



COUNCIL MEETING AGENDA

Monday 15 June 2026
Council Chambers, St Helens

John Brown, General Manager
Break O'Day Council
9 June 2026

NOTICE OF MEETING

Notice is hereby given that the next meeting of the Break O'Day Council will be held at the St Helens Council Chambers on Monday 15 June 2026 commencing at 10.00am.

CERTIFICATION

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



JOHN BROWN
GENERAL MANAGER
Date: 9 June 2026

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AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL

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

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

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

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

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

OPENING & INTRODUCTION

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

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

ACKNOWLEDGEMENT OF COUNTRY

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

LIVE AUDIO/VISUAL STREAMING OF COUNCIL MEETINGS

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

06/26.1.0 ATTENDANCE

06/26.1.1 Present

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

06/26.1.2 Apologies

Nil

06/26.1.3 Leave of Absence

0/26.1.4 Staff in Attendance

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

06/26.2.0 PUBLIC QUESTION TIME

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

A question asked at a meeting is to:

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

General statements are not permitted during question time.

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

Question 1:

Does the Council have systems or protocols in place so that all correspondence from members of the public sent to Administration is automatically and immediately acknowledged with a reply that the sender's correspondence has been received?

REPLY

Yes. Emails sent to Council's Administration email address receive an automatic response confirming that the correspondence has been received.

The General Manager has previously stated that:

- Council has not established a position on whether continual strata title and multiple tourist accommodation outside serviced settlements will have undesirable long-term impacts on the coastal environment
- Council has not formed a position on whether the current Planning Scheme prevents ribbon and cluster developments within the 1 km coastal zone.
- Council may develop a vision for scenic protection during the Scenic Areas Assessment project currently underway which was due to be completed end of June this year. The project will determine whether any changes to current scenic protection provisions should be considered in the future.
- Council does not propose to establish an advisory committee for this project but the preparation of the brief will be undertaken by Council staff. Community input will be possible once the scope and framework has been approved via Councillor's workshops, and the consultation is likely to include public exhibition, verbal and written feedback and engagement with key stakeholders who as yet are unspecified.
- The project has been delayed until a new Senior Planner is recruited and will now extend into the next financial year.
- Council takes current scenic protections along scenic corridors seriously.
- Council does not specifically attribute economic value to scenic protection.

Question 2:

In view of the Council's statement to the Planning Commission in 2022 that *"a review of the Scenic Road Corridor overlay and inclusion of a Scenic Protection Area overlay would require a comprehensive assessment across the municipality and extensive public consultation"*, and given the set of negative, cautious and uncertain phrases in the above statements what level of importance does the General Manager attach to the Scenic Areas Assessment project compared to other planning tasks?

REPLY

The Scenic Areas Assessment remains a priority and was originally expected to be completed prior to 30th June 2026 as per Council's Annual Plan, however unexpectedly delayed due to staff vacancy, it is expected that this will be a high priority for the new incumbent.

Question 3:

As this project seems dependent on appointment of a new senior planner who will need time to become accustomed to the scenic protection issue of the coastal zone and time to appreciate the exceptionally strong value the community places on our natural assets, when does the General Manager expect to produce any output from this project?

REPLY

This question is unable to be answered until such time as a new senior planner commences and the recruitment process remains underway. It is anticipated the Scenic Areas assessment as contained within Councils current Annual Plan will be carried over to the 2026/2027 Annual Plan and be completed prior to 30th June 2027.

06/26.3.0 COUNCILLOR'S QUESTIONS ON NOTICE

Nil

06/26.4.0 COUNCILLOR'S QUESTIONS WITHOUT NOTICE

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

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

06/26.5.0 DECLARATION OF INTERESTS OF A COUNCILLOR OR CLOSE ASSOCIATE

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

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

06/26.6.0 CONFIRMATION OF MINUTES

06/26.6.1 Confirmation of Minutes – Council Meeting 18 May 2026

OFFICER'S RECOMMENDATION:

That the minutes of the Council Meeting held on the 18 May 2026 be confirmed.

There was a workshop held 1 June 2026 and the following items were listed for discussion:

- Presentation – Strategic Asset Management Plan – Ashay Prabhu, Government Finance Officers Association
- 2026-2027 Annual Plan
- Pending Development Application Updates
- Protection of the scenic and natural values of the Break O’Day coastline – North East Bioregional Network - A ban on strata titles and multiple dwellings for tourism accommodation outside of serviced settlements
- Protection of the scenic and natural values of the Break O’Day coastline – North East Bioregional Network - Reintroduce the prohibition on subdivision within 1km of the coast outside of settlements to prevent ribbon development and unrelated cluster development
- Memorial Park Amenities Upgrade
- Strategic Asset Management Plan (SAMP) FY25/26 – FY34/35
- Valuer General Municipal Revaluation 2026
- Municipal Revaluation and Council’s Rating Response 2026/27
- Review of Policy LG40 - Rates and Charges Policy
- 2026-2027 Budget Estimates
- Animal Control Report
- Funding of Ladder at Scamander Pontoon
- Break O’Day Artists Inc - Art & Culture Funding Program 2025 - 2026
- Northern Tasmania Development Corporation Ltd (NTDC) – Receipt of Quarterly Report January-March 2026
- Break O’Day Business Enterprise Centre Funding
- St Helens Neighbourhood House – Current Situation and Council Position
- Worker Accommodation and Subdivision – Annie/Medea St vacant land St Helens Neighbourhood House – Current Situation and Council Position
- Website Tender Review
- Community Service Organisations – Clr I Carter

06/26.8.0 PLANNING AUTHORITY

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

06/26.8.1 DA 037-2026 - Visitor Accommodation - Additional Use for Visitor Accommodation - Lot 107 Wedge Court, Binalong Bay

ACTION	DECISION
COUNCIL MEETING DATE	15.06.2026
PROPONENT	Melissa Katherine Reeves
OFFICER	Alex McKinlay, Planning Officer
FILE REFERENCE	DA 2026 / 00037
ASSOCIATED REPORTS AND DOCUMENTS	<ol style="list-style-type: none">1. Plans for Approval2. Representations (x3)3. Applicant's Response to Representations4. Planning Scheme Assessment

OFFICER'S RECOMMENDATION:

- A. After due consideration of the application received and pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O’Day*, that the application for Visitor Accommodation - Additional Use for Visitor Accommodation on land situated at Lot 107 Wedge Court, Binalong Bay described in Certificate of Title 156912/107 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Locality Plan	WD00	Charlie Ellis Architecture	Nil
Site Plan	WD02	Charlie Ellis Architecture	8/1/2024
Ground Floor Plan	WD04	Charlie Ellis Architecture	8/1/2024
First Floor Plan	WD05	Charlie Ellis Architecture	8/1/2024
Applicant's Written Planning Scheme Response	Nil	Received from Melissa Reeves	31/03/2026

CONDITIONS

CONDITION		TIMING
1.	Approved Plans and/or Document	
A	Undertake Use 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.	Visitor Accommodation	
A	<p>A management plan for the operation of the visitor accommodation must be submitted to Council for endorsement. The management plan must include, but is not limited to, the following measures:</p> <ul style="list-style-type: none"> a. To limit, manage and mitigate noise generated as a result of the visitor accommodation; b. To limit, manage, and mitigate behaviour issues caused as a result of the visitor accommodation; c. To specify that maximum occupancy of the visitor accommodation is 12 people (where guest numbers exceed 8 people, only 8 adults are permitted); d. To prohibit parties and related activities or events; and e. To specify that if guests utilise the site for the parking of vehicles they must be parked on the site in the approved carparking area and detail where the designated parking space is located and how the space is to be accessed; and f. To provide the name and contact phone number of a person who will respond to any complaints regarding behaviour of guests. 	Prior to use and maintained at all times.
B	Obtain endorsement from Council for the management plan for the visitor accommodation plan. Operation of the visitor accommodation must be in accordance with the endorsed management plan and the name of the manager; their associated contact information is to remain updated at all times and those details be provided to Council.	Prior to use and maintained at all times.
C	Once endorsed, the Visitor Accommodation Management Plan must be provided to adjoining property owners and occupiers.	Prior to use and maintained at all times.

3.	Nuisance	
A	Use of the development must not create a nuisance as defined by the <i>Environmental Management and Pollution Control Act 1994</i>	Maintained at all times.

ADVICE

1. This permit allows for the dual Residential Use and Visitor Accommodation Use of the existing dwelling at Unit 107 17 Wedge Court, Binalong Bay (CT 156912/107).
- B. That all external Referral Agencies for the development application be provided with a copy of the Council's decision (Permit).

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

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

Development Permit Information	Details
<i>Development Description</i>	Visitor Accommodation - Additional Use for Visitor Accommodation
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Nil
<i>Attachments</i>	Nil
<i>Representations</i>	Three (3)

INTRODUCTION:

The applicant is seeking approval for the allocation of an additional use of visitor accommodation to the existing dwelling/unit on the subject site at Unit 107 17 Wedge Court, Binalong Bay.

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER'S REPORT:

1. The Proposal

The proposal is for an additional use of visitor accommodation being applied to the subject site at Unit 107 17 Wedge Court, Binalong Bay (CT 156912/107). The property is subject to the 10.0 Low Density Residential Zone from the Tasmanian Planning Scheme. Notably, the subject site has an existing four-bedroom unit/dwelling (note: the rumpus room is included as the fourth bedroom)

which was constructed as a result of previous approvals issued for *DA 347-2004 Fourteen Lot Strata Development* including *DA 272-2023 Dwelling* (note: the design of the unit/dwelling was approved under DA 347-2004, this application relates to the Building and Plumbing approvals). This application seeks to apply the additional use of visitor accommodation to the entirety of the unit/dwelling.

2. Applicable Planning Assessment

- 10.0 Low Density Residential Zone
- C2.0 Parking and Sustainable Transport Code

3. Referrals

- No referrals were required for this application.

4. Assessment

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

Tasmanian Planning Scheme – Break O’Day State Planning Provisions Version 16:

- *10.3.2 Visitor Accommodation (P1 and P2)*

Detailed assessment against the provisions of the *Tasmanian Planning Scheme – Break O’Day* version 16 where the proposal was reliant on satisfying the performance criteria, is provided below.

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

Planning Assessment

10.0 Low Density Residential Zone

10.3 Use Standards

10.3.2 Visitor Accommodation

Acceptable Solutions	Performance Criteria
<p>A1 Visitor Accommodation must:</p> <ul style="list-style-type: none"> a) accommodate guests in existing habitable buildings; and b) have a gross floor area of not more than 200m² per lot. 	<p>P1 Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> a) the privacy of adjoining properties; b) any likely increase in noise to adjoining properties; c) the scale of the use and its compatibility with the surrounding character and uses within the area; d) retaining the primary residential function of an area; e) the impact on the safety and efficiency of the local road network; and f) any impact on the owners and users rights of way.

Assessment against the Performance Criteria is required.

Performance Criteria Assessment

This application which seeks approval for the allocation of an additional use of visitor accommodation to the entirety of the existing unit/dwelling on the subject site at Unit 107 17 Wedge Court, Binalong Bay, is unable to satisfy the acceptable solution.

While guests can be accommodated within the existing unit/dwelling, the gross floor area exceeds 200m² (note: the unit/dwelling has a gross floor area of 291m²). However, the performance criteria can be considered appropriately satisfied as evident in the completed assessment below:

- a) The existing unit/dwelling has an approximate setback to the following properties which adjoin the subject site:
- Approximately 4.3m to the nearest unit/dwelling at Unit 5 and specifically the garage (note: has approval for visitor accommodation use).
 - Approximately 38m to the existing dwelling located at 22 Coffey Drive
 - Approximately 11.5m to the existing dwelling located at 40 Highcrest Avenue (note: has approval for visitor accommodation use); and
 - The adjoining property at Unit 8 is currently vacant.

With regard being given to the size of the property (note: 421m²), the abovementioned setback distance to dwelling structures on adjoining properties and the current level of privacy afforded to the existing residential properties of the area, it is reasonable to conclude that the proposed additional use for visitor accommodation will neither diminish nor significantly impact upon the privacy currently enjoyed by the residents of adjoining properties.

- b) Any noise generated by the proposed additional use for visitor accommodation for unit 107 will likely be comparable to noise generated by a residential use (i.e. permanent residents or tenants). It is worth noting that given the nature of visitor accommodation, the structure will likely be unoccupied between bookings with regard being given to cleaning/maintenance.
- c) The proposed additional use for visitor accommodation which is intended for the approximate 291m² existing single dwelling structure is of a reasonable scale and compatible with the established residential character observable within the surrounding area. It is worth noting that the building typology can be described as being largely two-storey dwellings with associated outbuildings.
- d) This application does not include the removal of the residential use rights associated with the unit/dwelling (note: application dual use rights for both residential and visitor accommodation). Accordingly, the proposed additional use of visitor accommodation for the existing unit/dwelling is unlikely to significantly compromise the predominant residential function of the area. It is also worth noting that the surrounding area does include several properties which have existing planning approval for an additional use of visitor accommodation including but not limited to:

- Unit 5/17 Wedge Court, Binalong Bay
- Unit 3/17 Wedge Court, Binalong Bay
- Unit 2/82 Main Road, Binalong Bay
- 20 Coffey Drive, Binalong Bay
- 40 Highcrest Avenue, Binalong Bay; and
- 2 King Street, Binalong Bay

- e) The expected vehicle movements associated with the visitor accommodation use are likely to be comparable or less than the existing vehicle movements associated with dwellings (residential uses) within the surrounding area. Specifically, the 'Guide to Traffic Generating Developments – Version 2.2 – October 2002' provides an approximation of 9 daily vehicle trips associated with a dwelling whereas casual accommodation (note: motel is referenced within the document and is the most similar to visitor accommodation) is expected to be 3 daily vehicle trips per unit. With reference to assessment completed for clause C2.5.1 Car Parking Numbers from the C2.0 Parking and Sustainable Transport Code, three parking spaces are required for the proposed visitor accommodation and the site currently has capacity to accommodate four parking spaces.
- f) Access to the subject site is currently achieved via an existing shared driveway which services all 13 Strata Lots contained within 17 Wedge Court. The subject site is not reliant upon a right of way to achieve access. No further assessment is required.

Acceptable Solutions	Performance Criteria
<p>A2 Visitor Accommodation is not for a strata lot that is part of a strata scheme where another strata lot within that strata scheme is used for a residential use.</p>	<p>P2 Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other strata lots within the strata scheme, having regard to:</p> <ul style="list-style-type: none"> a) the privacy of residents; b) any likely increase in noise; c) the residential function of the strata scheme; d) the location and layout of the strata lots; e) the extent and nature of any other non-residential uses; and f) any impact on shared access and common property.
<p>Assessment against the Performance Criteria is required.</p> <p>Performance Criteria Assessment</p> <p>This application which seeks approval for the allocation of an additional use of visitor accommodation to the entirety of the existing unit/dwelling on the subject site at Unit 107 17 Wedge Court, Binalong Bay, is unable to satisfy the acceptable solution.</p> <p>The existing four-bedroom unit/dwelling is located within a strata scheme and in addition to the surrounding strata lots located within the immediate vicinity, these strata lots were previously approved under DA 347-2004 Fourteen Lot Strata Development on the 27/09/2004 (note: there have been numerous minor amendments approved for this application). Each of these strata lots</p>	

had approved designs for a unit/dwelling for residential purposes however, the performance criteria can be considered appropriately satisfied as evident in the completed assessment below:

- a) The existing unit/dwelling has an approximate setback to the following properties within the strata scheme:
- Approximately 4.3m to the unit/dwelling and specifically the garage at Unit 5 (note: has approval for visitor accommodation use). It is worth noting that the unit/dwelling on the subject site does not contain a deck which would directly overlook the private open space associated with Unit 5. As development does not form part of this application, the existing level of privacy experienced by the residents will remain unchanged.
 - The adjoining property at Unit 8 is currently vacant and the property does not have an active development application at this time.
 - Approximately 33m setback to the unit/dwelling at Unit 3 (note: has approval for visitor accommodation use).
 - Over 40m to the unit/dwelling at Unit 2.

With regard being given to the size of the property (note: 421m²) and the abovementioned setback distances to existing unit/dwelling on strata lots, it is reasonable to conclude that the proposed additional use for visitor accommodation will neither diminish nor significantly impact upon the privacy currently enjoyed by the residents of the strata scheme.

- b) Similar to the completed assessment above for P1, any noise generated by the proposed additional use for visitor accommodation for unit 107 will likely be comparable to noise generated by a residential use (i.e. permanent residents or tenants). It is worth noting that given the nature of visitor accommodation, the structure will likely be unoccupied between bookings with regard being given to cleaning/maintenance.
- c) Since this application is not for a change of use but rather the allocation of an additional use of visitor accommodation, it is unlikely to compromise the residential nature of the strata scheme since the existing residential use right will remain in effect (i.e. dual use of unit 107 for either residential or visitor accommodation purposes).
- d) The strata scheme that unit 107 is located within comprises the entirety of 17 Wedge Court, Binalong Bay and includes 13 collocated strata lots which vary in size and shape. Notably, most of the strata lots remain undeveloped at this time with Units 2, 3 and 5 being the only other lots that have a unit/dwelling (note: there is a current development application for the proposed construction of a Dwelling, Attached Garage and Deck for Unit 4).
- e) It is observable after reviewing the property file associated with each of the 13 Strata Lots located within 17 Wedge Court, that there are two other units which have received previous planning approval for visitor accommodation use to occur within their respective unit/dwelling. Specifically, the existing unit/dwelling on the adjoining property at Unit 5 (*DA 282-2018 Change of Use to Visitor Accommodation*) and Unit 3 (*DA 205-2020 Dwelling and Visitor Accommodation Use*) have both received previous planning approval which allows for dual residential and visitor accommodation use rights.

- f) The locality plan demonstrates that access to the subject site is achieved via the existing strata scheme driveway which services all strata lots contained within 17 Wedge Court. While the proposed additional use for visitor accommodation will result in guests utilising the existing driveway, considering that the majority of the strata lots remain undeveloped and the nature of occupancy associated with visitor accommodation (i.e. sporadic and not frequently resided within for a long period of time), it is reasonable to conclude that any impact that the proposed additional use of visitor accommodation will likely be minimal and not unreasonable.

5. Representations

The application was advertised 18th April 2026 to 1st May 2026 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. Three (3) representations were received prior to the closing date and time. The issues raised within the representation are as follows:-

Representation 01

Issue	Response
<p>Concerns over the potential for 12 people to be accommodated and associated vehicle movement (small bus or people arriving in three cars).</p>	<p>While maximum capacity has been identified to be up to 12 people, it does not necessarily indicate that every booking received will be for 12 people. The planning scheme response in conjunction with the written response to the representations prepared by the applicant, strongly indicate that the 12 people that could be accommodated within the unit/dwelling are not intended to be comprised entirely of adults. To address this specific concern, the applicant has confirmed the following within their written response to the representations:</p> <p><i>‘The maximum property capacity of 12 people is envisaged to be 3 families of 4 travelling together; ie. 6 adults and 6 children.</i></p> <p><i>It is intended that even following the approval of a maximum capacity of 12 people, the property will only accept bookings with a maximum number of 8 ADULT guests (ie. 2 per bedroom). In any cases where the number of guests exceed 8 people, up to the applied maximum capacity of 12 people, the additional guests must be children’.</i></p> <p>Given that this application includes a visitor accommodation intending to operate within a unit/dwelling which has a gross floor area exceeding 200m² and is located within a Strata Scheme, this application will be conditioned to require a visitor accommodation management plan as outlined within condition 2. In relation to the</p>

	<p>occupancy number of the visitor accommodation, the following will be outlined within condition 2A:</p> <p>a. <i>‘To specify that maximum occupancy of the visitor accommodation is 12 people (where guest numbers exceed 8 people, only 8 adults are permitted);’</i></p> <p>Additionally, it is important to note that the proposed visitor accommodation was able to achieve the acceptable solution in relation to parking space requirements as per clause C2.5.1 <i>Car Parking Numbers</i> from the C2.0 Parking and Sustainable Transport Code. For context, please refer to the Planning Officer’s completed assessment below:</p> <p><i>‘The existing unit/dwelling contains three bedrooms including a rumpus which is being utilised as a fourth bedroom. The parking space requirements for visitor accommodation as per Table 2.1, requires either one space per unit or one space per four beds (whichever is the greater). Within the context of the existing unit/dwelling, bedrooms one through to three contain double beds (6 beds) and the rumpus room contains two triple bunks with a double on the lower bunk and a single bed located above as the upper bunk (6 beds).</i></p> <p><i>In accordance with Table 2.1, three parking spaces are required for the proposed visitor accommodation. Notably, the applicant has confirmed that guests will have access to the double car garage, and it is evident that the existing driveway will have capacity to accommodate an additional two parking spaces. Therefore, the proposed visitor accommodation use will be afforded a maximum of four parking spaces which exceeds the aforementioned three parking space requirement thereby satisfying the acceptable solution’.</i></p>
<p>Potential impact on the existing onsite wastewater system which currently services the strata scheme that the dwelling is located within. Specific concerns included who would be responsible for replacing the system and how long would the system be out of operation should failure occur.</p>	<p>The assessment of this planning application does not require consideration of the existing onsite wastewater system that services the Strata Scheme. This application required assessment against the use standards associated with the 10.0 Low Density Residential Zone and the C2.0 Parking and Sustainable Transport Code under the current Tasmanian Planning Scheme.</p>

	<p>It is worth noting that under the previous Break O’Day Interim Planning Scheme 2013, any application received for visitor accommodation required assessment against the use standards associated with the E16.0 On-site Wastewater Management Code. Under the previous planning scheme, the capacity of an existing system servicing the site was considered and appropriate conditions were included to limit occupancy numbers if the site had an area less than 5000m². However, the current Tasmanian Planning Scheme does not include either a provision or code regarding onsite wastewater systems.</p> <p>The ongoing operation including maintenance of the existing system, is the responsibility of the Body Corporate of the Strata Scheme.</p>
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Representation 02

Issue	Response
Concerns over the potential for 12 people to be accommodated and primarily regarding the ability for the site to accommodate the necessary parking spaces and increased vehicular movements.	Please refer to the response provided above in Representation 01.

