO Dion Lester.

07/25.12.2**Councillor's Reports for Period Ending 21 July 2025**

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
Nil

- NRM Special Committee – Clr Liz Johnstone
No meeting has been held but there is a meeting scheduled for August.

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

- Mental Health Action Group – Clr Barry LeFevre
Nil

- Access and Inclusion Advisory Committee – Clr Kylie Wright
Most recent meeting was cancelled due to low numbers and will be rescheduled.

- Bay of Fires Master Plan Steering Committee – Clr Ian Carter
No further meetings but progressing as expected.

07/25.13.0 BUSINESS AND CORPORATE SERVICES

07/25.13.1 Corporate Services Department Report

FILE REFERENCE	018\018\001\
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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 Service Department since the previous Council Meeting.

COUNCIL DECISION:

07/25.13.1.636 Moved: Clr V Oldham/ Seconded: Clr I Carter

That the report be received.

CARRIED UNANIMOUSLY

07/25.13.2 Monthly Financial Report

FILE REFERENCE	018\018\001\
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OFFICER'S RECOMMENDATION:

That the following reports for the month ending 30 June 2025 be received:

1. Profit and Loss Statements
2. Balance Sheet
3. Statement of Cash Flows
4. Capital Works 2024-2025

INTRODUCTION:

Presented to Council are the monthly financial statements.

COUNCIL DECISION:

07/25.13.2.637 Moved: Clr I Carter/ Seconded: Clr V Oldham

That the following reports for the month ending 30 June 2025 be received:

1. Profit and Loss Statements
2. Balance Sheet
3. Statement of Cash Flows
4. Capital Works 2024-2025

CARRIED UNANIMOUSLY

07/25.13.3 Visitor Information Centre Report

FILE REFERENCE	040\028\002\
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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 the delivered by the Visitor Information Centre since the previous Council Meeting.

COUNCIL DECISION:

07/25.13.3.638 Moved: Clr I Carter/ Seconded: Clr J Drummond

That the report be received.

CARRIED UNANIMOUSLY

FILE REFERENCE	018\018\001\
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OFFICER'S RECOMMENDATION:

That Council:

1. Endorse the revised Asset Recognition and Depreciation Policy (AM01) as attached to this report; and
2. Rescinds the previous version of the policy adopted on 20 December 2021 (Minute No. 12/21.13.4.264).

INTRODUCTION

The purpose of this report is to present the revised Asset Recognition and Depreciation Policy (AM01) for Council consideration and endorsement. The proposed updates improve compliance with Australian Accounting Standards and provide clearer guidance for the recognition, depreciation, and revaluation of Council assets.

COUNCIL DECISION:

07/25.13.4.639

Moved: Clr K Wright/ Seconded: Clr G Barnes

That Council:

1. Endorse the revised Asset Recognition and Depreciation Policy (AM01) as attached to this report; and
2. Rescinds the previous version of the policy adopted on 20 December 2021 (Minute No. 12/21.13.4.264).

CARRIED UNANIMOUSLY

07/25.14.0 WORKS AND INFRASTRUCTURE

07/25.14.1 Works and Infrastructure Report

FILE REFERENCE	014\002\001\
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OFFICER'S RECOMMENDATION:

That the report be received by Council.

INTRODUCTION:

This is a monthly summary update of the works undertaken through the Works and Infrastructure Department for the previous month and a summary of the works proposed for the coming month, and information on other items relating to Council's infrastructure assets and capital works programs.

COUNCIL DECISION:

07/25.14.1.640 Moved: Clr L Johnstone/ Seconded: Clr G Barnes

That the report be received by Council.

CARRIED UNANIMOUSLY

07/25.14.2 Animal Control Report

FILE REFERENCE	003\003\018\
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OFFICER'S RECOMMENDATION:

That the report be received by Council.

INTRODUCTION:

This report aims to provide Councillors with summary statistics covering the reporting month and year to date.

COUNCIL DECISION:

07/25.14.2.641 Moved: Clr G Barnes/ Seconded: Clr K Wright

That the report be received by Council.

CARRIED UNANIMOUSLY

FILE REFERENCE	002\024\003\
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OFFICER'S RECOMMENDATION:

That Policy EP06 Tree Management Policy be accepted with minor amendment.

INTRODUCTION:

Council has a schedule for regular review of Policies and this Policy is now due for revision.

COUNCIL DECISION:**07/25.14.3.642**Moved: Clr G Barnes/ Seconded: Clr K Wright

That Policy EP06 Tree Management Policy be accepted with minor amendment.