Representation 03

Issue	Response
Are currently of the opinion that the resident capacity associated with the existing dwelling is already high, untested and potentially problematic.	The general commentary has been noted but it is not applicable to the assessment of this application against the current Tasmanian Planning Scheme. Specifically, the matter raised is external to the relevant zone and code provisions of the Tasmanian Planning Scheme.
The potential for the property to be utilised for parties or equivalent activities and the subsequent availability of parking spaces.	Please refer to the response provided above in Representation 01.
Potential ongoing impacts to shared infrastructure (e.g. footpaths, gardens and inground lighting).	The indicated impacts appear to be associated with the potential behaviour of guests which can be difficult to predict. With regard to condition 2, it will be a requirement that measures to limit, manage, and mitigate behaviour issues are included within the visitor accommodation management plan.

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

6. Mediations

No mediation occurred as part of this application.

7. Conclusion

In accordance with 6.10 of the *State Planning Provisions (Tasmanian Planning Scheme – Break O’Day)*, the application has been assessed against the objectives of the Scheme, in particular the 10.0 Low Density Residential Zone all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and two (2) Performance Criterion. The received representation has been considered with a recommended condition proposed in response to concerns.

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Key Focus Area:

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

LEGISLATION & POLICIES:

Tasmanian Planning Scheme – Break O’Day

Land Use Planning and Approvals Act 1993

Local Government (Building and Miscellaneous Provisions) Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

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

VOTING REQUIREMENTS:

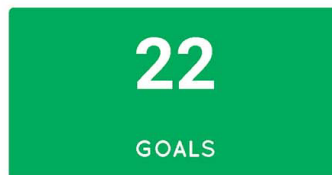
Simple Majority

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



COUNCIL RESOLUTIONS - MEETINGS - PUBLIC

09/06/2026



COUNCIL RESOLUTIONS PLAN

COUNCIL RESOLUTIONS - MAY 2026

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
0%	18/05/2026	31/07/2026	05/26.11.1.759 Online Access Centre Funding – Councillor Kylie Wright	That Council defer the item to a future Council Workshop	Item to be included in July Council workshop for discussion	General Manager
0%	18/05/2026	30/06/2026	05/26.11.2.760 Replace native grasses and rushes – Mayor Mick Tucker	That Council, over the next 12 months, remove and replace non- flowering grasses in the main CBD of St Helens and replace with colourful, vibrant plants that are drought resistant, in keeping with our town's coastal identity and in line with endorsed Council Planting Guidelines.	Action not yet commenced. Report to be prepared for workshop discussion with the Council.	Manager Infrastructure and Development Services
100%	18/05/2026	30/06/2026	05/26.13.3.763 2026/2027 Schedule of Fees & Charges	That Council adopt the Schedule of Fees & Charges 2026/2027 as presented.	Fees & Charges document has been finalised, printed and circulated to all staff and it will be uploaded to the website on the 30 June 2026.	Corporate Services Coordinator
100%	18/05/2026	30/06/2026	05/26.14.3.766 Break O'Day Waste Strategy 2025-2030	That Council endorse the Break O'Day Waste Strategy 2025-2030.	Council endorsed the Waste Strategy 2025-2030 at the May 2026 Council meeting,	Manager Infrastructure and Development Services
100%	18/05/2026	30/06/2026	05/26.15.3.769 Art & Culture Funding Program 2025 - 2026	That Council note the total funding requested of \$5,500, of which \$2,500 has been paid, and approve the release of the remaining \$3,000 previously withheld from this application, resulting in a total allocation of \$5,500 under the Art & Culture Grant Program 2025–2026 to support the delivery of community workshops.	Decision of Council actioned	Manager Community Services
100%	18/05/2026	30/06/2026	05/26.15.4.770 Pathways to Connection – Walking Together Strategy	That Council adopt the Pathways to Connection – Walking Together Strategy.	Council officers will progressively implement the actions contained within the Plan and publish on Council's website	Manager Community Services

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
100%	18/05/2026	30/06/2026	05/26.16.2.772 Northeast Coast Shorebird Working Group – Terms of Reference	Council endorse the <i>Northeast Coast Shorebird Working Group Terms of Reference</i> .	Council endorsed the <i>Northeast Coast Shorebird Working Group Terms of Reference</i> at its May Meeting.	NRM Facilitator
100%	18/05/2026	30/06/2026	05/26.16.3.773 Cat Management in Tasmania – Discussion Paper Submission	That Council submit comments on the Tasmanian Government's <i>Cat Management in Tasmania – Discussion Paper</i> (Biosecurity Tasmania).	Council's comments on the Tasmanian Government's <i>Cat Management in Tasmania – Discussion Paper</i> were submitted to Biosecurity Tasmania after its May Meeting.	NRM Facilitator
100%	18/05/2026	30/06/2026	05/26.17.4.777 Scamander Sports Complex Request For Tender	This report seeks Council endorsement to proceed with a Request for Tender (RFT) for the preparation of a Master Plan for the Scamander Sports and Community Complex.	RFQ has now closed with one submission.	Executive Officer

COUNCIL RESOLUTIONS - APRIL 2026

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
75%	20/04/2026	18/05/2026	04/26.15.6.744 Art & Culture Funding Program 2025 – 2026	<p>That Council allocate funding to the following project through the Art & Culture Grant Program 2025–2026: Mel Fidler and Natasha Lowe Project Description: Ocean Creatures with Plastic Features Funding Allocation: \$2,500, with the condition that these funds are not used to cover wage-related expenses associated with the project.</p> <p>That Council staff write to the other organisation and ask that they redo their budget as there is a doubling up of costs with another event.</p>	<p>Successful applicant was advised of the Council decision. The other applicant was requested to meet with Council staff, this has taken place and a new budget requested. Awaiting same and will take the requested budget to the June Council meeting</p>	<p>Manager Community Services</p>
25%	20/04/2026	30/06/2026	04/26.17.3.753 Honour boards for Recognition of Service	<p>That Council:</p> <ol style="list-style-type: none"> 1. Establish a digital format Honour Board to recognise elected member service; 1. Endorse the publication of the Honour Board on Council's website to ensure broader public accessibility. 	<p>Council endorsed the digital Honour Board and its publication on Council's website. Officers are currently exploring options to design the Honour Board and related content in-house using an existing program already subscribed to by Council. Publication on the website will occur following the redevelopment of Council's website, which is currently in the tender evaluation stage.</p>	<p>Governance Officer</p>

ANNUAL GENERAL MEETING RESOLUTIONS 2025

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
75%	09/12/2025	30/06/2026	AGM/25.7.1 Budget for a full time Weed Officer and full time Animal Control Officer - North East Bioregional Network	We request the Break O Day Council commit to budgeting for a full time Weed Officer and full time Animal Control Officer in order to reflect the critical importance of managing weeds and feral (and domestic) animals as a key strategy to safeguard our precious natural environment and wildlife?	A report was prepared for Councillors information and discussion at the special budget meeting held on 29 April 2026.	Manager Infrastructure and Development Services

COUNCIL RESOLUTIONS 2025

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
50%	21/07/2025	31/08/2025	07/25.15.4.647 CCTV Cameras at Mathinna Recreation Ground	07/25.15.4.647 Moved: Clr I Carter/ Seconded: Clr K Wright That Council investigate the installation of security cameras at the Mathinna Recreation Ground in response to ongoing reports of alleged inappropriate or anti-social behaviour occurring on weekends and pursue relevant grant funding opportunities to cover the associated installation costs. CARRIED UNANIMOUSLY	Quote has been received - Waiting for grants opportunity to become available	Manager Community Services
75%	15/09/2025	06/11/2025	09/25.11.1.573 Installing Pedestrian Crossings in St Helens – Mayor Tucker	That Council investigate, with the appropriate authorities, the feasibility of installing two additional pedestrian crossings in the main centre of St Helens on Cecilia Street – one located near the Post Office and one near the Bakery.	An on-site briefing in October 2025 with the Mayor, identified two potential locations for a traffic refuge island on Cecilia Street that provide suitable pedestrian crossing alignment. A refuge in front of Banjo's is not feasible due to non-compliant traffic lane widths. A refuge adjacent to the Morty's car park is dimensionally feasible but may impact private property access and require modification to existing streetscape infrastructure. A traffic engineer has been engaged to assess the location, traffic flow and safety impacts to inform discussions with State Growth prior to any commitment to installation. A capital allocation has been included in the draft 2026-27 capital budget.	Manager Infrastructure and Development Services
75%	17/11/2025	30/06/2026	11/25.11.1.622 Pollarding Trees on the Northern Side of Tully Street – Mayor Tucker	That in Council's budget for the 2026/27 financial year, funds be allocated to pollard the trees on the northern side of Tully Street.	Arborist assessment report received on 1st May 2026. Workshop report to be prepared for information and discussion at the July Councillor Workshop	Manager Infrastructure and Development Services

COUNCIL RESOLUTIONS 2024

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
90%	15/01/2024	05/02/2024	01/24.9.2.290 Binalong Bay Parking, Traffic and Pedestrian Safety – Mayor Tucker	<p><i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:</i></p> <p>Council Officers review the existing Binalong Bay Foreshore Master Plan and develop a project scope that can be used to engage an expert to provide a report on the following:</p> <ol style="list-style-type: none"> 1. Improved Parking Accessibility 2. Assessment of Additional Parking Areas, traffic calming and pedestrian safety improvements. 	Binalong Bay Master Plan has been reviewed and a draft consulting services brief prepared and will be addressed as part of the Liveability Strategy to be developed.	Manager Infrastructure and Development Services
75%	20/05/2024	24/06/2024	05/24.9.1.358 Developing walking trails around and within the Scamander Complex precinct – Clr Carter	<p><i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:</i></p> <p>That Council considers options to develop walking trails around and within the Scamander Complex precinct.</p>	At the Special Council Meeting on Wednesday, 29 October 2025, Council endorsed the Senior Town Planner’s recommendation to release the Draft Scamander–Beumaris Structure Plan for public consultation and engagement from Monday, 3 November to Sunday, 30 November 2025 (4 weeks). Item 05/24.9.1.358, regarding developing walking trails around and within the Scamander Complex precinct (Clr Carter), is linked to the structure plan development process.	Manager Infrastructure and Development Services
75%	15/07/2024	31/08/2024	07/24.9.1.401 Lease/ management agreement for the front garden of the old hospital site at St Helens – Clr Carter	<p><i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:</i></p> <p>That Council immediately pursue a lease/ management agreement for the front garden of the old hospital site at St Helens, from the State Government, and open it up as public open space.</p>	Discussions with the owner of the site have been ongoing regarding Council’s interest in securing this piece of land has been reinforced with the latest contact being on 26/5/26. An indicative Plan was prepared by a Surveyor indicating a minimum area of approximately 990m2 would be required. This provides a depth of 24m from the Cecilia street frontage.	General Manager

COUNCIL RESOLUTIONS 2023

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
50%	20/03/2023	30/06/2023	03/23.15.7 St Helens Sports Complex	<ol style="list-style-type: none"> 1. That Council engage a landscape architect to design connectivity between the various areas of the St Helens Sports Complex identifying what amenities are required to service the area and its users as well as ensuring green spaces and vegetation management are addressed as part of the project. 2. That funds from Public Open Space – St Helens be used to engage a landscape architect to undertake this project. 	A draft Brief has been developed for this project. This project will now be incorporated into the St Helens and Binalong Bay Liveability Strategy which is currently being developed.	Manager Community Services
90%	18/12/2023	29/02/2024	12/23.9.1.265 Indigenous name for St Patricks Head – Clr J Drummond	<p><i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:</i></p> <p>That Council support the Indigenous name for St Patricks Head, which is lumeragenena wuggelena according to the Department of Natural Resources and Environment Tasmania.</p>	As the Reconciliation Action Plan process has been delayed, the matter has been pursued with PWS requesting that they install the signage as per their internal processes	General Manager

COUNCIL RESOLUTIONS 2022

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

06/26.10.0 PETITIONS

Nil

06/26.11.0 NOTICES OF MOTION

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

06/26.11.1 St Helens Online Access Centre – Cllr Ian Carter

A report is sought providing advice in accordance with the requirements of section 65 of the local government act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

MOTION:

That Break O Day Council approach the State Government firmly requesting a reconsideration that restores direct funding for the St Helens Online Access Centre [SHOAC]. This would ensure the attentive and proven service continues to adequately support our community particularly the older demographic and other vulnerable residents. It is paramount that Council seek clear evidence comparing the current SHOAC service model with the advertised Library digital assistance model. It is also vital that Council ensure that any discussion or decision is based on service data, community feedback and client need. SHOAC, in its current form, helps people stay independent, connected and able to manage essential services in a world that has moved online.

SUBMISSION IN SUPPORT OF MOTION:

The motion previously tabled by Councillor Wright regarding the St Helens Online Access Centre contained significant statistic and operational detail [from SHOAC] which is particularly valid as evidence to strengthen the intent of this motion. It is also clear that community concern is widespread and an OAC site survey with over 273 client responses demonstrates that concern

In addition -

Libraries Tasmania [LT] and particularly the local facility are exemplary organizations. However clearly from their advertised service model [to replace OAC existing services] they cannot offer the same level or quality of service nor will their mode of operation allow staff to respond with the same level of attention to ensure clients are satisfactorily assisted with their difficulties – which often involves personal financial and health issues. Increasingly people are required to interact online which for too many is an uncertain and often a fearful or expensive experience.

There are 3 other Online Access Centres [OAC] - Lilydale, New Norfolk and Devonport that have been required to amalgamate but ultimately made similar decisions to St Helens to not be

integrated into the library structures. While each of those libraries are of sufficient scale to consider an amalgamation the proposed service model was likely too restrictive for the essential services provided through a traditional OAC operational model. A model that has been clearly well received and utilized by a significant proportion of our local community.

Interestingly the Fingal and St Mary's Online Access Centres will continue under their current operational models and with increased funding. It would seem pertinent that St Helens consider a model similar to Fingal into the future.

St Helens Online Access Centre has for years provided exemplary and valued service to those in our community who need it most. Anything other than continuing with the same level of care and support is not a satisfactory option. The State Government needs to be held to account and continue direct funding of this essential service provider.

06/26.12.0

MAYOR'S & COUNCILLOR'S COMMUNICATIONS

06/26.12.1

Mayor's Communications for Period Ending 15 June 2026

20.05.2026	Canberra	– Australia Local Government Association (ALGA) Roundtable with the Honourable Kristy McBain Minister for Emergency Management, Regional Development, Local Government and Territories.
21.05.2026	Canberra	– ALGA Board meeting.
26.05.2026	St Helens	– Meeting with community member John Handy.
29.05.2026	Launceston	– – NTDC Members Strategy Workshop, discussions aimed to identify achievable outcomes, strengthen member and board engagement and support the transition from strategic planning to implementation. This will lead to a new Strategic Plan for NTDC.
01.06.2026	St Helens	– Council Workshop.
10.06.2026	MS Teams	– Local Government Association of Tasmania (LGAT), meeting with LGAT CEO Dion Lester and Vice President Leigh Gray.
03.06.2026	MS Teams	– NTRLUS Steering Committee meeting.
05.06.2026	St Helens	– Bay of Fires Art Exhibition Gala.
10.06.2026	Fingal	– Eating with Friends at Fingal Valley Neighbourhood House.
12.06.2026	MS Teams	– NTRLUS Steering Committee meeting.
15.06.2026	St Helens	– Council Meeting.

06/26.12.2

Councillor's Reports for Period Ending 15 June 2026

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

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

06/26.13.0 BUSINESS AND CORPORATE SERVICES

06/26.13.1 Corporate Services Department Report

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

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

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

PREVIOUS COUNCIL CONSIDERATION:

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

OFFICER'S REPORT:

Finance

A significant focus during May and June was the range of financial matters now before Council, particularly finalisation of the 2026/27 budget estimates, completion of municipal revaluation analysis and rates modelling, and progression of related planning work that will continue into the new financial year.

Budget Estimates 2026/2027

Council's 2026/27 budget estimates were finalised during the month following detailed review across the organisation and workshops with Councillors. The budget has been developed in line with Council's Long Term Financial Plan and Financial Management Strategy and reflects the significant work undertaken to balance service delivery, asset renewal and financial sustainability in a difficult operating environment. In particular, the final budget position has been shaped by ongoing cost pressures across construction, fuel, insurance, waste management and infrastructure renewal, together with the added complexity of the municipal revaluation and its implications for Council's rating decisions.

Municipal Revaluation and Rates

A major body of work during May was the completion of municipal revaluation analysis, detailed rates modelling and preparation of the draft rates resolution and associated reports for this Council Agenda. This included testing differential rating scenarios, assessing minimum rate impacts, refining revenue outcomes and ensuring the resulting advice to Council was well supported and clearly

explained. Completion of this work was a significant milestone for the month and provided the basis for informed Council consideration of rating options in response to the revaluation.

Work Health and Safety

Routine work health and safety reporting and monitoring continued during May, including oversight of incident reporting, workers compensation matters and return to work obligations. No significant new issues are raised for Council through this report, however these matters continue to be monitored as part of the Department's broader governance and risk responsibilities.

ICT

During May, the Department started work with Council's recently appointed IT service provider, Intuit Technologies, on transitioning ICT Services from our previous provider Peak Computers. Peak Computers provided Council with exceptional service for close to a decade and on behalf of Council, I'd like to publicly thank them for the support, advice and assistance over a long and close working relationship. As with many services Council procures it was prudent this financial year to test the market and a Request for Quote was undertaken with Council finally forming a view that to reach our digital transformation goals and requirements we needed a partner with greater depth of expertise and breadth of services. Intuit Technologies are a Tasmanian based company and we look forward to working closely with them in the years ahead.

The transition process from one service provider to another to date has been greatly assisted by the cooperation of Peak Computer in the process. While the mechanics of the transition are taking place between the two parties, Intuit have scoped a major hardware upgrade of Council buildings to improve data transfer speed and performance that once implemented will deliver significant productivity and efficiency improvements. A Cyber Security Audit is also underway that will assess our current threat levels and proposed how best to improve our protections in this important space. This work is aimed at improving Council's cyber resilience, reducing technology risk and ensuring ICT infrastructures enhanced to support operational requirements across the organisation.

These activities form part of Council's broader ICT risk management and renewal program and will inform future prioritisation of technology investment, service reliability and business continuity.

Strategic Asset Management Plan

The draft Strategic Asset Management Plan (SAMP) was completed during May and formed part of the broader suite of strategic and financial matters progressed to Council workshop. Completion of the SAMP is an important milestone in strengthening Council's integrated planning framework, providing clearer visibility of asset lifecycle needs, renewal demand and longer-term funding pressures across Council's major asset classes.

Finalisation of the SAMP will strengthen the linkage between asset planning, long-term financial planning and annual budget development. It provides a more reliable basis for understanding the full cost of maintaining Council's asset base and supports more informed decision-making around future capital priorities, renewal funding and service sustainability. The SAMP will be brought forward to a Council Meeting in the new financial year.

Asset Management

Completion of the Strategic Asset Management Plan is a key deliverable for the month with preparations for end of year asset value indexation and management oversight of these important deliverables well advanced. Specifications for a new Asset Management System were also finalised, ready for a procurement process to begin as soon as possible.

The revalued building depreciation journals were applied to the May financial statements, resulting in adjustments to Council's financial position compared with the previous month. While this change is significant from an accounting and reporting perspective, it also reflects a more accurate treatment of Council's building asset values and associated depreciation expense following completion of the Building Asset Class revaluation work. This has materially improved the integrity of Council's financial reporting and provides a stronger basis for end of financial year reporting and forward planning.

Audit Panel

The Department also supported completion of the Audit Panel meeting during the month, including preparation of agenda materials and finalisation of the minutes included in this Council agenda. This meeting brings to the close the Audit Panel Workplan for the financial year.

Investments

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

Date Rolled Over	Maturing	Term (Months)	Principle Amount	Interest	Total Amount	Interest Rate	Bank	STATUS
04.04.2025	04.07.2025	3	1,000,000.00	11,493.42	\$1,011,493.42	4.61%	Westpac	MATURED
07.03.2025	08.09.2025	6	1,000,000.00	23,568.49	\$1,023,568.49	4.65%	Bendigo	MATURED
04.04.2025	03.10.2025	6	1,000,000.00	23,186.30	\$1,023,186.30	4.65%	Bendigo	MATURED
09.07.2025	09.11.2025	4	1,000,000.00	14,005.48	\$1,014,005.48	4.26%	CBA	MATURED
10.07.2025	10.12.2025	5	1,000,000.00	17,815.07	\$1,017,815.07	4.25%	Bendigo	MATURED
11.07.2025	12.01.2026	6	1,500,000.00	31,931.51	\$1,531,931.51	4.20%	Bendigo	MATURED
12.08.2025	12.02.2026	6	1,500,000.00	31,532.05	\$1,531,532.05	4.17%	Westpac	MATURED
09.09.2025	10.03.2026	6	1,500,000.00	31,039.73	\$1,531,039.73	4.15%	Westpac	MATURED
30.09.2025	28.04.2026	7	1,000,000.00	23,819.18	\$1,023,819.18	4.14%	Westpac	MATURED
30.09.2025	30.05.2026	8	1,000,000.00	27,353.42	\$1,027,353.42	4.16%	Westpac	MATURED
09.12.2025	09.06.2026	6	1,000,000.00	21,889.86	\$1,021,889.86	4.39%	Westpac	MATURED
09.12.2025	09.07.2026	7	1,000,000.00	25,783.33	\$1,025,783.33	4.42%	Westpac	CURRENT
30.09.2025	30.08.2026	11	1,500,000.00	57,475.00	\$1,557,475.00	4.18%	Westpac	CURRENT
16.02.2026	16.09.2026	7	1,500,000.00	41,562.50	\$1,541,562.50	4.75%	Westpac	CURRENT
16.02.2026	16.10.2026	8	1,500,000.00	47,800.00	\$1,547,800.00	4.78%	Westpac	CURRENT

2024/2025 Rates Summary - 4 June 2026

	2025/2026		2024/2025	
	%	\$	%	\$
Rates Brought Forward				
Outstanding Rate Debtors		1,018,129.97		813,964.84
Less Rates in Credit		-326,736.45		-296,603.81
Net Rates Outstanding at 30 June 2025	4.35	691,393.52	3.59	517,361.03

Rates and Charges Levied	94.40	14,990,378.94	95.37	13,738,239.22
Interest and Penalty Charged	1.25	198,102.87	1.04	149,295.93
Total Rates and Charges Demanded	100.00	15,188,481.81	100.00	13,842,488.92

Less Rates and Charges Collected	86.18	13,685,625.62	87.38	12,587,083.66
Less Credit Journals and Supp Credits	3.56	565,737.92	1.79	258,477.67
Remissions and Discount	4.25	674,288.50	4.47	643,379.93

Unpaid Rates and Charges as at 4 June 2026	6.01	954,223.29	6.36	915,954.92
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	2025/2026	2024/2025
Remissions and Discounts		
Early Payment Discount	132,494.94	120,199.69
Pensioner Rebates	541,793.56	523,180.24
	674,288.50	643,379.93

Number Rateable Properties	6,914	6,901
Number Unpaid Rateable Properties	1,315	1,334

% Properties Not fully paid **19.02** **19.32**

Right to Information (RTI) Requests

Nil

132 and 337 Certificates

	132	337
May 2026	50	23
April 2026	67	28
May 2025	74	38

Debtors/Creditors @ 4 June 2026

DEBTORS INFORMATION

Invoices Raised

Current			Previous Year	
Month	Mth Value	YTD 25/26	Month	YTD 24/25
43	\$115,332.20	740	71	748

CREDITORS INFORMATION

Payments Made

Current			Previous Year	
Month	Mth Value	YTD 25/26	Month	YTD 24/25
271	\$746,032.48	4537	358	3330

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

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

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

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

OFFICER'S RECOMMENDATION:

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

1. Profit and Loss Statements
2. Balance Sheet
3. Statement of Cash Flows
4. Capital Works 2025-26

INTRODUCTION:

Presented to Council are the monthly financial statements.

PREVIOUS COUNCIL CONSIDERATION:

Council considers financial reports on a monthly basis.

OFFICER'S REPORT:

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

Profit and Loss

Break O'Day Council

For the 11 months ended 31 May 2026

Account	Actual YTD	Budget YTD	Budget Variance YTD	Budget Variance % YTD	Annual Budget	Notes
Trading Income						
Rates	14,565,799	14,369,102	196,697	1%	14,369,102	
User Fees	1,541,686	1,362,926	178,760	13%	1,477,883	1
Operating Grants	2,823,407	2,327,048	496,359	21%	4,217,477	2
Interest & Investment Income	892,554	839,127	53,427	6%	1,048,000	
Contributions	81,963	6,033	75,930	1259%	6,037	3
Other Revenue	176,890	45,596	131,294	288%	49,739	4
Total Trading Income	20,082,299	18,949,832	1,132,467	6%	21,168,238	
Gross Profit	20,082,299	18,949,832	1,132,467	6%	21,168,238	
Capital Grants						
Grants - Capital Other	350,000	0	350,000	0%	0	
Grants - Commonwealth Capital	1,015,451	0	1,015,451	0%	0	
Grants - Roads to Recovery	841,340	1,035,853	(194,513)	-19%	1,035,853	
Grants - State Capital	1,255,616	545,000	710,616	130%	1,130,000	
Total Capital Grants	3,462,406	1,580,853	1,881,553	119%	2,165,853	5
Other Non Operating Income						
Net Gain/Loss on Disposal of Assets	21,067	40,000	(18,933)	-47%	100,000	
Total Other Non Operating Income	21,067	40,000	(18,933)	-47%	100,000	
Total Non Operating Revenue	3,483,474	1,620,853	1,862,621	115%	2,265,853	
Operating Expenses						
Employee Costs	6,148,754	6,326,538	(177,784)	-3%	6,939,061	
Materials & Services	6,905,709	7,947,311	(1,041,602)	-13%	8,747,236	6
Interest	25,531	27,258	(1,727)	-6%	42,076	
Depreciation	5,430,594	4,820,514	610,080	13%	5,258,739	7
Other Expenses	290,775	291,919	(1,144)	0%	342,536	
Total Operating Expenses	18,801,364	19,413,540	(612,176)	-3%	21,329,648	
Operating Net Profit	1,280,935	(463,708)	1,744,643	-376%	(161,410)	
Net Profit (Including Non Operating Revenue)	4,764,409	1,157,145	3,607,264	312%	2,104,443	
Work in Progress						
Capital Work in Progress	4,215,066	0	4,215,066	0%	0	
Total Work in Progress	4,215,066	0	4,215,066	0%	0	

Notes

- User Fees are \$179k (13%) higher than budget YTD, which is primarily due to higher than anticipated building activity, particularly in relation to Building Surveying Services.
- Operating Grants are \$496k (21%) higher than budget YTD, which is primarily due to grant funds carried forward from the prior year being higher than expected.
- Contributions revenue is \$76k higher than budget, which is due to unbudgeted Public Open Space contributions having been received.
- Other Revenue is \$131k higher than budget, which is mainly due to a refund from Aurora regarding an overcharge of 2024/25 power charges and a reimbursement from Telstra relating to the Mangana Soft Cell Tower Project.
- Capital grants are \$1.88m higher than budget, which is primarily due to grant funds carried forward from the prior year in relation to the Black Summer Bushfire Recovery and LRCI Phase 4 grant funded projects, together with grant funding for the Georges Bay Walkway/Parnella linkage being received earlier than anticipated.
- Materials & Services are down \$1.04m (13%) on budget, which is primarily due to delays in spending on strategic and grant funded projects.
- Depreciation is \$610k higher than budget YTD, which is predominantly due to the impact of the Buildings revaluation that was applicable from 1 July 2025.

Balance Sheet

Break O'Day Council

As at 31 May 2026

Account	31-May-26	30 June 2025
Assets		
Current Assets		
Cash & Cash Equivalents	7,979,649	7,454,872
Investments	8,426,720	5,000,000
Trade & Other Receivables	1,244,972	1,424,890
Inventory	220,677	311,419
Other Assets	2,838	2,838
Inventory - Diesel (tank 2 underground)	6,686	0
Total Current Assets	17,881,542	14,194,019
Non-current Assets		
Trade and Other Receivables	14,392	14,392
Property, Plant & Equipment	258,679,929	234,834,103
Right of Use Asset	734,211	734,211
Investment in Water Corporation	36,442,103	36,442,103
Other Investments	30,000	30,000
Mineral Resources Bond	151,500	151,500
Total Non-current Assets	296,052,136	272,206,309
Total Assets	313,933,678	286,400,328
Liabilities		
Current Liabilities		
Trade & Other Payables	286,934	1,873,953
Contract Liabilities	0	810,172
Lease Liability	75,199	75,199
Interest Bearing Loans & Borrowings	300,956	384,494
Provisions	1,014,570	1,014,570
Trust Funds and Deposits	574,140	577,244
Total Current Liabilities	2,251,800	4,735,633
Non-current Liabilities		
Lease Liabilities	659,012	659,012
Interest Bearing Loans & Borrowings	609,491	609,491
Provisions	731,066	731,066
Total Non-current Liabilities	1,999,570	1,999,570
Total Liabilities	4,251,369	6,735,203
Net Assets	309,682,308	279,665,126
Equity		
Accumulated Surplus	47,477,844	46,873,465
Reserves	262,204,465	232,791,661
Total Equity	309,682,308	279,665,126

Statement of Cash Flows

Break O'Day Council

For the 11 months ended 31 May 2026

Account	YTD	2025
Operating Activities		
Receipts from customers	1,653,730	1,689,665
Receipts from rates	14,280,099	13,414,011
Receipts from Operational Grants	2,039,597	3,087,319
Contributions	83,035	53,665
Interest received	572,454	899,801
Dividends received	320,100	465,600
Payments to employees	(6,295,299)	(6,398,399)
Payments to suppliers	(8,235,412)	(8,787,643)
Finance Costs	(37,169)	(143,733)
Cash receipts from other operating activities	1,027,202	1,288,954
Cash payments from other operating activities	3,142	(3,002)
Net Cash Flows from Operating Activities	5,411,479	5,566,237
Investing Activities		
Proceeds from sale of property, plant and equipment	178,609	58,175
Payment for property, plant and equipment	(5,102,648)	(7,251,921)
Payment for investments	(3,426,720)	4,500,000
Capital Grants received	3,551,606	2,623,201
Other cash items from investing activities	(908)	(151,500)
Net Cash Flows from Investing Activities	(4,800,060)	(222,045)
Financing Activities		
Proceeds of trust funds and deposits	(3,104)	16,401
Repayment of loans	(83,538)	(2,605,557)
Repayment of lease liabilities	0	(25,932)
Net Cash Flows from Financing Activities	(86,642)	(2,615,088)
Net Cash Flows	524,777	2,729,104
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	7,454,872	4,725,768
Net change in cash for period	524,777	2,729,104
Cash and cash equivalents at end of period	7,979,649	7,454,872

Break O'Day Council

Capital Works Revised Budget 2025-2026

For the 11 months to 31 May 2026

Project Details	YTD @ 31/5/2026	Revised Budget 2025/2026	Remaining Budget
Plant & Equipment			
Replace K17MB Infrastructure & Development Services Manager	43,475	45,000	1,525
Replace J40VD Asset Officer	45,097	45,097	(0)
Replace Plant 1220 John Deer Backhoe	198,000	190,000	(8,000)
Replace Plant 1269 Valley Crew Town Maintenance Truck	-	150,000	150,000
Replace Plant 1303 - Hitachi ZX33U-5A Excavator	-	120,000	120,000
Replace Plant 1304 - Excavator Plant Trailer (for Plant 1303)	-	20,000	20,000
Emergency Evacuation Generator & Trailer (Grant Funded)	2,796	-	(2,796)
Replace Plant 1343 - IO4DC Building Maintenance Van	-	50,000	50,000
Replace Plant 1383 - MTB Motorcycle	8,344	8,344	(0)
Replace Plant 1385 - MTB Motorcycle	8,344	8,344	(0)
Additional MTB Motorcycle	8,344	8,344	(0)
Replace Plant 1380 - I40PS Town Maintenance Ute with tip tray	-	45,000	45,000
Replace Plant 1393 - J68EV Builders truck	-	60,000	60,000
Replace Plant 1416 - K42PQ General Manager	53,341	55,000	1,659
Replace Plant 1413 - K91MG Building Services Officer	-	45,000	45,000
Replace Plant 1360 DMax 4x4 Crew Cab	58,173	58,173	(0)
Replace Plant 1361 H40ZN - Kia Sportage Pool Car	-	45,000	45,000
Replace 1382 - MTB Vehicle	61,659	121,659	60,000
Small Plant - VARIOUS 2025/2026	29,301	45,000	15,699
Plant 1269 - Coastal Crew Truck Tray and Crane Assembly	62,105	116,141	54,036
Plant 1022 - Small Tipper Truck Tray and Chip Bin	65,570	86,141	20,571
Vehicle Management Tracking System	-	30,000	30,000
Waste collection truck	591,690	591,690	0
Total Plant & Equipment	1,236,241	1,943,933	707,693
Furniture & IT			
CCTV - additional cameras and installation	-	100,000	100,000
New Ricoh Printer - Main Print Room	10,790	-	(10,790)
New Format LCD 98" Screen (replacing existing Projector & Screen)	16,659	16,659	0
Video Conferencing System- General Manager's Office	10,388	10,388	0
Total Furniture & IT	37,836	127,047	89,211
Buildings			
Hub 4 Health - Internal Renovations as per endorsed management plan	8,286	30,000	21,714
Refurbish St Marys Sports Complex Main Toilet/Shower Facility	35,547	75,000	39,453
Installation of New Roof Mounted Solar Panels - St Marys	15,224	40,000	24,776
Pyengana Hall Roof Replacement	-	60,000	60,000
Replacement of Roof Cladding - St Marys Tennis Club	2,592	15,000	12,408
St Helens Depot Office Roof & Insulation Replacement	745	15,000	14,255
St Marys Exhibition upgrades	1,108	100,000	98,892
St Marys Tip Shop - New Power Supply (Solar)	4,000	35,000	31,000
Portland Hall Upgrades	-	50,000	50,000
Council Chambers additions and improvements	18,421	29,324	10,903
Falmouth - New Toilet design	259,301	250,000	(9,301)
Falmouth Community Centre - Internal Alterations	116,513	152,475	35,962
Pyengana Recreation Ground Improvements	-	10,000	10,000
Binalong Bay - Village Green BBQ Replacements	45,896	14,986	(30,910)
Memorial Park Toilet Block Replacement	34,775	50,000	15,225
St Helens Foreshore - Amenities	-	50,000	50,000
Total Buildings	542,409	976,785	434,376
Parks, Reserves & Other			

Break O'Day Council

Capital Works Revised Budget 2025-2026

For the 11 months to 31 May 2026

Project Details	YTD @ 31/5/2026	Revised Budget 2025/2026	Remaining Budget
Special Project: Scamander Coastal Hazards Project	91,481	236,886	145,405
Rec trails strategy implementation - stage 1	-	100,000	100,000
Playground equipment replacement program	-	98,637	98,637
Lions Park Playground Review	-	12,000	12,000
Dog exercise area St Helens Improvements	2,766	10,000	7,234
St Marys Dog Park	10,341	18,131	7,790
St Helens Cemetery Master Plan improvements	48,188	49,807	1,619
Georges Bay Walking Track Extension	4,850	973,750	968,900
St Helens Walkway Lighting Project (FUNDED)	121,240	124,856	3,616
Scamander Sports Complex Masterplan	14,515	20,000	5,485
New Fuel Storage Tank - St Helens Depot	60,931	-	(60,931)
St Helens Memorial Park - Irrigation system improvements incl groundworks	-	10,000	10,000
Totals Parks, Reserves & Other	354,313	1,654,067	1,299,754
Roads - Streetscapes & Carparking			
Cecilia Street/Georges Bay Esplanade junction	-		0
Carparking acquisition and assoc. costs	-	550,000	550,000
Total Streetscapes	-	550,000	550,002
Roads - Footpaths			
Footpath - Binalong Bay Road	-	100,000	100,000
Footpaths - Miscellaneous	171,512	100,000	(71,512)
Lindsay Parade to Sunny Bank Close	11,900	30,000	18,100
Binalong Bay Footpaths internal thoroughfares		100,000	100,000
Total Footpaths	183,412	330,000	146,588
Roads - Kerb & Channel			
Total Kerb & Channel	-		
Roads - Resheeting			
25/26 Road Resheeting - various	298,831	700,000	401,169
Ansons Bay Road- Resheeting	206,610		(206,610)
Total Resheeting	505,441	700,000	700,000
Roads - Reseals			
St Marys - Story Street Esk Main Road to Groom Street	-	60,000	60,000
25/26 Reseals TBC	676,779	800,000	123,221
Totals Reseals	676,779	860,000	860,000
Roads - Reconstructions / Construction			
Mangana Road - Rehabilitation/reconstruction 25/26	182,573	350,000	167,427
Totals - Roads Construction, Digouts & Other	182,573	350,000	350,002
Totals Roads & Footpaths	1,548,204	2,790,000	2,606,592
			0
Bridges			0
Bridge 185 - Gilles Road	16,454	307,000	290,546
Bridge 2684 - Pedder Street	163,955	200,000	36,045
Total Bridges	180,409	507,000	507,000
Stormwater			
Minor stormwater Jobs	106,879	150,000	43,121
Penelope Street	9,960	9,960	(0)

Break O'Day Council

Capital Works Revised Budget 2025-2026

For the 11 months to 31 May 2026

Project Details	YTD @ 31/5/2026	Revised Budget 2025/2026	Remaining Budget
Aulichs Lane, St Marys	33,682	90,220	56,538
Tully Street / Northern end of Cecilia St Stormwater System Upgrade	3,191	62,744	59,553
New SW main - Brown Street		90,000	90,000
Renewal of SW Main - Talbot Street, Fingal	84,758	100,000	15,242
Total Stormwater	238,470	502,924	264,454
Waste Management			
Replace Pay Booth - Fingal WTS	-	20,000	20,000
Ansons Bay WTS - Bulk Bin Loading Ramp Upgrade	405	30,000	29,595
Scamander WTS - Waste Compactor	11,695	1,054,315	1,042,620
Scamander WTS - Landfill Design & Construction	65,085	232,072	166,987
Total Waste Management	77,185	1,336,387	1,259,202
	-		
Total Capital	4,215,066	9,838,143	7,168,282

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Raoul Harper, Manager Business Services
FILE REFERENCE	018\028\002\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION

The purpose of this report is to provide Councillors with information on the recently completed Municipal Revaluation undertaken by the Office of the Valuer-General and the resulting impacts on Land Value (LV), Capital Value (CV) and Assessed Annual Value (AAV) across the Break O'Day municipality.

PREVIOUS COUNCIL CONSIDERATION

Council Workshop 1 June 2026

Councillors and relevant officers attended a briefing provided by the Valuer-General on 4 May 2026 regarding the municipal revaluation outcomes, valuation methodology and broader market trends influencing the updated valuations.

OFFICER'S REPORT:

This report also outlines the statutory process associated with the issue of fresh valuations, property owner objection rights, and Council's obligations in applying the new valuation data for rating purposes from 1 July 2026. The municipal revaluation is undertaken by the Valuer-General under the *Valuation of Land Act 2001*, which governs the determination, issue and objection of statutory property valuations. Council's role is separate and arises under the *Local Government Act 1993*, under which Council uses the proclaimed valuations as the basis for its rating decisions, including the setting of rates, differentials and charges through the annual budget process.

Importantly, valuation movements do not, in themselves, increase Council's overall rates revenue requirement. Rather, they affect how the total rates burden is distributed between properties. Council separately determines its annual revenue requirement through the budget and rates resolution process, informed by its integrated long-term planning framework under the *Local Government Act 1993*, including the Long-Term Financial Management Plan, Long-Term Strategic Asset Management Plan and Financial Management Strategy. Together, these instruments support sound decision-making and long-term financial sustainability. The Long-Term Financial Management Plan estimates Council's revenue and expenditure requirements over at least a 10-year period and is reviewed regularly to reflect changing assumptions and cost drivers such as CPI, interest rates, employee costs and capital renewal demands. In that context, Council's annual rates

revenue requirement is not set arbitrarily, or in response to valuation movements alone, but through an integrated planning, budgeting and financial sustainability framework.

Municipal Revaluation (Fresh Valuation)

Fresh valuations are undertaken by independent contractors appointed by the Valuer-General on a six-year cycle to ensure statutory property values remain aligned with market evidence over time. Between fresh valuations, values may be subject to annual adjustments. However, the six-year revaluation is the main point at which all properties are comprehensively reviewed and new values are issued across the municipality.

In practical terms, each cycle involves a defined valuation date, issue of valuation notices to property owners, proclamation of the new values and application of the proclaimed values for rating. Specific dates for the current cycle, together with the objection process and timeframes, are outlined under “Valuation Notices and Objection Rights” later in this report.