CARRIED UNANIMOUSLY

FILE REFERENCE	002\024\003\
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OFFICER'S RECOMMENDATION:

That Policy AM15 Asset Disposal Policy be accepted with minor amendment.

INTRODUCTION:

Council has a schedule for regular review of Policies and this Policy is now due for revision.

COUNCIL DECISION:**07/25.14.4.643**Moved: Clr V Oldham/ Seconded: Clr K Wright

That Policy AM15 Asset Disposal Policy be accepted with minor amendment.

CARRIED UNANIMOUSLY

07/25.15.0 COMMUNITY DEVELOPMENT

07/25.15.1 Community Services Report

FILE REFERENCE	011\034\006\
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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:

07/25.15.1.644 Moved: Clr K Wright/ Seconded: Clr I Carter

That the report be received.

CARRIED UNANIMOUSLY

07/25.15.2 Sponsorship request – A Festival Called George

FILE REFERENCE	005\017\004\
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OFFICER'S RECOMMENDATION:

1. That Council supports this event by granting a full waiver for the hire, installation, and removal of 8 banner poles.
2. That Council does not support a \$2,000 financial sponsorship to this business in delivering a satellite event as part of the broader "A Festival Called George" event.

INTRODUCTION:

The organisers of A Festival Called George are seeking Councils continued support for the 2025 event.

COUNCIL DECISION:

07/25.15.2.645 Moved: Clr I Carter/ Seconded: Clr V Oldham

1. That Council supports this event by granting a full waiver for the hire, installation, and removal of 8 banner poles.
2. That Council does not support a \$2,000 financial sponsorship to this business in delivering a satellite event as part of the broader "A Festival Called George" event.

CARRIED UNANIMOUSLY

FILE REFERENCE	018\019\001\
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OFFICER’S RECOMMENDATION:

1. That Council provide \$1,000 to assist the Scamander Garden Club with their event “ A Burst of Summer Flower Show in the Bay of Fires” which is being held on 31 January 2026
2. That Council include the sum of \$1,000 in any future budgets for this event as Council sponsorship

INTRODUCTION:

Council has received a written request to assist the Scamander Garden Club with funding to help them with their event “A burst of Summer Flower show in the Bay of Fires”

COUNCIL DECISION:**07/25.15.3.646**Moved: Clr I Carter/ Seconded: Clr K Wright

1. That Council provide \$1,000 to assist the Scamander Garden Club with their event “ A Burst of Summer Flower Show in the Bay of Fires” which is being held on 31 January 2026
2. That Council include the sum of \$1,000 in any future budgets for this event as Council sponsorship

CARRIED UNANIMOUSLY

FILE REFERENCE	004\008\007\
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OFFICER'S RECOMMENDATION:

That Council investigate the installation of security cameras at the Mathinna Recreation Ground in response to ongoing reports of alleged inappropriate or anti-social behaviour occurring on weekends and pursue relevant grant funding opportunities to cover the associated installation costs.

INTRODUCTION:

That Council consider the installation of CCTV cameras at the Mathinna Recreation Ground. The goal of this initiative is to deter negative behaviour, improve safety, and provide a means of identifying individuals responsible for any future incidents.

COUNCIL DECISION:**07/25.15.4.647**Moved: Clr I Carter/ Seconded: Clr K Wright

That Council investigate the installation of security cameras at the Mathinna Recreation Ground in response to ongoing reports of alleged inappropriate or anti-social behaviour occurring on weekends and pursue relevant grant funding opportunities to cover the associated installation costs.

CARRIED UNANIMOUSLY

07/25.16.0 DEVELOPMENT SERVICES

07/25.16.1 Development Services Report

FILE REFERENCE	031\013\003\
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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:

07/25.16.1.648 Moved: Clr V Oldham/ Seconded: Clr G Barnes

That the report be received.

CARRIED UNANIMOUSLY

07/25.16.2 Appointment of Break O'Day Council Natural Resource Management Committee representative

FILE REFERENCE	010\028\003\
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OFFICER'S RECOMMENDATION:

That Council appoint Councillor Vaughan Oldham as its third representative on Council's Natural Resource Management Special Committee.

INTRODUCTION:

The Council's Charter for its Natural Resource Management (NRM) Committee provides for appointment of three Council representatives to the Committee.

COUNCIL DECISION:

07/25.16.2.649 Moved: Clr K Wright/ Seconded: Clr G Barnes

That Council appoint Councillor Vaughan Oldham as its third representative on Council's Natural Resource Management Special Committee.