The 2025–2026 municipal revaluation covers approximately 6,857 assessments across the Break O’Day municipality and updates three statutory valuation bases for each property:

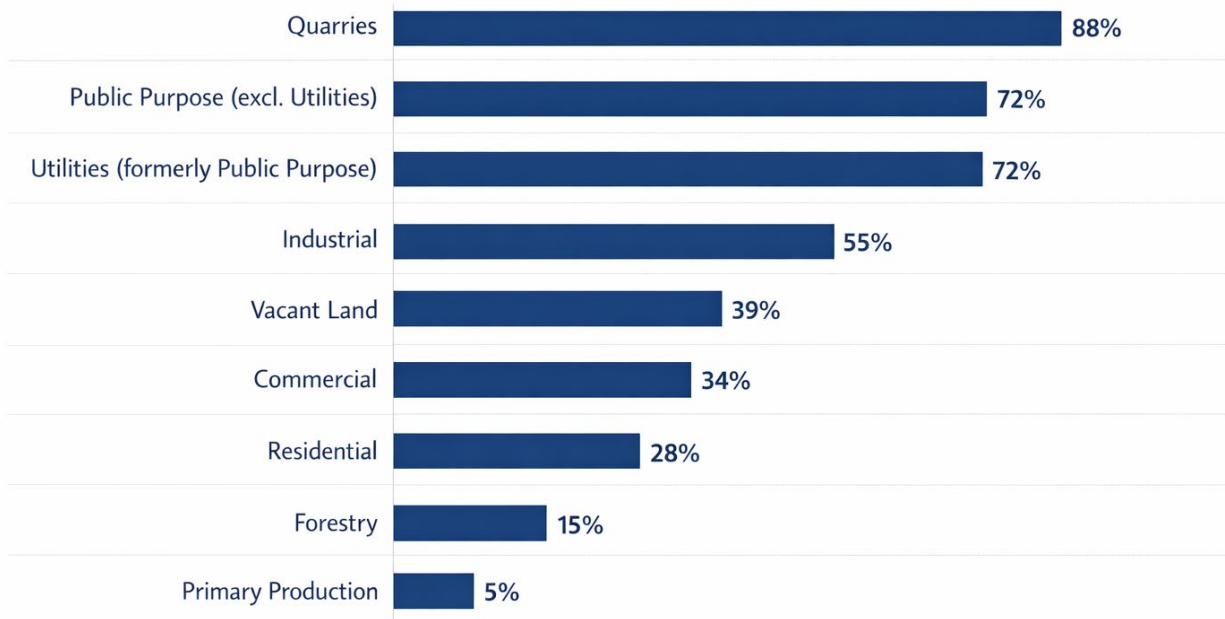
- Capital Value (CV)
- Assessed Annual Value (AAV)
- Land Value (LV)

Break O’Day Council currently utilises Assessed Annual Value (AAV) as the primary basis for the calculation of general rates. In broad terms, AAV is the statutory assessment of a property’s estimated annual rental or income earning capacity, rather than its sale price or underlying land value. Council uses AAV because it provides a practical basis for distributing general rates across the municipality by reference to the relative annual value of properties, which is intended to reflect, in relative terms, comparative capacity to pay within the valuation framework. Accordingly, the AAV outcomes are of particular significance to Council’s rating considerations.

At a municipality-wide level, the fresh valuation outcomes compared to the previously adjusted valuations (2024) show an overall increase of 6 per cent in Land Value (LV), 5 per cent in Capital Value (CV) and 25 per cent in Assessed Annual Value (AAV).

To support Council’s rating analysis, valuation movements have also been assessed by reference to Council’s differential land use categories rather than broader classification groupings used for general valuation reporting. This provides a more relevant basis for understanding how the revaluation may affect the distribution of rates across the categories used in Council’s rating structure. The graph below summarises the percentage movement in AAV across those differential categories.

AAV Movement by Council Differential Rating Category



Note: Utilities was separated from Public Purpose in FY 2026-27. The percentage movement shown for Utilities is based on an estimated prior-year AAV allocation to support like-for-like comparison across the revised Council differential rating categories.

The category level AAV movements indicate that the revaluation is unlikely to affect all parts of Council’s rating structure evenly. The strongest percentage movement is shown in Quarries at 88 per cent, followed by Public Purpose (excluding Utilities) and Utilities at 72 per cent, and Industrial at 55 per cent. Vacant Land has increased by 39 per cent and Commercial by 34 per cent, while Residential has increased by 28 per cent, modestly above the municipal average AAV movement of 25 per cent. Forestry shows a 15 per cent increase and Primary Production 5 per cent. In rating terms, these movements suggest that, if allowed to flow through unchanged, categories with stronger AAV growth would tend to assume a greater share of the overall rates burden, while categories with lower relative movement would tend to assume a smaller share.

From a rating perspective, these municipality-wide outcomes are significant because Council’s general rates are levied on AAV, not directly on LV or CV. The key issue for Council is therefore not simply that valuations have changed, but how the pattern of AAV movement differs across Council’s differential land use categories. If allowed to flow through unchanged, those movements would tend to redistribute the overall rates burden toward categories showing stronger AAV growth and away from categories showing lower AAV growth. The extent of any change at an individual property level will, however, depend on Council’s final decisions regarding differential rates, minimum rates and fixed charges.

Understanding the divergence between AAV, LV and CV

The municipality-wide summary presents a clear and important pattern. Land Value (LV) has increased by 6 per cent and Capital Value (CV) by 5 per cent, yet Assessed Annual Value (AAV) has increased by 25 per cent. That gap is material. It indicates that the rental-based valuation signal captured through AAV has moved much more strongly than the broader land and capital value indicators captured through LV and CV. Because Council rates on AAV, this divergence is not merely

a technical valuation outcome; it is central to how the revaluation may redistribute the rates burden across the municipality.

There are several plausible explanations for this outcome. AAV is intended to reflect annual rental or income earning capacity. It can therefore respond quite differently to market conditions than LV and CV, which are more directly informed by land and sale evidence. In periods where rental supply is constrained, occupancy demand is firm, or certain property types become harder to secure, rental evidence can strengthen more quickly than sale evidence. This can produce a situation in which AAV rises sharply even though municipality-wide LV and CV movements remain comparatively modest.

This is particularly relevant in a municipality such as Break O'Day, where market conditions are not uniform across land uses or localities. Residential rental markets may be influenced by limited long-term rental stock, changes in accommodation patterns and competition for available housing. Industrial and commercial properties may be affected by scarcity of suitably located premises, changing business demand and the limited supply of improved sites. Public Purpose, Vacant Land, Utilities and Quarries may also display different valuation behaviour depending on their market context, statutory treatment, scarcity, income characteristics and the size of the assessment base. These are not definitive explanations for every assessment; rather, they are reasonable considerations that help explain why AAV outcomes may have moved more sharply than LV and CV at an aggregate level.

It is also important to recognise the limits of aggregate category averages. The percentage movements shown above are aggregate category outcomes only. They do not mean that every property within a category has experienced a similar change, nor do they reveal the distribution of movements within each category. Some properties may have experienced very modest change, while others may have shifted materially depending on their location, improvements, use, rental evidence and the way the Valuer-General has applied the statutory valuation methodology. For that reason, the graph should be read as an indicator of direction and scale rather than a complete explanation of individual property outcomes.

From a rating perspective, the consequence is that the revaluation does more than update the valuation base: it may materially alter the relative share of rates borne by different land use categories and localities if Council allowed the AAV movements to flow through unchanged. In other words, even where overall Council revenue is determined separately through the budget process, the valuation outcomes can still reshape who pays a greater or lesser proportion of that revenue requirement. That is why the divergence between AAV and LV/CV warrants close attention in this report and in the subsequent rates modelling work that has been undertaken to inform the Rates Resolution for 2026/2027.

Accordingly, the task for Council is not simply to observe that AAV has increased, but to consider whether the resulting distributional changes are aligned with Council's policy intent, community expectations and its broader principles of equity, stability and long-term financial sustainability. That includes testing how much of the valuation movement should be permitted to flow through each land use category and whether minimum rates, fixed charges or differential adjustments are needed to moderate unintended outcomes. The locality analysis and further differential modelling set out below are therefore a necessary next step in translating the valuation data into a considered and reasonable rating response.

A more detailed assessment by Council’s differential land use categories, including Public Purpose, Vacant Land, Utilities and Quarries, forms part of the broader rates modelling work undertaken and provides the more relevant basis for Council’s rating decisions than the broader classification groupings used for general valuation reporting.

Locality Impacts

In addition to variation by land use category, the revaluation outcomes also vary materially by locality. This locality view is important because it highlights where AAV movements are concentrated geographically and, in some cases, reflects differences in the underlying mix of land uses within each locality. The table below provides a snapshot of selected localities, ordered by AAV movement, to illustrate the range of outcomes across the municipality.

Locality	AAV Movement
Falmouth	+43%
Cornwall	+40%
Scamander	+37%
Binalong Bay	+37%
Chain of Lagoons	+32%
Beaumaris	+31%
St Marys	+28%
St Helens	+24%
Goshen	+24%
The Gardens	+20%
Ansons Bay	+10%
Lottah	+6%
Upper Esk	+3%

Note: locality movements represent the total AAV change across all land uses within each locality (not Residential only).

The locality outcomes highlight the uneven geographic nature of the revaluation process, with stronger valuation movements generally observed across coastal and lifestyle locations compared to some inland and rural settlements.

Key Implications for Rating Distribution

The key implication of the municipal revaluation is not an automatic increase in total rates revenue, but a potential reshaping of how rates are distributed across properties, land use categories and localities. As Council’s general rates are based on AAV, the relative movement across Council’s differential land use categories has been a central consideration in determining the final rating response. Council recognises that the application of the new valuations will affect property owners and land uses differently, and that the impacts in some parts of the municipality will be more pronounced than in others. For that reason, officers have undertaken detailed modelling to test how valuation changes flow through the rating structure and to identify where those impacts can be moderated through Council’s final rates resolution.

Council understands that the revaluation will have varied effects across the municipality and has sought, where possible, to cushion those impacts through its rating strategy so that the adjustment is measured, equitable and responsive to local circumstances. The final rates resolution will therefore be directed not only to Council's revenue needs, but also to achieving a fair, balanced and considered distribution of the rates burden across the community.

Role of the Valuer-General

Separate from Council's rating determination, the municipal revaluation process is undertaken by the Valuer-General under the *Valuation of Land Act 2001*. That statutory process includes the engagement of an appointed contractor to carry out the revaluation on behalf of the Valuer-General, the determination of fresh statutory values, the issue of valuation notices to property owners and the management of any objections to those values. Council does not undertake the revaluation, determine the statutory valuations or decide objections to them.

Valuer-General Notice and Objection Process

For the current revaluation, fresh valuation notices will be issued to property owners by the Valuer-General from 25 May 2026 to 8 June 2026, with the proclaimed values applying for rating and taxing purposes from 1 July 2026. Property owners who consider their valuation to be incorrect have a statutory right to lodge an objection within 60 days of receiving their notice. That objection process is also governed by the *Valuation of Land Act 2001* and is administered by the Valuer-General, not Council. Where a property owner has a fundamental concern with the valuation itself, that matter must therefore be pursued through the Valuer-General's objection process.

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

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

LEGISLATION & POLICIES:

Local Government Act 1993,
Valuation of Land Act 2001

BUDGET AND FINANCIAL IMPLICATIONS:

All activities outlined in this report are accommodated within existing operational budgets.

VOTING REQUIREMENTS:

Simple Majority

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Raoul Harper, Manager Business Services
FILE REFERENCE	018\036\003\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That Council notes the analysis and rationale set out in this report supporting the 2026/27 rating structure and informing the 2026/27 Rates Resolution presented for Council's consideration under a separate agenda item.

INTRODUCTION:

This report sets out Council's rating structure for 2026/27 following the General Revaluation, clarifies the respective roles of the Valuer-General and Council, and explains the basis on which the revised valuation base has been applied across the municipality.

PREVIOUS COUNCIL CONSIDERATION:**Council Workshop 1 June 2026**

Councillors have previously considered the broader strategic direction of Council's post-revaluation rating response through a workshop on 18 April and discussions relating to rates modelling, valuation impacts and structural rating reform at a further workshop on 1 June 2026. The approach outlined in this report reflects the high-level principles discussed with Councillors and provides the basis for Council's consideration of the formal Rates Resolution under a separate agenda item.

OFFICER'S REPORT:**Revaluation Context**

The General Revaluation has reset the relative value of property across the municipality and requires Council to determine how the revised valuation base will be applied through the 2026/27 rating framework. This report sets out that response and the principles that underpin it.

The General Revaluation has been undertaken independently by contractors engaged by the Office of the Valuer-General. Council does not determine individual property valuations. Property owners who wish to query or challenge their valuation have statutory rights to do so through the objection process established under the *Valuation of Land Act 2001*. Council's task is different: it must determine the revenue required to maintain services, renew infrastructure and support its longer-term financial position, and then decide how that revenue is distributed across the rating base through its rating structure.

Revaluation does not, of itself, determine how much revenue Council will raise. Its effect is to change the relative distribution of the rating burden between properties according to how values have moved. Council must therefore decide how the new valuation landscape is to be applied in a

way that is equitable, transparent and aligned with its broader financial and strategic responsibilities.

Council's Role and Rating Response

Over the past decade, Break O'Day has experienced significant structural change in the property market, particularly in coastal townships. Growth in lifestyle investment and short-term visitor accommodation has occurred alongside increasing housing affordability pressures and reduced long-term rental availability. Vacant land values have also increased sharply in many locations. These shifts affect not only the property market, but also the long-term sustainability of local communities, the availability of housing for permanent residents and those wishing to move and live here, and the demand placed on local infrastructure and services.

These changes also reflect a broader shift in property ownership and occupancy across the municipality. In some locations, land and housing that historically formed part of the permanent residential base are increasingly being held for seasonal use, short-stay accommodation or investment purposes. While those uses remain part of the local economy, they do not contribute in the same way to housing availability, population retention or long-term community stability, and they can place added pressure on local infrastructure and amenity. Council considers it reasonable that the rating framework increasingly respond to those changes over time.

The creation of clearer rating categories, including consolidated vacant land and more distinct treatment of utilities and extractive land uses, reflects Council's view that the rating structure should respond not only to valuation change, but also to the changing character, ownership patterns and practical impacts of land use across Break O'Day. Council considers there to be an important distinction between land that underpins permanent settlement, local economic participation and productive activity and land that is primarily held or operated for investment return, commercial scale activity or institutional purposes. While all land benefits from the municipal network, Council considers it reasonable that the rating framework recognise differences in capacity to pay, infrastructure demand and the broader community consequences that can arise from how land is held and used.

Minimum Rates Application

Minimum rates remain an important feature of the 2026/27 rates strategy. The municipal revaluation has required detailed analysis to ensure equity is retained across all Land Use Categories. Council has set minimum rates in a way that avoids disproportionately affecting lower-value occupied residential land and vacant land, while still ensuring all rateable properties make a fair and reasonable contribution toward the fixed cost of local government, including infrastructure, services, governance and statutory functions that must be maintained across the municipality regardless of the value or use of any individual property. In that context, the rates model adopts a balanced minimum rate structure, with lower entry points for residential and vacant land and higher minimums retained where land use, capacity to pay or the nature of the activity support a stronger baseline contribution.

Viewed as a whole, the rating structure is a deliberate response to the revaluation. It accepts that property-level impacts will remain uneven but applies the new valuation base through a framework guided by fairness, capacity to pay, land use impact, community outcomes and long-term financial sustainability. The following sections summarise the key revenue position and the broad pattern of impacts across the rating base.

Financial / Resource Implications

The 2026/27 rates model has been set to raise the revenue required to support Council's services, asset renewal program and long-term financial sustainability, with the 2026/27 rates resolution structured to yield total rates revenue of \$16,455,473. In that context, it is important to distinguish between Council's overall revenue requirement and the rates in the dollar applied to the rating base. There is no single, universally applied formula by which councils describe a 'rate increase', and that expression can mean different things in different jurisdictions and reporting contexts.

In Break O'Day's case, Council has not responded to the revaluation by simply allowing higher valuations to flow through uniformly across the whole rating base. Instead, Council has moderated rates in the dollar and minimum settings across parts of the rating structure in order to offset part of the valuation impact, with the strongest emphasis placed on cushioning occupied residential land and avoiding an unreasonable minimum rate outcome for lower-value homes and vacant land. This recognises that, while valuations have risen sharply in a number of categories, the practical capacity of some land uses to absorb those increases in full is more constrained, particularly where land supports permanent housing, local business activity or productive use. By contrast, other land uses are generally better placed to absorb a greater share of the revaluation outcome, either because capacity to pay is stronger, the land is held for commercial or investment return, or the use places more sustained demand on Council infrastructure and services. At the same time, Council has allowed the revaluation to flow through more directly in categories such as forestry, extractive industries, public purpose, utilities and other land uses where capacity to pay is often stronger or the infrastructure and service impacts are more pronounced. Even with that moderation, Council has budgeted for a small operating deficit in recognition of the broader economic pressures affecting both Council operations and property owners across the municipality.

Revenue Measure	2025/26	2026/27 Rates Resolution
Rates and Charges Requirements	\$14.45 million	\$16,455,473

The table above shows the overall rates and charges revenue task for 2026/27 compared with the current year. The issue that follows is how that task is shared across the rating base under the rating structure. The sections below address that question by outlining how the revenue task has been distributed across the rating base by Land Use Category. Any worked examples later in the report are illustrative only, as individual property outcomes will still depend on valuation movement, minimum settings and the characteristics of the property concerned.

Land Use Category Revenue Outcomes

The following summary compares average valuation movement by Land Use Category with the average General Rates revenue outcome produced under the 2026/27 rating structure, showing how Council has applied the revaluation across the rating base.

Residential - Revaluation movement of approximately 26%; average increase of approximately 4.6%, well below revaluation.

Residential properties had average AAV growth of about 26% through the revaluation. The model holds the average increase for this category at around 4.6%, which keeps the outcome lower for the municipality's largest and most broadly held category.

Primary Production - Revaluation movement of approximately 5%; average increase of approximately 7.5%, around 2.5% above revaluation.

Primary Production had relatively low valuation growth at around 5%. The model results in an average increase of about 7.5%. This reflects the changing nature of the sector evident in the revaluation and supports a more balanced position between Primary Production and other income-generating land uses over time, while still keeping the adjustment measured.

Commercial - Revaluation movement of approximately 38%; average increase of approximately 8.5%, well below revaluation.

Commercial properties had average AAV growth of around 38%. The model brings that back to an average increase of about 8.5%, giving this category a stronger outcome than Residential without passing through the full revaluation impact.

Industrial - Revaluation movement of approximately 63%; average increase broadly aligned with Commercial, despite much higher revaluation.

Industrial had the strongest valuation growth through the revaluation process, at around 63%. Even so, the model does not fully pass that movement through. Instead, the rating outcome for Industrial has been held broadly in line with Commercial, resulting in a much more moderate increase than the revaluation movement alone would have produced.

Vacant Land - Revaluation movement of approximately 26%; broadly reflects the revaluation movement, with the minimum rate unchanged.

Vacant Land had average valuation growth of around 26%. The model broadly allows that revaluation movement to flow through. The minimum rate stays the same as the current year, so the increase is being driven by valuation movement and the cents-in-the-dollar applied, not by any lift in the minimum amount.

Short Stay Accommodation - Previously rated as Residential; revaluation movement of approximately 26%, with growth in rates broadly aligned to Commercial.

Short Stay Accommodation is a new land use category that was previously rated within Residential. While the properties in this category had valuation movement in line with Residential, at around 26%, the model applies a rating outcome more broadly aligned to Commercial. This reflects the more commercial nature of short stay use and its different relationship to permanent housing supply.

Public Purpose - Revaluation movement of approximately 30.5%; broadly reflects the revaluation movement.

Public Purpose properties had average valuation growth of around 30.5%. The model broadly allows that movement to flow through, which is considered appropriate for this category within the overall rating structure.

Utilities - Revaluation movement of approximately 30.5%; broadly reflects the revaluation movement.

Utilities had average valuation growth of around 30.5%. The model broadly allows that movement to flow through for this category, recognising its infrastructure-based nature, institutional scale and stronger capacity to absorb the increase.

Quarries - Revaluation movement of approximately 87.6%; stronger pass-through than most categories, but below full revaluation.

Quarries had average valuation growth of around 87.6%, which was the highest of all categories. The model applies a significantly stronger increase for this category, but not the full revaluation outcome. This reflects the nature of the land use and the intention that it make a stronger contribution in the overall rating structure.

Forestry - Revaluation movement of approximately 15%; broadly reflects the revaluation movement.

Forestry had average valuation growth of around 15%. The model broadly allows that movement to flow through, reflecting the scale of holdings and the greater capacity within this category to absorb the increase.

The category outcomes outlined above do not remove variation at the individual property level. Some properties will see relatively small changes, some will see decreases and some will see more significant increases, depending on how their valuation has moved and whether minimum rates apply. The purpose of the rating structure is therefore not to produce a uniform result across all properties, but to apply the new valuation base in a disciplined and equitable way across the municipality.

Conclusion

The revaluation has materially changed the relative value of property across Break O’Day, requiring Council to determine how the revised valuation base is applied across the municipality. The rating structure set out in this report responds to that task in a way that balances fairness, capacity to pay, land use impact and Council’s ongoing responsibility to fund services and infrastructure.

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

1. Ensure Council services support the betterment of the community while balancing statutory requirements with community and customer needs.

LEGISLATION & POLICIES:

Local Government Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Significant deviation from the assumptions and forecasts contained within the LTFP could expose Council to organisational risk and financial instability.

VOTING REQUIREMENTS:

Simple Majority

ACTION	DECISION
PROPONENT	Manager Business Services
OFFICER	Raoul Harper, Manager Business Services
FILE REFERENCE	002\024\007\
ASSOCIATED REPORTS AND DOCUMENTS	Rates and Charges Policy LG40

OFFICER'S RECOMMENDATION:

That pursuant to section 86B of the *Local Government Act 1993* (Tas), Council adopt the revised Policy LG40 - Rates and Charges Policy.

INTRODUCTION:

Section 86B(4) of the *Local Government Act 1993* requires Council to review its rates and charges policy at least every four years. While the policy was last reviewed in 2023, the recent municipal revaluation and Council's concurrent review of its rating structure have highlighted the need for a more substantive update so that the policy better explains the principles, intent and rationale underpinning Council's approach to raising municipal revenue.

The revised Policy is not limited to administrative or minor drafting amendments, but represents a broader strategic rewrite in response to the municipal revaluation and Council's review of its rating structure. It has been comprehensively updated to align with the broader revaluation context, to articulate why valuation movements alone should not determine the distribution of the municipal rating burden, and to provide a clearer policy framework to support both the municipal revaluation agenda item and the annual Rates and Charges Resolution to be considered separately by Council.

PREVIOUS COUNCIL CONSIDERATION:

Adopted 25 June 2012 – **Minute No 06/12.11.7.147**

Amended 19 January 2015 – **Minute No 01/15.11.7.011**

Amended 15 April 2019 – **Minute No 04/19.12.6.76**

Amended 17 April 2023 – **Minute No 04/23.13.6.80**

Amended 16 June 2025 – **Minute No. 06/25.13.5.615**

OFFICER'S REPORT:

The revised Rates and Charges Policy has been significantly reworked following the recent municipal revaluation process. The revaluation has not, of itself, changed Council's revenue requirement, but it has materially changed the valuation base across land use categories and therefore brought into sharper focus how the rating burden is distributed if left to valuation movements alone. This has highlighted the need for the policy to more clearly set out Council's principles and intent in relation to equity, transparency, land use impacts, community sustainability and long-term financial sustainability.

The updated policy therefore serves an important governance purpose. It explains that valuation movement alone should not determine how the municipal rating burden is distributed and that Council may use differential rates, minimum rates and other permitted charges to pursue a fairer and more transparent outcome across differing land use categories. In the context of the recent revaluation, this is central to Council's strategic approach: to respond to significant shifts in assessed values in a way that is deliberate, equitable and aligned with community outcomes, rather than allowing the revaluation to automatically redistribute the rating burden without policy consideration.

For clarity, the land use categories referred to in this report are Council's rating categories used to group properties for differential rating purposes, while the Valuer-General land use codes (LUCs) are the underlying property classifications used to identify which properties sit within each category. This includes explicit recognition of the separate Utilities and Quarries categories now reflected in Council's rating structure. In that context, the Utilities category is informed by VG LUCs P11 and P13, while the Quarries category is informed by the Q land use codes, including Q1, Q11, Q2, Q22 and Q3. Separating these uses is consistent with Council's broader rating strategy following the revaluation. It recognises that they operate in a materially different way from other properties currently grouped within broader categories and that the rating framework should better reflect their use, scale and impact. In the case of Utilities, the separate category supports a clearer distinction between essential network infrastructure and other public purpose land uses. In the case of Quarries, it recognises the distinct commercial and extractive nature of those operations and their different relationship to land use, valuation movement and rating equity.

The policy also provides a clear statement of Council's intent in relation to the proposed Short Stay Accommodation category. For clarity, Short Stay Accommodation is the proposed Council rating category, while VG LUC R9 is the Valuer-General land use code Council proposes to use as the starting point for properties already appropriately identified, and for identifying other properties that should progressively move into that category. Over the year ahead, Council will use State Government validated data together with its own short stay accommodation permit holder records to review relevant properties, confirm that short stay accommodation remains the predominant use, and progressively reclassify those properties where appropriate for rating purposes. This will occur alongside a stronger compliance focus in relation to properties operating short stay accommodation without the required permits. Short stay accommodation is an important part of the local visitor economy and property owners are entitled to lawfully use their properties for that purpose. However, where a property is predominantly used for short stay accommodation, Council's position is that it is operating in a commercial manner and should be treated accordingly within the rating framework. For that reason, VG LUC R9 is proposed to be included within a new Council Short Stay Accommodation category for differential rating purposes in the 2026/2027 Rates Resolution.

Council is not acting in isolation in considering this approach, with other Tasmanian councils already applying, or exploring, separate rating treatment for visitor accommodation and short stay uses where those properties function more like commercial operations than permanent homes. This is also important in the context of the revaluation outcomes, as short stay accommodation appears to be contributing to AAV movements within what is currently Council's residential rating category, despite those properties functioning in a way that is materially different from homes used for permanent occupation. Left unaddressed, that trend risks distorting the residential rating base and further blurring the distinction between housing that supports permanent community life and property that is primarily used for visitor accommodation.

The revised policy also strengthens the connection between rating decisions and Council's broader strategic approach to long-term financial sustainability, including infrastructure renewal, service delivery, strategic asset management and the continued capacity of Council to respond to changing community needs. In practical terms, it supports a rating framework that is informed by the revaluation outcomes but not dictated by them, allowing Council to consider capacity to pay, land use impacts, equity between categories and the longer-term interests of the municipality when setting differentials, minimums and charges. Importantly, it distinguishes between the role of the policy as a statement of Council's position and intent and the role of the annual Rates and Charges Resolution as the instrument through which specific rating methodologies, differentials, minimum rates and annual charges are formally determined.

Accordingly, the revised document is more than a procedural update. It is intended to provide a clearer and contemporary statement of Council's rating principles following the revaluation process and to ensure greater consistency between this policy agenda item, the municipal revaluation agenda item and the annual rates resolution agenda item that will follow.

The Policy reflects the fundamental premise as set out in section 86A of the *LGA 1993* that:

- (a) rates are a tax and not a fee for service; and
- (b) the value of land is an indicator of the capacity to pay.

The Policy sets out Council's rates and charges objectives and framework in regard to:

- (a) Rating Strategy;
- (b) General Rates and Valuation Basis;
- (c) Differential Rating Structure;
- (d) Valuations, Revaluations and Rights of Objection;
- (e) Minimum General Rate;
- (f) Service Rates and Charges;
- (g) Payment Options;
- (h) Objections to Rate Notices;
- (i) Rebates and Remissions;
- (j) Sale of Property if Rates Remain Unpaid; and
- (k) Supplementary Valuations.

This report outlines the purpose, structure and strategic intent of the revised policy in the context of the substantial work undertaken by Council following the municipal revaluation. The revised policy is intended to provide a clearer, contemporary and more transparent framework for Council's rating approach by linking valuation outcomes, land use, equity considerations and long-term financial sustainability. While the policy provides the strategic foundation for that approach, it does not replace or override the specific rating methodologies, differentials, minimum rates, service rates, service charges or annual charges that must be formally adopted by Council through its annual Rates and Charges Resolution.

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

Services - To have access to quality services that are responsive to the changing needs of the community and support a sustainable, liveable municipality.

Strategy

1. Ensure Council services and decision-making remain responsive to changing community needs, while balancing statutory requirements, community sustainability and the fair and transparent distribution of the municipal rating burden.

LEGISLATION & POLICIES:

Local Government Act 1993 (Tas) (Part 9 - Rates and Charges)

Valuation of Land Act 2001

Fire Services Act 1979

Waste and Resource Recovery Act 2022

Rating Exemption and Remission Policy (LG11)

Rates Hardship Policy (LG54)

Conservation Covenant Support Policy (EP03)

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

**POLICY NO LG40
RATES AND CHARGES POLICY**

DEPARTMENT:	Corporate Services
RESPONSIBLE OFFICER:	Manager Business Services
LINK TO STRATEGIC PLAN:	Maintain financial viability and accountability in budgeting and administration.
STATUTORY AUTHORITY:	Local Government Act 1993, Valuation of Land Act 2001
OBJECTIVE:	The purpose of this policy is to outline Council’s approach towards rating its community and to ensure compliance with the requirements of Section 86 of the Local Government Act 1993 (the Act).
POLICY INFORMATION:	Adopted 25 June 2012 – Minute No 06/12.11.7.147 Amended 19 January 2015 – Minute No 01/15.11.7.011 Amended 15 April 2019 – Minute No 04/19.12.6.76 Amended 17 April 2023 – Minute No. 04/23.13.6.80 Amended 16 June 2025 – Minute No. 06/25.13.5.615 Amended - Draft

POLICY

1. LEGISLATIVE REQUIREMENTS

Part 9 of the Local Government Act 1993 provides councils with the legislative power to raise rates and charges.

To provide services Council must consider the method by which it raises this revenue. Amendments to the Local Government Act in December 2011 have clarified that rates are a form of taxation.

2. SCOPE

This policy covers:

- (a) Rating Strategy;
- (b) General Rates and Valuation Basis;
- (c) Differential Rating Structure;
- (d) Valuations, Revaluations and Rights of Objection;
- (e) Minimum General Rate;
- (f) Service Rates and Charges;
- (g) Payment Options;
- (h) Objections to Rate Notices;
- (i) Rebates and Remissions;
- (j) Sale of Property if Rates Remain Unpaid; and
- (k) Supplementary Valuations.

3. POLICY

Rating Strategy

Council ensures it only raises the revenue it needs and does so in the most efficient and equitable manner possible. Council must balance its service levels with the needs and expectations of the community and set appropriate levels of tax to adequately fulfil its role and responsibilities.

Council seeks to achieve equity across generations by ensuring that rates are set at a level that ensures each generation pays its way with respect to recurrent expenses being met from recurrent revenue (the full cost of the service it consumes).

Council will operate efficiently and maintain costs at a level relative to the services that it provides.

The following factors influence the level of rates and charges:

- Distribution and level of Commonwealth and State funding;
- Socio-economic profile of the area (capacity to pay);
- User-pays policies;
- Level and range of services including the level of regional responsibility; and
- Current economic environment.

In determining its rates each year, Council considers the current economic climate and capacity to pay for services and, where practicable, minimises any increase in rates and charges by managing costs throughout the annual budget deliberation process.

The aim of rates and charges decision-making is to spread the burden fairly across the community, with those that have the greatest capacity to pay paying more than those with a lesser capacity to pay, by utilising the rating options available to Council within Part 9 of the Local Government Act 1993.

When considering how the rate burden will be distributed, Council must balance capacity to pay with the benefit principle acknowledging there are some groups of the community that have more access to and benefit from specific services.

Valuations

The Office of the Valuer-General (VG) provides the statutory valuations to Council on a cyclical basis, generally every six years. Council has recently been subject to a municipal-wide revaluation through the 2025/2026 revaluation process. (*Valuation of Land Act 2001, Part 4*).

A fresh municipal valuation has now been undertaken and is being applied to properties for the 2026/2027 financial year.

Under the Act, Council is required to use these valuations in setting its rates each year. Council has no role in determining the valuation of properties, and all ratepayers are able to dispute their valuation directly with the Valuer-General's Office.

Council is also provided with adjustment factors for the various classes of property in the municipal area by the Valuer-General each two years. Council is required to consider the adjustment factors in determining the rates and charges.

General rates and valuation basis

Council has three choices under the Act, *Part 9, Division 1, and Section 89A* for determining its rate charges:

- Land Value;
- Capital Value; and
- Assessed Annual Value (AAV).

Council has chosen to rate using AAV (Assessed Annual Value), or the rental value of the property, as the valuation basis. Council has adopted this valuation basis as it considers this method of valuation to be the best available to Council as prescribed in the Act and, therefore, the fairest method of distributing the rates burden responsibly across all property owners.

The AAV represents an independent assessment of the rental value of a property or a 4 per cent minimum of the capital value (whichever is the greater).

Council has determined that a minimum rate is to apply each year to ensure that all ratepayers contribute towards the provision of basic services at a reasonable level.

The method Council uses to calculate the cent in the dollar for the general rate is the total revenue required from the general rate, divided by the total combined AAV of all rateable properties in the municipality.

Differential rating structure

In addition to selecting Assessed Annual Value as the valuation basis, Council may apply differential general rates to different categories of land in accordance with Part 9 of the Local Government Act 1993. Differential rating enables Council to apply different cents in the dollar to classes of property where this is considered appropriate, having regard to the use of the land, capacity to pay, the level of benefit received from Council services, and the equitable distribution of the overall rates burden across the municipal area.

Council uses rating categories to group properties for differential rating purposes. These categories are informed by Valuer-General land use codes and are applied by Council as part of its broader rating strategy to better reflect differing land uses, infrastructure impacts, service demand, market behaviour and capacity to pay across the municipality.

For rating purposes, Council's differential categories are informed by the land use category applied to each property by the Office of the Valuer-General in the valuation list prepared under the Valuation of Land Act 2001. The Valuer-General determines the statutory valuation and records the predominant land use of each property. Council then applies those land use codes, together with any additional criteria set out in its annual Rates and Charges Resolution, to determine the rating category to be applied for the relevant financial year.

Council recognises Utilities as a separate rating category within its differential rating structure. Utility land has distinct characteristics when compared with other property groupings. It is typically associated with essential network infrastructure, constrained operational uses and long-term service delivery functions that support the broader community and local economy. Utilities are also characterised by commercial operating features, with services commonly provided to customers on a user-pays basis linked to consumption. Council considers that separating Utilities into its own category provides a more transparent and appropriate basis for rating land used for



these purposes and enables this class of property to be considered on its own merits within the overall rating framework.

Council also recognises Quarries as a separate rating category. Quarry and extractive industry land has a distinct operational and economic profile, including site-specific resource use, heavy vehicle movements, infrastructure impacts and commercial return characteristics that differ from other industrial or rural land uses. Council considers that separating Quarries into their own category supports a more balanced and proportionate rating outcome by recognising the particular nature, intensity and impact of extractive operations within the municipal area.

Council also recognises Forestry as a separate rating category. Forestry land has distinct land use characteristics, market drivers and valuation outcomes when compared with other forms of primary production. Separating Forestry into its own category enables Council to apply a differential rating approach that more appropriately reflects the nature and ownership patterns of large-scale land holdings, plantation forestry and timber production activities within the municipal area. It also recognises the particular infrastructure requirements, road network impacts, transport demands, land management considerations and broader operational characteristics associated with forestry activities, which distinguish them from other primary production uses.

Council also recognises the need for a distinct rating approach for properties predominantly used for short stay accommodation. Council has several properties within the rating system recorded under Valuer-General land use code R9 that are currently rated within the Residential category. Council intends to reallocate these properties into a newly created Short Stay Accommodation category. While short stay accommodation forms an important part of the local visitor economy, where a property is predominantly used in a commercial manner for visitor accommodation Council's position is that it should be treated accordingly within the rating framework. A specific cent in the dollar based on Assessed Annual Value will be applied proportionate to that commercial use. Council also recognises that a number of known short stay accommodation permit holders are currently recorded under land use code R7. Council will progressively review these properties using State Government validated data, Council permit records and an appropriate compliance review process and, where supported, seek to have those properties reclassified by the Valuer-General to land use code R9.

Council considers differential rating to be an important mechanism for achieving a more balanced and proportionate rating system across the municipal area. By distinguishing between different land uses and property characteristics, differential rating assists Council to distribute the rates burden in a way that more appropriately reflects capacity to pay, the nature and intensity of land use, and the broader policy objectives of Council. Break O'Day Council will continue to refine the use of differential categories as part of its commitment to maintaining a rating structure that is equitable, transparent and responsive to local conditions over time.

This policy sets out Council's position and intent in relation to its rating structure. It does not replace or override the specific rating methodologies, differential rates, minimum rates, service rates, service charges or annual charges formally adopted by Council through its annual Rates and Charges Resolution. In accordance with section 86A of the Local Government Act 1993, Council recognises that rates are a tax and not a fee for service, and that the value of land is an indicator of capacity to pay.

The following table provides a guide to the principal differential rating categories adopted by Council and their alignment with the relevant Valuer-General land use codes.

Table 1: Council Differential Rating Categories and Valuer-General Land Use Code Alignment

Council rating category	General description	VG land use category link
Residential	Land used predominantly for residential purposes, including standard housing and associated residential uses.	R1, R10, R2, R3, R30, R31, R32, R4, R5, R7, S0, S02, S1, S11, S12, S3, S31, S4, S41 and S42.
Commercial	Land used predominantly for business, retail, office, accommodation, hospitality or other commercial activity.	C0, C1, C10, C12, C13, C14, C15, C18, C181, C19, C2, C20, C21, C22, C30, C33, C34, C40, C43, C50, C51, C52, C53, C54, C55, C71, C80, C81 and V2.
Industrial	Land used predominantly for industrial, manufacturing, warehousing, storage or similar purposes.	I0, I1, I10, I11, I110, I111, I112, I13, I14, I15, I16, I17 and V3.
Primary Production	Land used predominantly for farming, grazing, cropping or other primary production purposes.	L101, L102, L111, L122, L15, L151, L152, L154, L155, L222, L232, L242, L4 and L43.
Forestry	Land used predominantly for forestry, plantation forestry, timber production or related forestry activities.	L3, L31, L311, L312, L32, L33 and L332.
Utilities	Land used for essential utility infrastructure and associated operational purposes.	P11 and P13
Quarries / Extractive Industries	Land used predominantly for quarrying, extraction, processing or related resource-based activity.	Q1, Q11, Q2, Q22 and Q3.
Short Stay Accommodation	Properties recorded under VG land use code R9 and predominantly used in a commercial manner for visitor accommodation or short stay letting, to be transitioned from the Residential category into Council's Short Stay Accommodation category.	R9

Minimum General Rate

A minimum general rate provides a mechanism by which lower valued properties pay not less than a minimum amount, and it can only apply if there has been no fixed charge applied. The minimum rate must not apply to more than 35% of properties.

Council will apply a minimum general rate in accordance with *Part 9 Division 2 General Rates, Section 90* of the Act at an appropriate level to recognise that each rateable property should bear a



reasonable proportion of the total rates burden each year to enable Council to deliver appropriate services and infrastructure as determined in the Annual Plan and Budget.

The minimum rate should reflect that the cost of services needs to be spread equitably across all properties. Vacant land or lots with minimal build or ageing infrastructure are expected to contribute a reasonable proportion of rate revenue even when the AAV on these properties may be at a minimal level.

Minimum general rates recognise that each rateable property receives the benefit of Council's broader municipal services, infrastructure and governance functions, regardless of the individual valuation of that property. These include services and assets such as local roads, waste management systems, community facilities, public amenities, emergency management support, regulatory functions, parks and reserves, and the administrative framework required to support local government operations. A minimum rate assists in ensuring that all properties make a reasonable baseline contribution toward these shared municipal costs.

Following a municipal revaluation, Council has recalibrated minimum rates across its rating categories to ensure that changes in valuation levels are reflected in a balanced and proportionate way for properties that remain minimum bound. This recognises that valuation growth does not occur uniformly across all land use categories and that, without recalibration, minimum rated properties in some categories may not appropriately reflect the relative movement in underlying values. Recalibrating category based minimum rates assists Council to maintain equity within the rating structure and to ensure that minimum-bound properties continue to contribute at a level that is broadly consistent with Council's differential rating framework following revaluation.

Council supports rating mechanisms that will stimulate residential development and allocate reasonable costs to property owners who choose to own but not develop vacant land.

Service Rates and Charges

In addition to the general rate, Council may charge for other services under the benefit principle, in accordance with *Part 9, Division 3, Sections 93 and 94* of the Act.

Waste Management

Council provides a domestic waste and recycling collection service to properties in the designated collection area. Levies apply for the waste recycling collection based upon cost recovery of each function.

Properties with occupancy located within the designated waste collection service area will be subject to a charge for the provision of waste and recycling bins as part of the waste collection service. This charge is implemented to support the efficient and sustainable management of waste in accordance with the Council's operational objectives.

An Infrastructure Waste Charge is applied to all properties to support the ongoing delivery of waste management services. This charge contributes to the costs of waste infrastructure, service delivery and compliance with the state landfill levy as required under the *Waste & Resource Recovery Act 2022*.

Fire Service Levy

Council is required by the provisions of the Fire Services Act 1979 to collect the Fire Service levy on behalf of the Tasmanian Fire Service. The value of this levy is determined by the Tasmanian Fire Service and is not influenced by the Council. This rate is set in accordance with the provisions of *Part 9, Division 93, Section 93* of the Act.

Payment Options

Payment options are determined by the Council each year as part of the budget process. Rates are levied in early July each year and are payable by four equal instalments. The due dates for instalments are:

- 1st Instalment – 31 August
- 2nd Instalment – 31 October
- 3rd Instalment – 31 January
- 4th Instalment – 30 April

A discount for early payment may be granted if payment is received in full by 31 August.

Penalty and Interest

Council will apply penalty and interest charges in accordance with *Part 9, Division 9, and Section 128* of the Act where any rates and charges are not paid on or before the date on which the rates or instalments fall due.

Valuations, Revaluations and Rights of Objection

Property valuations used for rating purposes are determined by the Valuer-General under the *Valuation of Land Act 2001*. Council is required to use these statutory valuations when setting and levying rates and charges and does not determine the valuation of individual properties. Property owners who wish to object to their valuation may do so in accordance with Part 5 of the *Valuation of Land Act 2001*. Objections to statutory valuations are administered by the Valuation Department and are considered by the Valuer-General, not Council.

Objections to Rate Notices

Council will consider objections to rates notices in accordance with Part 9, Division 9, Section 123 of the *Local Government Act 1993*.

Rebates and Remissions

An application for a rebate and/or remission from payment of rates must be in accordance with the provisions of the following policies of Council:

- 1) Rating Exemption and Remission Policy (LG11)
- 2) Conservation Covenant Support Policy (EP03)

A pensioner remission is available to property owners, through Council by meeting the State Government criteria for eligibility. Council provides the property owner with the remission, and a claim is sought from the State Government. This is generally available to pension, health care and DVA card holders.



Sale of Property if Rates Remain Unpaid

Under *Part 9, Division 11 Section 137 of the Act*, Council may sell any property where the rates have been in arrears for three or more years. Council is required to:

- Notify the owner of the land of its intention to sell the land;
- Provide the owner with details of the outstanding amounts; and
- Advise the owner of its intention to sell the land if payment of the outstanding amount is not received within 90 days. Except in extraordinary circumstances, Council will enforce the sale of land for arrears of rates.