CARRIED UNANIMOUSLY

07/25.17.0

GOVERNANCE

07/25.17.1

General Manager's Report

FILE REFERENCE	002\012\001\
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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:

07/25.17.1.650

Moved: Clr G Barnes/ Seconded: Clr V Oldham

That the General Manager's report be received.

CARRIED UNANIMOUSLY

FILE REFERENCE	014\006\001\
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OFFICER'S RECOMMENDATION:

That Council approve the updated Council Meeting Procedures 2025 and Council Meeting Agenda Template in accordance with the amendments to the *Local Government (Meeting Procedures) Regulations 2025*.

INTRODUCTION:

The Local Government (Meeting Procedures) Regulations 2015 is an important part of the local government legislative framework in Tasmania. The Meeting Procedures Regulations are made under the *Local Government Act 1993 (the Act)*.

Regulations last for 10 years and are then required to be 'rewritten' (or remade). This requirement is set out under *section 11(2) of the Subordinate Legislation Act 1992*.

COUNCIL DECISION:**07/25.17.2.651**Moved: Clr J Drummond/ Seconded: Clr I Carter

That Council approve the updated Council Meeting Procedures 2025 and Council Meeting Agenda Template in accordance with the amendments to the *Local Government (Meeting Procedures) Regulations 2025*.

An Amendment was moved:

07/25.17.2.651Clr L Johnstone/ Seconded: Clr K Wright

Raise concerns with the Minister for Local Government, Office of Local Government and LGAT regarding the recording of Closed Council meetings which relate to personnel matters and potential access to recordings.

CARRIED UNANIMOUSLY

The Amendment becomes the Motion:

A Procedural Motion was moved:**07/25.17.2.651**Clr L Johnstone / Seconded: Clr K Wright

To defer the approval of the Council Meeting Procedures to a Council Workshop.

CARRIED UNANIMOUSLY

FILE REFERENCE	002\038\002\
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OFFICER'S RECOMMENDATION:

That Council receive and adopt the Economic Development Strategy and endorse the Economic Development Action Plan.

INTRODUCTION:

Council contracted consultants Stantec to undertake the development of an Economic Development Strategy for the Break O'Day area in May 2024.

There were two determined outcomes for the development of the Strategy:

1. Economic Development Strategy for the Break O'Day municipality, and
2. Four-Year Action Plan.

COUNCIL DECISION:**07/25.17.3.652**Moved: Clr K Wright/ Seconded: Clr I Carter

That Council receive and adopt the Economic Development Strategy and endorse the Economic Development Action Plan.

CARRIED UNANIMOUSLY

Pursuant to Regulation 15(1) of the Local Government (Meeting Procedures) Regulations 2015 that Council move into Closed Council.

Moved: Clr L Johnstone/ Seconded: Clr K Wright

IN CONFIDENCE

07/25.18.0 **CLOSED COUNCIL**

07/25.18.1 **Confirmation of Closed Council Minutes – Council Meeting 16 June 2025**

COUNCIL DECISION TO APPEAR IN THE PUBLIC MINUTES:

07/25.18.1.CC Moved: Clr K Wright/ Seconded: Clr J Drummond

That the minutes of the Closed Council Meeting held on the 16 June 2025 be confirmed.

CARRIED UNANIMOUSLY

07/25.18.2 **Outstanding Actions List for Closed Council**

Nil

07/25.18.3 **Closed Council Item Pursuant to Section 17(2)(i) of the Local Government (Meeting Procedures) Regulations 2015 - Clr Janet Drummond Leave of Absence**

Clr Drummond left the Closed Council meeting at 1:07pm.

DECISION TO APPEAR IN THE PUBLIC MINUTES:

07/25.18.3.CC Moved: Clr L Johnstone/ Seconded: Clr K Wright

That Leave of Absence be granted to Clr Janet Drummond.

CARRIED UNANIMOUSLY

Clr Drummond returned to the Closed Council meeting at 1:08pm.

All Council Officers departed the Closed Council meeting at 1:08pm.

07/25.18.4 Closed Council Item Pursuant to Section 17(2)(a) of the Local Government (Meeting Procedures) Regulations 2015 - General Manager Review

DECISION TO APPEAR IN THE PUBLIC MINUTES:

No decision is to appear in the Public Minutes.

CARRIED UNANIMOUSLY

Pursuant to Regulation 15(1) of the Local Government (Meeting Procedures) Regulations 2005 that Council move out of Closed Council.

Moved: Clr I Carter / Seconded: Clr J Drummond

07/25.19.0 MEETING CLOSED

Mayor Tucker thanks everyone for their attendance and declared the meeting closed at 1:20pm.

.....
MAYOR

.....
DATE