Supplementary Valuations

In certain circumstances, valuations must be determined between general revaluations. These are known as supplementary valuations and are required when the circumstances of a property change in a way that affects the property's value.

Some circumstances that may trigger a supplementary valuation are as follows:

- Construction of a new building(s) on the land;
- Extension to or renovation of existing building(s);
- Subdivision or consolidation of the land;
- Demolition of a building(s) on the land;
- Other improvements to the land, such as outbuildings, swimming pools, etc.;
- Change in the land or properties usage;
- Realignment of the property's boundary; and
- A property becomes rateable.

When any of the above situations arise, a supplementary valuation will be undertaken by the Valuer-General. The supplementary valuation will bring the valuation of the property into line with the general valuation of other properties in the municipality. Values are assessed at the same date as the general valuation currently in use.

Where the Valuer-General has undertaken a supplementary valuation, the ratepayer will be issued with a supplementary rate notice. The notice will show the new adjusted valuations for the property and will include any adjustments to the rates and charges affected by the supplementary valuation for the current financial year.

Rates and charges adjustments of less than \$50 will not result in a supplementary rates and charges notice for the current financial year.

4. MONITORING AND REVIEW

Council will review and amend this Policy in compliance with Section 86B of the Act, including by the end of each successive 4-year period, or earlier in the event of major changes to legislation or related policies or procedures, or if deemed necessary by the General Manager.

5. RELATED DOCUMENTS

- 1) Council Strategic Plan
- 2) Council Long Term Financial Plan
- 3) Council Annual Plan & Budget for that Financial Year
- 4) Rating Exemption and Remission Policy (LG11)
- 5) Rates Hardship Policy (LG54)
- 6) Conservation Covenant Support Policy (EP03)

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Raoul Harper, Manager Business Services
FILE REFERENCE	018\023\006\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER’S RECOMMENDATION:

That Council adopt the following 2026/2027 rates resolution by absolute majority:

In accordance with the provisions of the Local Government Act 1993 (as amended) and the Fire Services Act 1979, Council makes the following Rates and Charges for land within Council’s municipal area for the period 1 July 2026 to 30 June 2027.

Definitions Used in this Resolution

“AAV” means the assessed annual value (AAV) for the land determined by the Valuer-General under the *Valuation of Land Act 2001* and adjusted under the *Act*;

“land” means a parcel of land which is shown as being separately valued in the valuation list pursuant to the provisions of the *Valuation of Land Act 2001*;

“rating category” means a category of land determined by Council for differential rating purposes in accordance with Part 9 of the *Act*, having regard to the Valuer-General land use codes (LUCs) recorded in the valuation list and the actual use or predominant use of the land;

“residential purposes” means land that is used or predominantly used for residential purposes, being land that is characterised by occupation for private residential living, including single dwellings, multiple dwellings and associated residential use, and includes land classified by the Valuer-General with a residential land use code under the *Valuation of Land Act 2001* and adjusted under the *Act*;

“commercial purposes” means land that is used or predominantly used for commercial purposes, being land that is characterised by trade, business, retail, office, accommodation, hospitality or other commercial activity, and includes land classified by the Valuer-General with a commercial land use code under the *Valuation of Land Act 2001* and adjusted under the *Act*;

“industrial purposes” means land that is used or predominantly used for industrial purposes, being land that is characterised by manufacturing, processing, storage, warehousing, transport depots, contracting yards or other industrial activity, and includes land classified by the Valuer-General with an industrial land use code under the *Valuation of Land Act 2001* and adjusted under the *Act*;

“primary production purposes” means land that is used or predominantly used for primary production purposes, being land that is characterised by agriculture and other rural production activities, excluding forestry, and includes land classified by the Valuer-General with a primary production land use code under the *Valuation of Land Act 2001* and adjusted under the *Act*;

“forestry purposes” means land that is used or predominantly used for forestry purposes, being land that is characterised by plantation forestry, native forestry, timber growing,

timber harvesting or related forestry activities, and includes land classified by the Valuer-General with a forestry land use code under the *Valuation of Land Act 2001* and adjusted under the *Act*;

“quarry purposes” means land that is used or predominantly used for quarry purposes, being land that is characterised by quarrying, extractive industry, or the extraction of stone, gravel, sand or similar materials, and includes land classified by the Valuer-General with a quarry or extractive industry land use code under the *Valuation of Land Act 2001* and adjusted under the *Act*;

“utility purposes” means land that is used or predominantly used for utility purposes, being land that is characterised by the provision of utility infrastructure or services, including electricity, telecommunications, water, sewerage, gas or similar essential services, and includes land classified by the Valuer-General with a utility land use code under the *Valuation of Land Act 2001* and adjusted under the *Act*;

“public purposes” means land that is used or predominantly used for public purposes, being land that is characterised by public ownership, public administration, community service delivery, civic infrastructure or other public functions, and includes land classified by the Valuer-General with a public purpose land use code under the *Valuation of Land Act 2001* and adjusted under the *Act*;

“vacant land” means land that is shown in the valuation list as non-use land or vacant land, and includes land classified by the Valuer-General with a vacant land use code under the *Valuation of Land Act 2001* and adjusted under the *Act*;

“Short Stay Accommodation” means land that is used or predominantly used for short stay accommodation purposes, being land that is characterised by occupation for visitor or temporary accommodation rather than permanent residential living, and includes land classified by the Valuer-General with a residential land use code under the *Valuation of Land Act 2001* and adjusted under the *Act*;

“tenement” has the meaning given in the *Act* and includes any land or premises in respect of which a rate or charge may be made;

1. GENERAL RATE

- 1.1. Pursuant to section 90 of the *Act*, Council hereby makes a General Rate of 6,2713 cents in the dollar of AAV for all rateable land within the municipal area (excluding land exempt under section 87 of the *Act*), subject to a minimum amount payable of \$900.
- 1.2. Pursuant to Section 107(1) of the *Act*, Council declares that the general rate is varied within the municipal area according to the following factors:
 - a) For land within the municipality which is used or predominantly used for commercial purposes, the General Rate is varied to 6.7335 cents in the dollar of AAV.
 - b) For land within the municipality which is used or predominantly used for industrial purposes, the General Rate is varied to 6.7335 cents in the dollar of AAV.
 - c) For land within the municipality which is used or predominantly used for primary production purposes, the General Rate is varied to 6.6893 cents in the dollar of AAV.
 - d) For land within the municipality which is used or predominantly used for short stay accommodation purposes and falls within the Short Stay Accommodation rating category, the General Rate is varied to 6.7335 cents in the dollar of AAV.
 - e) For land within the municipality which is used or predominantly used for quarry purposes, the General Rate is varied to 9.5228 cents in the dollar of AAV.

- f) For land within the municipality which is used or predominantly used for public purposes, the General Rate is varied to 11.4346 cents in the dollar of AAV
- g) .For land within the municipality which is used or predominantly used for utility purposes, the General Rate is varied to 11.4346 cents in the dollar of AAV.
- h) For land within the municipality which is used or predominantly used for forestry purposes, the General Rate is varied to 18.7500 cents in the dollar of AAV.
- i) For land within the municipality which is classified as non-use land with the Vacant land use code, the General Rate is varied to 7.9990 cents in the dollar of AAV.

1.3. Pursuant to Sections 107(1), 107(2) and 107(2A) of the Act, Council hereby varies the minimum General Rate of \$900 to \$1,500 per rateable land as follows:

- a) For land within the municipality which is used or predominantly used for public purposes, the minimum General Rate is varied to \$1,500.
- b) For land within the municipality which is used or predominantly used for forestry purposes, the minimum General Rate is varied to \$1,500.
- c) For land within the municipality which is used or predominantly used for quarry purposes, the minimum General Rate is varied to \$1,500.
- d) For land within the municipality which is used or predominantly used for utility purposes, the minimum General Rate is varied to \$1,500.

1.4 Pursuant to Sections 107(1), 107(2) and 107(2A) of the Act, Council hereby varies the minimum General Rate of \$900 to \$1,100 per rateable land as follows:

- a) For land within the municipality which is used or predominantly used for commercial purposes, the minimum General Rate is varied to \$1,100.
- b) For land within the municipality which is used or predominantly used for primary production purposes, the minimum General Rate is varied to \$1,100.
- c) For land within the municipality which is used or predominantly used for industrial purposes, the minimum General Rate is varied to \$1,100.
- d) For land within the municipality which is used or predominantly used for short stay accommodation, the minimum General Rate is varied to \$1,100.

2. SERVICE RATES AND CHARGES

2.1. In accordance with the provisions of Section 93 and 94 of the Act, Council makes:

- a) A Waste Infrastructure charge of \$281.00 for all rateable tenements within the municipal area comprising waste disposal areas, waste transfer stations and related waste management facilities.
- b) Waste Collection Charge
 - i. A collection charge of \$140.00 per bin for all land that has available a recycling waste collection services from Council; and
 - ii. A collection charge of \$134.00 per bin for all land that has available a 140L waste collection services from Council; and
 - iii. A collection charge of \$222.00 per bin for land that has available a 240L waste collection service from Council.
- c) Extra collection charges beyond those stipulated in 2.1(a) & (b) are to be arranged directly with the Council.

Pursuant to Section 94(3) of the *Act*, Council varies the service charges for waste management within the municipality as follows:

- a) Where land is within a collection area but is vacant and not utilised for any purpose the collection charge in 2.1(b)(i), (ii) and (iii) is varied to nil if a bin is not provided or required.
- b) Where land is used or predominantly used for sporting or recreational purposes and is a jetty, boatshed, boat ramp or slipway, the service charges in 2.1(b)(i), (ii) and (iii) are varied to nil if a bin is not provided or required.

3. FIRE SERVICE RATE

Pursuant to Sections 93 and 93A of the *Act*, Council makes the following fire protection service rates for the purpose of collecting a fire service contribution from all rateable land in the municipal area sufficient to pay the contribution that Council is required to make pursuant to the notice received by Council from the State Fire Commission in accordance with Section 81B of the *Fire Service Act 1979* for the 2026–2027 financial year as follows:

District	Rate
Urban Volunteer Brigade Rating Districts	0.232 cents in the dollar of AAV
General Land	0.221 cents in the dollar of AAV

3.1 Pursuant to Section 93(3) of the *Act* and Section 81C (6) of the *Fire Service Act 1979*, the minimum fire service contribution payable in respect of the fire service contribution is the amount of \$52.00.

4. PAYMENT OF RATES AND CHARGES

4.1 Pursuant to Section 124 of the *Act*, for the period commencing 1 July 2026 and ending 30 June 2027 all rates and charges payable to Council shall be payable by four (4) instalments in accordance with the following payment schedule:

- a) The first instalment must be made on or before the 31 August 2026;
- b) The second instalment must be made on or before the 31 October 2026;
- c) The third instalment must be made on or before the 31 January 2027;
- d) The fourth and final instalment must be made on or before 30 April 2027.

4.2 Pursuant to Section 130 of the *Act*, Council will provide a discount of 2% of the total current rates and charges specified in the rates notice applying to all the rates and charges for the financial year 2026/2027 and any arrears if they are paid in full on or before 31 August 2026.

In accordance with Section 124(5) of the *Act*, if a ratepayer fails to pay any instalment within 21 days of the date on which the instalment is due, the ratepayer is liable to pay the full amount of the unpaid rates and charges.

4.3 Pursuant to Section 128 (2) of the *Act*, if any rate or instalment is not paid on or before the due date then:

- i. There is payable a penalty of 6% of the unpaid due instalment; and

- ii. If any rates and charges or instalment of the rates and charges are not paid on or before the date they fall due, then daily interest being 0.029167% (10.646% p.a.) for the financial year 2026/2027 charged monthly is payable from the date they fell due to the date of payment.

ENDS

INTRODUCTION:

As part of the annual budget process, Council is required to adopt a rates resolution for the applicable financial year. The resolution is informed by a number of legislative requirements, Council Policy and importantly by the Long Term Financial Plan (LTFP) projections of the revenue Council requires to sustainably fund and deliver services.

The rates resolution presented aligns with the funding requirements of Council in the LTFP and the Council Budget Estimates for 2026-2027, which were also discussed and reviewed at Council workshops held in May and June.

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER'S REPORT:

The adoption of the rates resolution is the culmination of the budget process whereby Council have developed an Annual Plan for the year ahead, the resources required to deliver on it, the fixed costs of employees and the operational requirements to meet our legislative functions and community expectations. The capital works program and asset renewal requirements to maintain our asset base at an acceptable standard is also a key consideration when assessing revenue requirements. The budget developed through this process is then assessed against the LTFP projections and adjusted accordingly to ensure Council remains on a financially sustainable trajectory.

The Rates and Charges Policy and Financial Management Strategy directly inform the development of the Rates Resolution.

The following provides information relating to the Rates Resolution and its application for the next financial year and should be read in conjunction with the following reports in this Council agenda namely:

Valuer General Municipal Revaluation Report
Municipal Revaluation and Council Rating Response
LG40 Rates and Charges Policy (Update)

Rates and Charges Policy

Section 86B(4) of the *LGA 1993* requires that:

A Council must review its rates and charges policy – by the end of each successive four-year period after 31 August 2012.

The Rates and Charges Policy (LG40) is ordinarily reviewed when Council proposes changes to the way rates and charges are applied, including changes to differential rates, minimum rates, service charges or rating categories.

This year, however, the municipal revaluation fundamentally changed the valuation landscape across the municipality. It altered the relative distribution of values between property types and exposed limitations in the previous policy structure, which had evolved incrementally over time. As a result, a simple update was not sufficient. The Policy was substantially rewritten to provide a clearer, more contemporary rating framework that better aligns Council's rating categories, differential settings and minimum rate approach with the post-revaluation environment

The revised Policy therefore sets out the high-level rating framework adopted by Council for 2026/2027 and beyond. Prepared in accordance with section 86B of the *Local Government Act 1993*, it explains the principles and structure underpinning the application of rates and charges following the revaluation. The core requirements of the Policy remain aligned with the fundamental premise as set out in section 86A of the *LGA 1993* that:

- (a) rates are a tax and not a fee for service; and*
- (b) the value of land is an indicator of the capacity to pay.*

The Council, through the application of this Policy, levies rates based on property values with a contribution through fixed and service charges. The Policy also outlines the Council's approach to the provision of remissions and the management of the rate debt and other matters as required under the *Act*.

When assessing rates and charges for the year ahead Council ensures it only raises the revenue it needs and does so in the most efficient and equitable manner possible. Council must balance its service levels with the needs and expectations of the community and set appropriate levels of tax to adequately fulfil its role and responsibilities.

Council seeks to achieve equity across generations by ensuring that rates are set at a level that ensures each generation pays its way with respect to recurrent expenses being met from recurrent revenue (the full cost of the service it consumes). Council will operate efficiently and maintain costs at a level relative to the services that it provides.

The following factors influence the level of rates and charges:

- Distribution and level of Commonwealth and State Grant funding;
- Socio-economic profile of the area (capacity to pay);
- User-pays policies;
- Level and range of services including the level of regional responsibility; and
- Current economic environment.

The aim of rates and charges decisions-making is to spread the burden fairly across the community with those that have the greatest capacity to pay paying more than those with a lesser capacity to pay by utilising the rating options available to Council within the *Local Government Act 1993* Part 9.

Minimum General Rate

Council has determined that a minimum rate is to apply each year to ensure that all property owners contribute towards the provision of basic services at a reasonable and equitable level.

As required by the Act, Council has gone through the exercise of determining the appropriate pre-condition to the imposition of a minimum General Rate and confirm compliance with the requirements of section 90(5).

Following the municipal revaluation, Council has revised the minimum rate payable with a number of land use categories now having higher minimum rate thresholds. For residential properties, this will generally cap the increase at no more than \$100, while for other properties the increase will be higher. In this way, the minimum rate has operated as an important moderating mechanism, cushioning many properties from much larger valuation-based increases that would otherwise have occurred if the revaluation had flowed directly through the rating system in full.

Council has therefore applied the minimum general rate in accordance with section 90 of the *Act* at a level designed to spread the impact of the revaluation as evenly as possible across the broad rate base. In practical terms, this is considered the most equitable and fair mechanism available to Council in responding to the revaluation challenge faced by both Council and ratepayers.

Service Rates and Charges

In addition to the general rate, Council may charge for other services under the benefit principle. For the year ahead Council continues to levy the following:

Waste Management Service Charges

The Waste Management Service Charges proposed for 2026-2027 include a waste infrastructure charge of \$281.00, a recycling collection charge of \$140.00 per bin, a 140L waste collection charge of \$134.00 per bin and a 240L waste collection charge of \$222.00 per bin. The increase in the waste infrastructure charge is being driven by a number of significant cost pressures across Council's waste management system, rather than any single factor.

These pressures include the next scheduled step increase in the Tasmanian Government's landfill levy, which will rise from \$45.84 per tonne in 2025-2026 to approximately \$67.32 per tonne from 1 July 2026, an increase of \$21.48 per tonne or around 46.9%. Council is also contending with higher fuel and transport costs associated with moving waste for compaction and final disposal, increasing regulatory oversight and compliance requirements under the contemporary waste and resource recovery framework. The scheduled replacement of the Scamander waste compactor at an estimated cost of approximately \$1.9 million in the coming year is also a major cost pressure, even though that capital cost is not being directly recovered through the Waste Infrastructure Charge in the year ahead.

In addition, contamination within recycling streams continues to create operational inefficiencies and added costs, as contaminated loads reduce resource recovery outcomes and can require additional handling, sorting or disposal. Taken together, these factors mean the waste infrastructure charge must increase to ensure the service remains financially sustainable and that Council can continue to meet its obligations across waste transfer, disposal and resource recovery infrastructure.

Importantly, many of these cost pressures are externally driven and are not the result of any material expansion in Council service levels. Waste management is also becoming a more complex and tightly regulated service area, with increasing expectations around environmental compliance, resource recovery performance, contamination management and asset reliability. In that context, the increase in the Waste Management Service Charge is a necessary response to maintain a safe, compliant and financially sustainable service for the community, particularly in a rural municipality where transport distances and infrastructure dependencies make the cost of service delivery inherently higher.

Fire Service Rate

The Fire Service Rate is collected on behalf of the State Government. Council levies fire protection service rates for the purpose of collecting a fire service contribution from all rateable land in the municipal area sufficient to pay the contribution that Council is required to make pursuant to the notice received by Council from the State Fire Commission given accordance with Section 81B of the *Fire Service Act 1979*.

The Fire Service Rate is not a discretionary Council charge. It is collected by Council on behalf of the State to recover the fire service contribution determined by the State Fire Commission under the *Fire Service Act 1979*. The minimum fire service contribution is also prescribed under legislation and indexed annually in accordance with the Act. As a result, movements in the Fire Service Rate are primarily driven by the State fire service funding framework rather than Council budget decisions.

Instalment Dates for 2026/2027 Financial Year & Changes to Rates Notices

The following instalment dates for the 2026/2027 financial year:

- First Instalment: 31 August 2026
- Second Instalment: 31 October 2026
- Third Instalment: 31 January 2027
- Fourth Instalment: 30 April 2027

In addition to the instalment arrangements, Council will continue to offer the existing early payment discount for ratepayers who pay their rates in full by the due date and eligible pensioners will continue to have access to applicable remissions in accordance with Council policy and legislative requirements. For 2026/2027, the rates notice process will also be enhanced to provide additional payment and delivery options, including Apple Pay and the option for ratepayers to receive their rates notices by email. Council is seeking, wherever practical, to reduce reliance on paper-based notices and the administrative costs associated with them and encourages ratepayers who regularly use email and electronic bill payment methods to opt in to electronic delivery.

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

1. Ensure Council services support the betterment of the community while balancing statutory requirements with community and customer needs.

Break O'Day Council Long Term Financial Plan 2023-2033

Break O'Day Council Financial Management Strategy 2023-2030

LEGISLATION & POLICIES:

Local Government Act 1993 (Tas) (Part 9 - Rates and Charges)

Valuation of Land Act 2001

Fire Services Act 1979

Waste and Resource Recovery Act 2022

Rates and Charges Policy (LG40)

Rating Exemption and Remission Policy (LG11)

Rates Hardship Policy (LG54)

Conservation Covenant Support Policy (EP03)

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Council is required to sufficiently fund its operations in a sustainable manner. The Rates Resolution presented is a cornerstone to the annual budget process and has been modelled to provide a sufficient level of funding from rates and charges for the year ahead.

VOTING REQUIREMENTS:

Absolute Majority

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Raoul Harper, Manager Business Services
FILE REFERENCE	018\036\003\
ASSOCIATED REPORTS AND DOCUMENTS	Budget Estimates 2026-2027

OFFICER'S RECOMMENDATION:

That Council adopt the Budget Estimates for the 2026/2027 FY.

INTRODUCTION:

The Budget Estimates and Rates Resolution are considered annually in accordance with Section 82 of the *Local Government Act 1993* and are prepared in accordance with Council's Long Term Financial Plan, Financial Management Strategy and Rates and Charges Policy.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 1 June 2026

Special Council Budget Workshop 29 April 2026

OFFICER'S REPORT:

Council adopts its budget each financial year following a detailed review process involving the management team and a series of workshops with Councillors. The draft Budget Estimates for 2026/27 have been developed in line with Council's Long Term Financial Plan and Financial Management Strategy and continue the work undertaken over several years to improve Council's long-term financial sustainability.

A significant amount of work continues to occur internally to identify efficiencies and reduce expenditure wherever possible. This has been an ongoing focus of the organisation for a number of years and has delivered substantial savings over time. However, there is a point where further reductions in expenditure can only realistically be achieved through reducing service levels, delaying asset renewal or discontinuing services altogether.

That becomes increasingly difficult in a municipality such as Break O'Day where community expectations around roads, waste management, public facilities and broader community services remain high. The reality is that the vast majority of Council's expenditure relates to maintaining essential services and critical infrastructure rather than discretionary spending.

Regional Cost Pressures

Like most regional councils across Tasmania and Australia, Break O'Day continues to experience significant cost pressures across nearly every area of operation. Construction and contractor pricing

remains volatile, fuel costs continue to impact operational and transport expenses, insurance premiums have increased substantially and the cost of maintaining and renewing infrastructure continues to rise well beyond historical levels.

These pressures are magnified in a rural and geographically dispersed municipality such as Break O'Day. Council maintains a large road network, extensive community infrastructure and multiple waste facilities across a relatively small ratepayer base. The municipality's location also means many services, materials and contractors must travel considerable distances, increasing exposure to freight, fuel and mobilisation costs.

Waste Management Pressures

Waste management continues to place increasing pressure on Council's operating budget. Break O'Day does not have access to local large-scale waste processing facilities and all general waste and recyclable material must be transported outside the municipality for processing and disposal. The cost of delivering this service has increased significantly, particularly due to the rapid escalation in fuel prices and transport costs compared with the previous financial year.

Of particular impact is the State Government Waste Levy, which has increased from approximately \$44 per tonne to \$70.56 per tonne, representing an increase of approximately 59.1%. This increase alone represents a substantial additional cost to Council and is not a charge determined by Council itself.

Council is also facing the need to replace critical waste infrastructure at the Scamander Transfer Station, with the existing waste compactor now at the end of its useful operational life. Approximately \$1.9 million has been included in the budget for replacement of this infrastructure to ensure the continued safe and reliable operation of the facility into the future.

Revaluation and Rating Impacts

This year's budget has also been developed following the 2026 municipal revaluation undertaken independently by the Valuer-General Tasmania. It is important to recognise that Council does not determine property valuations and has no ability to influence individual valuation outcomes.

The revaluation process has resulted in substantial changes to property values across the municipality. However, those changes have not occurred evenly across all properties and land use classes. Some properties experienced very large increases in value while others experienced only modest movement. The uneven nature of the revaluation has made the development of this year's budget a complex and challenging task for Council.

Because Break O'Day Council uses Assessed Annual Value (AAV) as the basis for calculating rates, changes in property values directly affect how the rates burden is distributed across the municipality. This means there is no single "average rates increase" that applies equally to all properties following a revaluation.

In response to these valuation movements, Council has reduced the general rate in the dollar across several categories in an effort to cushion impacts where possible, particularly for occupied residential and productive land. The resulting movement on an individual rates notice will therefore depend on how that property's valuation changed relative to the rest of the municipality. In

response to this variability, Council has increased the minimum revenue required for the year ahead to continue delivering core services and funding asset renewal.

Financial Sustainability and Economic Uncertainty

The budget has been prepared recognising the broader financial uncertainty currently affecting households, businesses and all levels of government. Inflationary pressures, fuel prices, insurance costs, labour market pressures and broader global economic uncertainty continue to create financial risk across all sectors of the economy.

Importantly, due to the prudent financial management undertaken by Council over a number of years, Council is in a position to adopt a small deficit budget for 2026/27 in recognition of these broader economic conditions and uncertainties facing the community. Council considers this to be a measured and responsible approach during a period of significant financial volatility. While the Long-Term Financial Plan continues to target ongoing improvements in financial sustainability over time, the ability to absorb some short-term uncertainty without transferring the full impact immediately onto ratepayers reflects the stronger financial position Council has worked to achieve over recent years.

Conclusion

This budget reflects a disciplined and deliberate response to the very real financial pressures facing Council and the Break O'Day community. It does not avoid the challenge, nor does it shift the full weight of rising external costs directly onto ratepayers without regard to local capacity to pay. Instead, it represents a conscious effort to protect essential services, continue critical asset renewal and maintain the infrastructure the community relies upon every day, while absorbing some of that pressure through Council's own financial position.

At its core, this budget is about responsibility, balance and constraint. It reflects the need to respond to rising costs and ongoing financial pressure without losing sight of Council's obligation to live within its means and make prudent decisions in the long-term interests of the community. Adoption of this budget will support the continued delivery of essential services and infrastructure in a way that is measured, realistic and financially responsible.

The budget is presented for Council adoption.

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

1. Ensure Council services support the betterment of the community while balancing statutory requirements with community and customer needs.

LEGISLATION & POLICIES:

In accordance with Sections 71 and 82 of the *Local Government Act 1993*.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

The financial implications to Council for the 2026-2027 financial year are outlined in the Budget Estimates document.

VOTING REQUIREMENTS:

Absolute Majority

Profit and Loss

Break O'Day Council
Budget 2026-2027

Account	2026 Annual Budget	Forecast 2026	Budget 2027 Estimates
Trading Income			
Rates	14,369,102	14,565,809	16,455,473
User Fees	1,477,883	1,690,858	1,799,237
Operating Grants	4,217,477	4,376,876	4,684,184
Interest & Investment Income	1,048,000	1,266,618	1,272,277
Contributions	6,037	58,500	0
Other Revenue	49,739	193,895	124,184
Total Trading Income	21,168,238	22,152,555	24,335,354
Gross Profit	21,168,238	22,152,555	24,335,354
Capital Grants			
Grants - Commonwealth Capital	0	1,015,451	0
Grants - Roads to Recovery	1,035,853	1,035,853	1,230,076
Grants - Capital Other	0	350,000	0
Grants - State Capital	1,130,000	1,367,016	0
Total Capital Grants	2,165,853	3,768,319	1,230,076
Other Non Operating Income			
Net Gain/Loss on Disposal of Assets	100,000	21,067	100,000
Total Other Non Operating Income	100,000	21,067	100,000
Total Non Operating Revenue	2,265,853	3,789,387	1,330,076
Operating Expenses			
Employee Costs	6,939,061	6,712,279	7,706,040
Materials & Services	8,747,236	8,388,094	10,044,059
Interest	42,076	40,349	28,720
Depreciation	5,258,739	5,945,310	6,180,253
Other Expenses	342,536	348,725	424,503
Total Operating Expenses	21,329,648	21,434,757	24,383,574
Operating Net Profit	(161,410)	717,798	(48,220)
Net Profit (Including Non Operating Revenue)	2,104,443	4,507,184	1,281,856

Profit and Loss - Combined Corporate Services
Break O'Day Council
Budget 2026-2027

Departments are Corporate Services, Employee Oncosts, History Room, Visitor Information Centre.

Account	2026 Annual Budget	Forecast 2026	Budget 2027 Estimates	Budget Variance (Budget 2027 to Budget 2026)	Budget Variance %	Notes
Trading Income						
Rates	11,415,847	11,582,582	13,174,109	1,758,262	15%	1
User Fees	107,854	102,004	106,535	(1,319)	-1%	
Operating Grants	1,704,466	1,681,067	1,731,499	27,033	2%	
Interest & Investment Income	1,048,000	1,266,618	1,272,277	224,277	21%	2
Contributions	0	0	0	0	0%	
Other Revenue	0	45,163	25,466	25,466	0%	
Total Trading Income	14,276,167	14,677,435	16,309,886	2,033,719	14%	
Gross Profit	14,276,167	14,677,435	16,309,886	2,033,719	14%	
Capital Grants						
Grants - Commonwealth Capital	0	0	0	0	0%	
Grants - Roads to Recovery	0	0	0	0	0%	
Grants - Capital Other	0	0	0	0	0%	
Grants - State Capital	0	0	0	0	0%	
Total Capital Grants	0	0	0	0	0%	
Other Non Operating Income						
Net Gain/Loss on Disposal of Assets	0	(44,357)	0	0	0%	
Total Other Non Operating Income	0	(44,357)	0	0	0%	
Total Non Operating Revenue	0	(44,357)	0	0	0%	
Operating Expenses						
Employee Costs	1,243,045	1,404,294	1,248,144	5,099	0%	
Materials & Services	1,917,040	1,862,402	2,075,398	158,358	8%	
Interest	0	0	0	0	0%	
Depreciation	128,164	151,794	157,793	29,629	23%	
Other Expenses	60,667	71,295	75,307	14,640	24%	
Total Operating Expenses	3,348,916	3,489,786	3,556,641	207,725	6%	
Operating Net Profit	10,927,251	11,187,649	12,753,245	1,825,994	17%	
Net Profit (Including Non Operating Revenue)	10,927,251	11,143,291	12,753,245	1,825,994	17%	

Notes

1. Rates are \$1.76m (15%) higher than Budget 2026, which is primarily due to natural growth in the General Rate from municipal revaluations.
2. Interest & Investment Income is \$224k (21%) higher than Budget 2026, which is primarily due to current cash reserve levels and projected Term Deposit rates

Profit and Loss - Combined Community Development
Break O'Day Council
Budget 2026-2027

Departments are Community Development, Emergency Management, Tourism

Account	2026 Annual Budget	Forecast 2026	Budget 2027 Estimates	Budget Variance (Budget 2027 to Budget 2026)	Budget Variance %	Notes
Trading Income						
Rates	0	0	0	0	0%	
User Fees	6,055	6,818	6,500	445	7%	
Operating Grants	66,718	148,506	24,503	(42,215)	-63%	
Interest & Investment Income	0	0	0	0	0%	
Contributions	0	0	0	0	0%	
Other Revenue	667	800	998	331	50%	
Total Trading Income	73,440	156,125	32,000	(41,440)	-56%	
Gross Profit	73,440	156,125	32,000	(41,440)	-27%	
Capital Grants						
Grants - Commonwealth Capital	0	0	0	0	0%	
Grants - Roads to Recovery	0	0	0	0	0%	
Grants - Capital Other	0	0	0	0	0%	
Grants - State Capital	0	4,016	0	0	0%	
Total Capital Grants	0	4,016	0	0	0%	
Other Non Operating Income						
Net Gain/Loss on Disposal of Assets	0	823	0	0	0%	
Total Other Non Operating Income	0	823	0	0	0%	
Total Non Operating Revenue	0	4,839	0	0	0%	
Operating Expenses						
Employee Costs	309,615	173,638	289,532	(20,093)	-7%	
Materials & Services	453,797	417,288	335,391	(118,406)	-26%	1
Interest	0	0	0	0	0%	
Depreciation	24,265	24,282	24,789	524	2%	
Other Expenses	3,137	5,175	5,382	2,245	72%	
Total Operating Expenses	789,814	620,383	654,093	(135,721)	-17%	
Operating Net Profit	(716,374)	(464,259)	(622,093)	94,281	-13%	
Net Profit (Including Non Operating Revenue)	(716,374)	(459,420)	(622,093)	94,281	-13%	

Notes

1. Materials & Services are \$118k (26%) lower than Budget 2026, which is primarily due to lower consulting fees associated with grant funded and specific programs.

Profit and Loss - Combined Development Services
Break O'Day Council
Budget 2026-2027

Departments are Building Surveying Services, Development Services, NRM

Account	2026 Annual Budget	Forecast 2026	Budget 2027 Estimates	Budget Variance (Budget 2027 to Budget 2026)	Budget Variance %	Notes
Trading Income						
Rates	0	0	0	0	0%	
User Fees	738,781	937,053	1,005,593	266,812	36%	1
Operating Grants	9,300	13,147	0	(9,300)	-100%	
Interest & Investment Income	0	0	0	0	0%	
Contributions	0	58,500	0	0	0%	
Other Revenue	0	0	0	0	0%	
Total Trading Income	748,081	1,008,701	1,005,593	257,512	34%	
Gross Profit	748,081	1,008,701	1,005,593	257,512	26%	
Capital Grants						
Grants - Commonwealth Capital	0	0	0	0	0%	
Grants - Roads to Recovery	0	0	0	0	0%	
Grants - Capital Other	0	0	0	0	0%	
Grants - State Capital	145,000	0	0	(145,000)	0%	2
Total Capital Grants	145,000	0	0	(145,000)	0%	
Other Non Operating Income						
Net Gain/Loss on Disposal of Assets	0	0	0	0	0%	
Total Other Non Operating Income	0	0	0	0	0%	
Total Non Operating Revenue	145,000	0	0	(145,000)	(145,000)	
Operating Expenses						
Employee Costs	1,039,006	996,177	1,150,787	111,781	11%	3
Materials & Services	503,109	504,848	450,672	(52,437)	-10%	4
Interest	0	0	0	0	0%	
Depreciation	8,930	12,593	12,840	3,910	44%	
Other Expenses	0	322	335	335	0%	
Total Operating Expenses	1,551,045	1,503,941	1,614,633	63,588	4%	
Operating Net Profit	(802,964)	(495,240)	(609,040)	193,924	-24%	
Net Profit (Including Non Operating Revenue)	(657,964)	(495,240)	(609,040)	48,924	-7%	

Notes

1. User Fees are \$267k (36%) higher than Budget 2026, which is primarily due to an anticipated continuation of the increased level of building related activity experienced in the 2026 FY, particularly in relation to Building Surveying Services.
2. Capital Grants are \$145k lower than Budget 2026, which is due to no (Development Services) Capital Grant funding being anticipated for the 2027 FY.
3. Employee Costs are \$112k (11%) higher than Budget 2026, which is due to 4% budgeted wage increases, 5% increase in the employee oncost rate and a new position combined with increased projected costs for employing new senior staff to existing roles.
4. Materials & Services are \$52k (10%) lower than Budget 2026, which is due to lower consulting fees associated with specific projects.

Profit and Loss - Works & Infrastructure
Break O'Day Council
Budget 2026-2027

Departments are Aerodromes, Animal Control, Bridges & Culverts, Buildings & Facilities, Mountain Bike Trails, Parks & Recreation, Plant, Private Works, Quarries, Roads & Footpaths, Stormwater & Drainage, Town Maintenance, Waste Management.

Account	2026 Annual Budget	Forecast 2026	Budget 2027 Estimates	Budget Variance (Budget 2027 to Budget 2026)	Budget Variance %	Notes
Trading Income						
Rates	2,953,255	2,983,226	3,281,364	328,109	11%	1
User Fees	631,230	644,883	680,609	49,379	8%	
Operating Grants	1,936,993	2,479,155	2,483,182	546,189	28%	2
Interest & Investment Income	0	0	0	0	0%	
Contributions	0	0	0	0	0%	
Other Revenue	41,672	139,404	90,320	48,648	117%	
Total Trading Income	5,563,150	6,246,767	6,535,475	972,325	17%	
Gross Profit	5,563,150	6,246,767	6,535,475	972,325	17%	
Capital Grants						
Grants - Commonwealth Capital	0	1,015,451	0	0	0%	
Grants - Roads to Recovery	1,035,853	1,035,853	1,230,076	194,223	19%	
Grants - Capital Other	0	350,000	0	0	0%	
Grants - State Capital	985,000	1,363,000	0	(985,000)	-100%	
Total Capital Grants	2,020,853	3,764,304	1,230,076	(790,777)	-39%	3
Other Non Operating Income						
Net Gain/Loss on Disposal of Assets	100,000	63,498	100,000	0	0%	
Total Other Non Operating Income	100,000	63,498	100,000	0	0%	
Total Non Operating Revenue	2,120,853	3,827,801	1,330,076	(790,777)	-37%	
Operating Expenses						
Employee Costs	3,572,231	3,412,103	4,130,008	557,777	16%	4
Materials & Services	5,187,707	5,387,416	6,553,358	1,365,651	26%	5
Interest	40,348	40,348	28,720	(11,628)	-29%	
Depreciation	5,075,192	5,742,461	5,970,355	895,163	18%	6
Other Expenses	7,579	14,574	14,642	7,063	93%	
Total Operating Expenses	13,883,057	14,596,902	16,697,083	2,814,026	20%	
Operating Net Profit	(8,319,907)	(8,350,135)	(10,161,608)	(1,841,701)	22%	
Net Profit (Including Non Operating Revenue)	(6,199,054)	(4,522,333)	(8,831,532)	(2,632,478)	42%	

Notes

1. Rates (Waste Revenue) are \$328k (11%) higher than Budget 2026, which is due to increases in the Waste Management Charge and Waste Collection Fee of 10% and 15% respectively, which are cost recovery measures due to increased Waste Management Infrastructure costs.
2. Operating Grants are \$546k (28%) higher than Budget 2026, which is due to an anticipated continuation of forecast 2026FY grant funding increases relating to Financial Assistance Grants (Roads Component) and Heavy Vehicle Motor Tax increase from State Government.
3. Capital Grants are \$791k (39%) lower than Budget 2026, which is mainly due to no State funding being anticipated for the 2027 FY.
4. Employee Costs are \$558k (16%) higher than Budget 2026, which is due to 4% budgeted wage increases, 5% increase in the employee oncost rate, additional Works team positions and additional costs relating to employment of upgraded positions of a Civil Engineer and Assets Technical Officer.
5. Materials & Services are \$1.37m (26%) higher than Budget 2026, which is largely due to increased Contractor charges, particularly relating to Waste service contracts and roads maintenance, together with increased fuel and maintenance charges relating to Plant and State Waste Levy increase.
6. Depreciation Costs are \$895k (18%) higher than Budget 2026, which is due to (increased) asset valuations, particularly in relation to recently revalued Buildings which were increased significantly.

Profit and Loss - Governance
Break O'Day Council
Budget 2026-2027

Department is Governance

Account	2026 Annual Budget	Forecast 2026	Budget 2027 Estimates	Budget Variance (Budget 2027 to Budget 2026)	Budget Variance %	Notes
Trading Income						
Rates	0	0	0	0	0%	
User Fees	0	0	0	0	0%	
Operating Grants	500,000	55,000	445,000	(55,000)	-11%	1
Interest & Investment Income	0	0	0	0	0%	
Contributions	0	0	0	0	0%	
Other Revenue	7,400	8,528	7,400	0	0%	
Total Trading Income	507,400	63,528	452,400	(55,000)	-11%	
Gross Profit	507,400	63,528	452,400	(55,000)	-11%	
Capital Grants						
Grants - Commonwealth Capital	0	0	0	0	0%	
Grants - Roads to Recovery	0	0	0	0	0%	
Grants - Capital Other	0	0	0	0	0%	
Grants - State Capital	0	0	0	0	0%	
Total Capital Grants	0	0	0	0	0%	
Other Non Operating Income						
Net Gain/Loss on Disposal of Assets	0	1,104	0	0	0%	
Total Other Non Operating Income	0	1,104	0	0	0%	
Total Non Operating Revenue	0	1,104	0	0	0%	
Operating Expenses						
Employee Costs	776,169	736,067	888,570	112,401	14%	2
Materials & Services	700,376	216,140	629,240	(71,136)	-10%	3
Interest	0	0	0	0	0%	
Depreciation	22,189	14,179	14,477	(7,712)	-35%	4
Other Expenses	258,081	257,359	328,837	70,756	27%	4
Total Operating Expenses	1,756,815	1,223,745	1,861,124	104,309	6%	
Operating Net Profit	(1,249,415)	(1,160,217)	(1,408,724)	(159,309)	13%	
Net Profit (Including Non Operating Revenue)	(1,249,415)	(1,159,113)	(1,408,724)	(159,309)	13%	

Notes

- Operating Grants are \$55k (11%) lower than Budget 2026, which relates to the same grants being carried forward from 2026 FY, reduced by a \$55k instalment received in 2026 FY.
- Employee Costs are \$112k (14%) higher than Budget 2026, which is due to 4% budgeted wage increases, 5% increase in the employee oncost rate and additional resources in the human resource and Work Health and Safety area.
- Materials & Services are \$71k (10%) lower than Budget 2026, which is due to lower consulting fees associated with strategic and grant funded projects
- Other Expenses are \$71k (27%) higher than Budget 2026, which is primarily due to Election costs associated with the forthcoming Local Government elections in October 2026.

Balance Sheet

Break O'Day Council
Budget 2026-2027

Account	30-Apr-26	Forecast 2026	Budget 2027 Estimates
Assets			
Current Assets			
Cash & Cash Equivalents	6,237,889	6,159,868	6,456,338
Trade & Other Receivables	1,799,116	1,400,000	1,470,000
Investments	9,476,479	6,500,000	4,500,000
Inventory	221,372	100,000	105,000
Other Assets	2,838	2,838	2,838
Total Current Assets	17,737,694	14,162,706	12,534,176
Non-current Assets			
Trade and Other Receivables	14,392	14,392	14,392
Property, Plant & Equipment	215,867,803	273,499,642	286,840,000
Right of Use Asset	734,211	659,012	1,155,000
Investment in Water Corporation	36,442,103	37,535,367	39,036,781
Other Investments	30,000	30,000	30,000
Mineral Resources Bond	151,500	151,500	151,500
Total Non-current Assets	253,240,010	311,889,912	327,227,673
Total Assets	270,977,703	326,052,618	339,761,849
Liabilities			
Current Liabilities			
Trade & Other Payables	895,001	1,100,000	1,155,000
Contract Liabilities	0	469,503	0
Lease Liability	75,199	71,819	59,836
Interest Bearing Loans & Borrowings	300,956	75,042	78,734
Provisions	1,014,570	399,874	415,869
Trust Funds and Deposits	574,035	574,035	574,035
Total Current Liabilities	2,859,762	2,690,273	2,283,474
Non-current Liabilities			
Lease Liabilities	659,012	587,193	527,357
Interest Bearing Loans & Borrowings	609,491	534,450	455,716
Provisions	731,066	633,871	659,226
Total Non-current Liabilities	1,999,570	1,755,514	1,642,299
Total Liabilities	4,859,331	4,445,787	3,925,773
Net Assets	266,118,372	321,606,831	335,836,076
Equity			
Accumulated Surplus	48,055,331	51,380,649	52,662,505
Reserves	218,063,041	270,226,182	283,173,571
Total Equity	266,118,372	321,606,831	335,836,076

Statement of Cash Flows

Break O'Day Council
Budget 2026-2027

Account	Actual 2025	Forecast 2026	Budget 2027 Estimates
Operating Activities			
Receipts from customers	1,689,665	1,715,747	1,729,237
Receipts from rates	13,414,011	14,565,809	16,455,473
Receipts from Operational Grants	3,087,319	4,160,222	4,214,681
Contributions	53,665	58,500	0
Interest received	899,801	878,618	884,277
Dividends received	465,600	388,000	388,000
Payments to employees	(6,398,399)	(7,302,596)	(7,664,690)
Payments to suppliers	(8,787,643)	(9,373,467)	(9,984,059)
Finance Costs	(143,733)	(40,349)	(28,720)
Cash receipts from other operating activities	1,288,954	193,895	124,184
Cash payments from other operating activities	(3,002)	(348,725)	(424,503)
Net Cash Flows from Operating Activities	5,566,237	4,895,655	5,693,880
Investing Activities			
Payment for property, plant and equipment	(7,251,921)	(8,050,143)	(8,580,625)
Capital Grants received	2,623,201	3,644,304	1,230,076
Proceeds from sale of property, plant and equipment	58,175	178,609	100,000
Payment for investments	4,500,000	(1,500,000)	2,000,000
Other cash items from investing activities	(151,500)	0	0
Net Cash Flows from Investing Activities	(222,045)	(5,727,231)	(5,250,549)
Financing Activities			
Proceeds of trust funds and deposits	16,401	(3,734)	0
Repayment of loans	(2,605,557)	(384,495)	(75,042)
Repayment of lease liabilities	(25,932)	(75,199)	(71,819)
Net Cash Flows from Financing Activities	(2,615,088)	(463,428)	(146,861)
Net Cash Flows	2,729,104	(1,295,004)	296,470
Cash and Cash Equivalents			
Cash and cash equivalents at beginning of period	4,725,768	7,454,872	6,159,868
Net change in cash for period	2,729,104	(1,295,004)	296,470
Cash and cash equivalents at end of period	7,454,872	6,159,868	6,456,338

Capital Works - Summary

Break O'Day Council

Budget 2026-2027

	2027	Grant Funded	Council Funded	New	Renewal
Plant & Equipment	1,330,000	-	1,330,000	490,000	840,000
Furniture & IT	50,000	-	50,000	-	50,000
Buildings	2,325,000	-	2,325,000	1,600,000	725,000
Parks, Reserves & Other	160,000	-	160,000	70,000	90,000
Roads					
Roads - Streetscapes	575,000	-	575,000	575,000	-
Roads - Footpaths	165,000	-	165,000	25,000	140,000
Roads - Kerb & Channel	100,000	-	100,000	-	100,000
Roads - Resheeting	750,000	-	750,000	-	750,000
Roads - Reseals	-	-	-	-	-
Roads - Reconstruction/construction	380,000	-	380,000	-	380,000
Totals Roads & Footpaths	1,970,000	-	1,970,000	-	-
Bridges	430,000	-	430,000	40,000	390,000
Stormwater	250,000	-	250,000	150,000	100,000
Waste Management	2,065,625	50,000	2,015,625	2,065,625	-
Total Capital Works	8,580,625	50,000	8,530,625	5,016,625	3,565,000

Capital Works Program

Break O'Day Council

Budget 2026-2027

Project Details	Estimated Carried Forward 30/06/2026	New Budget Items 2026/2027	Budget Estimates 2026/2027
Plant & Equipment			
New Case Loader		250,000	250,000
Replace Builders Ute with EV Truck		75,000	75,000
Replace 1318 Toyota Hilux 2 door flat tray (Valley Crew)		75,000	75,000
1378 Garbage Truck - Rear Loader Urbin 6m3		250,000	250,000
Replace 1403 Toro G3- Z-Master 4000 Series 60"		55,000	55,000
Replace 1409 Toro Mower 52" side chute		55,000	55,000
1437 Triton Ute L64UG - Works Operations Manager		65,000	65,000
Small Plant		45,000	45,000
Development Services Coordinator - Car		55,000	55,000
Community Services Manager - Car		55,000	55,000
Building Surveyor - SUV	55,000		55,000
Infrastructure Manager - SUV		55,000	55,000
Senior Town Planner new vehicle		55,000	55,000
EV charging stations		185,000	185,000
Total Plant & Equipment	55,000	1,275,000	1,330,000
Furniture & IT			
IT Hardware Upgrades (All sites)		50,000	50,000
Total Furniture & IT	-	50,000	50,000
Buildings			
Demolition of Gazebo, Wombat Walk (Asset No. 8114) - Potentially operational		5,000	5,000
Demolition of Fingal Toilet Block, Short Street, Fingal - Potentially operational		5,000	5,000
Bus Shelter Replacement Project, Sites to be Confirmed		30,000	30,000
Scamander Sports Complex Kitchen Improvements & Internal Alterations		50,000	50,000
Portland Hall - New Windows & Curtains		45,000	45,000
Memorial Park Toilet - Construction Phase		400,000	400,000
Medea St land subdivision and dwelling		750,000	750,000
St Helens Old Police Station Acquisition		850,000	850,000
Roof Mounted Solar Panels - St Mary's Tip Shop, St Mary's Hall, St Mary's Indoor Centre		40,000	40,000
St Helens Foreshore Design		50,000	50,000
St Marys Exhibition Building Upgrades	80,000	20,000	100,000
Total Buildings	80,000	2,245,000	2,325,000
Parks, Reserves & Other			
St Helens Foreshore Playground - Fence replacement		50,000	50,000
O'Connors Beach Toilets/Shower, BBQ		40,000	40,000

Capital Works Program

Break O'Day Council

Budget 2026-2027

Project Details	Estimated Carried Forward 30/06/2026	New Budget Items 2026/2027	Budget Estimates 2026/2027
Pyengana BBQ & Shelter	10,000	60,000	70,000
Totals Parks, Reserves & Other	10,000	150,000	160,000
Roads - Streetscapes & Carparking			
CBA Carpark Acquisition and improvements	550,000	25,000	575,000
Total Streetscapes	550,000	25,000	575,000
Roads - Footpaths			
Campbell Street, Scamander		140,000	140,000
Pedestrian Refuge Installation - Cecilia Street		25,000	25,000
Total Footpaths	-	165,000	165,000
Roads - Kerb & Channel			
General asset renewals - municipality wide		100,000	100,000
Total Kerb & Channel	-	100,000	100,000
Roads - Resheeting			
2026/27 Road Resheeting Program		750,000	750,000
Total Resheeting	-	750,000	750,000
Roads - Reseals			
2026/27 Reseal Program		-	-
Totals Reseals	-	-	-
Roads - Reconstructions / Construction			
2026/27 Reconstruction Program		400,000	400,000
Beaulieu Street St Helens Reconstruction		300,000	300,000
Cameron Street - St Helens Design		80,000	80,000
Totals - Roads Reconstruction / Construction	-	380,000	380,000
Totals Roads & Footpaths	550,000	1,420,000	1,970,000
Bridges			
Bridge 7032 - Davis Gully Road		320,000	320,000
St Marys - AHC Precinct - replace two walkway bridge superstructures		40,000	40,000
B1315 Anchor Rd - Timber deck replacement		20,000	20,000
Gillies Road	50,000		50,000
Total Bridges	50,000	380,000	430,000
Stormwater			
Minor Stormwater Works		50,000	50,000
Annie Street (Northern side)		100,000	100,000

Capital Works Program

Break O'Day Council

Budget 2026-2027

Project Details	Estimated Carried Forward 30/06/2026	New Budget Items 2026/2027	Budget Estimates 2026/2027
Aerodrome Hill - St Helens Point Road		50,000	50,000
Beaulieu Street St Helens Reconstruction Stormwater (Cut off drain Long Hill side)		50,000	50,000
Total Stormwater	-	250,000	250,000
Waste Management			
Waste Cardboard Compactor SH WTS		125,625	125,625
Scamander WTS Compactor Replacement	1,043,000	857,000	1,900,000
St Helens WTS - Waste drop off area reconfiguration		35,000	35,000
Hazardous Waste Temporary Storage Shed		5,000	5,000
Total Waste Management	1,043,000	1,022,625	2,065,625
Total Capital	1,788,000	6,792,625	8,580,625

ACTION	DECISION
PROPONENT	Secretary to the Audit Panel
OFFICER	Raoul Harper, Manager Business Services
FILE REFERENCE	018\005\006\
ASSOCIATED REPORTS AND DOCUMENTS	Minutes of the Audit Panel Meeting 1 June 2026 Audit Panel Annual Work Plan 2026/2027 Report from the Audit Panel Chair regarding execution of duties and responsibilities by the Audit Panel

OFFICER'S RECOMMENDATION:

That Council:

- 1) Receive the minutes of the Audit Panel meeting of 1 June 2026.
- 2) Endorse the Audit Panel Annual Work Plan for the next financial year as listed in the Minutes of the Audit Panel meeting.
- 3) Note the Report from the Audit Panel Chair regarding execution of duties and responsibilities by the Audit Panel as listed in the Minutes of the Audit Panel meeting.

INTRODUCTION:

The Council Audit Panel meets every three (3) months and the minutes of each meeting are provided to Council.

PREVIOUS COUNCIL CONSIDERATION:

Provided as an agenda report after each meeting.

OFFICER'S REPORT:

In accordance with legislative requirements, the minutes of the Audit Panel meeting are presented to Council for noting. At this meeting, the Panel reviewed key aspects of Council's financial performance, internal and external audit activities, risk management processes, and relevant policy reviews.

Importantly, the Audit Panel also reviewed the draft 2026–2027 Budget Estimates, the municipal revaluation and its impacts across land use classes and townships, Council's approach to the application of rates post the revaluation and their alignment with Council's Long Term Financial Plan. This annual review by the Audit Panel prior to any formal Council decision process provides an additional layer of assurance that these key financial documents and rates related items are subject to independent oversight prior to formal consideration by Council, supporting best practice audit compliance and good governance requirements.

The Chair also presented the report to Council Regarding Execution of Duties and Responsibilities by the Audit Panel. The Audit Panel Annual Work Plan for the next financial year was also finalised at the meeting. These can be read in the Audit Panel Minutes and approval of receipt of these

minutes combines to endorse the Audit Panel Annual Work Plan 2026/2027 and the Audit Panel Charter and Self Assessment report.

Significant other matters from the minutes include:

- 1) Review of Annual Plan
- 2) Review of the Municipal Revaluation
- 3) Review of Council Rating Strategy Post Revaluation
- 4) Review LG40 – Rates and Charges Policy
- 5) Review Budget Estimates 2026/2027
- 6) Review the Strategic Asset Management Plan
- 7) Discussed the development of a Strategic Financial Management Plan
- 8) 2025 – 2026 Internal Audit Program
- 9) Financial Reports
- 10) Review Management’s Implementation of Audit Recommendations
- 11) Review and Approve External Audit Plan Including Meeting with Tas Audit Office Representative
- 12) Receive Material Risk Management Reports (Risk Profile, Risk Management and Treatment and Periodical/Rotational Risk Review)
- 13) Review the Procedure for Council’s Compliance with Relevant Laws, Legislation and Council Policies

This meeting concluded the Audit Panel work plan for the 2025/2026 financial year.

STRATEGIC PLAN & ANNUAL PLAN:

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

LEGISLATION & POLICIES:

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

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority



AUDIT PANEL Minutes

Monday 1 June 2026
Council Chambers, St Helens
4pm

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06/26.1.0 ATTENDANCE

06/26.1.1 Present

Mr Andy Gray, Newton & Henry (Chair)
Clr Barry LeFevre
Clr Kylie Wright

06/26.1.2 Others in Attendance

General Manager, John Brown
Business Services Manager, Raoul Harper
Corporate Services Coordinator, Angela Matthews
People & Safety Support Officer, Linda Singline
Assistant Manager Financial Audit Services, Oluwadara Oyesanmi
Director, Financial Audit Services, Chloe Bellchambers

06/26.1.3 Apologies

Nil

06/26.2.0 DECLARATION OF PECUNIARY INTERESTS / CONFLICT OF INTEREST

Nil

06/26.3.0 ADOPTION OF PREVIOUS MINUTES

Minutes of 6 March 2026 received by Council. Resolution in the April 2026 Council Meeting minutes to receive the Audit Panel minutes can be found below.

COUNCIL DECISION:

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

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

CARRIED UNANIMOUSLY

The Audit Panel adopted the minutes of the previous meeting.

| 06/26.1.1

Present

4

06/26.4.0 BUSINESS ARISING

The Chair asked if an IT Services provider had been appointed. The Business Services Manager advised that Intuit had been appointed.

06/26.5.0 OUTSTANDING FROM PREVIOUS MEETING – ACTION SHEET

Action	Responsible Officer	Item No	Status
Update Financial Management Strategy to correlate to Profit and Loss statement	Raoul Harper	03/24.6.2	A discussion paper on the structure, format and focus of a revised FMS is provided as part of this agenda post receipt of the SAMP and its financial implications projected. COMPLETED

06/26.6.0 REVIEW ANNUAL MEETING SCHEDULE AND WORK PLAN

06/26.6.1 Audit Panel Annual Workplan 2026 – 2027

The Annual Workplan for the Audit Panel for 2026-2027 follows.

The following sources have been assessed to determine whether any significant amendments are required to the Workplan for the year ahead:


- Relevant legislation, including Local Government Act 1993 and Local Government (Audit Panels) Order 2014
- Audit Panel Charter; and
- Corporate governance practices.
- Australian Accounting Standards


For 2026-2027 there have been no significant changes to these sources, legislation practices or standards, meaning that other than minor wording changes where highlighted, the content of the Workplan is consistent with that for the 2025-2026 year.

In accordance with the Audit Panel Charter, a minimum of four meetings must be held each financial year. The Workplan contemplates these being held in:

In accordance with the Audit Panel Charter, a minimum of 4 meetings must be held each financial year. The Workplan contemplates these being held in:

- Friday 9th October 2026 – 1pm
- Friday 11th December 2026 – 1pm
- March 2027 – TBC once Council Workshop dates scheduled
- June 2027 - TBC once Council Workshop dates scheduled

 Break O'Day COUNCIL		Audit Panel Annual Work Plan			
Meeting Dates 2026-2027		Oct	Dec	Mar	Jun
		9	11	(TBC)	(TBC)
AGENDA ITEM		Oct	Dec	Mar	June
Standing Items					
1.	Declaration of Pecuniary Interests/conflict of interest	√	√	√	√
2.	Adoption of Previous Minutes	√	√	√	√
3.	Outstanding from previous meeting - Action Sheet	√	√	√	√
4.	Review Annual Meeting Schedule and Work Plan				√
Governance and Strategy					
5.	Review of Council Strategic Plan	√			√
6.	Review 10-Year Financial Plan				√
7.	Review Financial Management Strategy (Sustainability)				√
8.	Review preliminary Budget parameters and assumptions				√
9.	Review annual budget and report to Council				√
10.	Review Annual Plan	√			√
11.	Review Long-Term Strategic Asset Management Plan			√	
12.	Review Asset Management Strategy			√	
13.	Review Asset Management Policy			√	
14.	Review policies and procedures	√	√	√	√
15.	Review performance of plans, strategies and policies including performance against identified benchmarks		√		
16.	Assessment of governance and operating processes integration with financial management practices of the Council	√			
Financial and Management Reporting					
17.	Review most current results and report any relevant findings to council	√	√	√	√
18.	Review any business unit, special financial reports or other outside professional consultants reports pertaining to finance, tax, strategy or legal matters	√	√	√	√
19.	Review annual financial report, audit report and management representation letter (for advice to GM) and make recommendation to Council including meeting with Tas Audit Office representative	√			
20.	Review the impact of changes to Australian Accounting Standards				√
Internal Audit					
21.	Consider any available audit reports	√	√	√	√
22.	Review management's implementation of audit recommendations	√		√	
23.	Review and approve annual internal audit program and alignment with risks				√
24.	Review the adequacy of internal audit resources for consideration in Council's annual budget and review performance of internal auditors			√	

		Audit Panel Annual Work Plan			
AGENDA ITEM		Oct	Dec	Mar	June
External Audit					
25.	Consider any available audit reports	√	√	√	√
26.	Review management's implementation of audit recommendations		√		√
27.	Review and approve external audit plan including meeting with Tas Audit Office representative				√
28.	Consider any performance audit reports that will be undertaken by the Tas Audit Office and address implications for the Council	√	√	√	√
Risk Management and Compliance					
29.	Annual review of risk management framework policies		√		
30.	Receive material risk management reports (risk profile, risk management and treatment and periodical/rotational risk review)	√		√	
31.	Monitor ethical standards and any related party transactions to determine the systems of control are adequate and review how ethical and lawful behaviour and culture is promoted within the Council.				√
32.	Review the procedure for Council's compliance with relevant laws, legislation and Council policies			√	
33.	Review internal, anti-fraud and anti-corruption management controls			√	
34.	Review information and communications technology governance, including processes and controls for management and use of data, information and knowledge		√		
35.	Review business continuity plan		√		
36.	Review processes to manage insurable risks and existing insurance cover			√	
37.	Review delegation processes and exercise of these			√	
38.	Review tendering arrangements and advise Council			√	
39.	Review WH&S management processes		√		
40.	Monitor any major claims or lawsuits by or against the Council and complaints against the Council	√	√	√	√
41.	Oversee the investigation of any instances of suspected cases of fraud or other illegal and unethical behaviour	√	√	√	√
Audit Panel Performance					
42.	Review Audit Panel Charter and make any recommendations for change to the Council for adoption (every 2nd year)		√		
43.	Report to Council regarding execution of duties and responsibilities by the Audit Panel				√
44.	Initiate bi-annual Audit Committee performance self-assessment (every 2nd year)				√
Other					
45.	Review issues relating to National competition policy			√	

The Audit Panel Annual Work Plan was endorsed by the Audit Panel and will be presented to the June Council Meeting.

06/26.7.0 GOVERNANCE AND STRATEGY

06/26.7.1 Review of Strategic Plan

The General Manager provided a verbal update on the status of the Strategic Plan. A new strategic plan will be required in 2027, with a four-year plan proposed. With a new Council to be elected in October, it is timely for a review.

The Audit Panel noted the verbal report.

06/26.7.2 Review 10 Year Financial Plan

The Business Services Manager advised that the Long Term Financial Plan has informed the budget estimates developed for the next financial year. He noted that the data we have from the strategic asset plan, will need to align with this at end of year.

The Chair asked if this will be completed for the October meeting to which the Business Services Manager responded that it would be brought back through at either the October or December Audit Panel meetings.

The Audit Panel noted the report.

06/26.7.3 Financial Management Strategy

The Business Services Manager queried why the Financial Management Strategy does not sit at the same strategic level as the Strategic Asset Management Plan (SAMP). He noted there would be value in waiting until year end so that more complete data from the SAMP could be incorporated, particularly in relation to projects anticipated over the next 10 years, as these are not yet fully reflected in the Long Term Financial Plan (LTFP).

The General Manager noted that this would require Council decisions in relation to strategic projects. In response, the Business Services Manager noted that the issue is broader than project based Council decisions alone. While key projects may already be identified in existing strategic documents, the more significant gap is that Council does not yet have a financial strategy of equivalent depth that brings together project scope, timing, service levels, funding assumptions and long-term affordability.

The Business Services Manager said this highlighted the importance of taking the asset and financial data developed through the SAMP and using it to develop a Strategic Financial Management Plan (SFMP) at the same level. He noted that it appears mismatched for Council to have a strategic asset plan of this nature without an equivalent strategic financial framework. He said an SFMP would provide a more rigorous basis for identifying the scope of key projects, proposed timing, likely funding mix, population and service level impacts, asset obsolescence considerations where relevant and the resulting financial implications. In turn, this would better inform the staging and

affordability of major asset-based initiatives and create stronger alignment between the SFMP and the LTFP.

The Chair noted that this approach made sense and that he had not seen this issue raised at other councils. He commented that having a Financial Management Strategy that meets legislative requirements but is further elevated into a more strategic financial management plan, would strengthen Council's overall planning framework. The Business Services Manager noted that expert advice may be required to support integration of the relevant data sets. In response to a question from the Chair, the Business Services Manager indicated that a draft SFMP could likely be prepared by November.

The Audit Panel noted the report.

06/26.7.4 2026 – 2027 Budget Estimates

The Business Services Manager advised that this item had been taken to Council Workshop today and an item would be presented at the June Council meeting.

The Audit Panel noted the report.

06/26.7.5 Detailed Department Budgets 2026/2027

The Audit Panel noted the report.

06/26.7.6 2026 – 2027 Rates Resolution

The Business Services Manager advised that the Rates Resolution will be updated with 2026/2027 data and he will seek legal review for compliance, once completed.

The Audit Panel noted the report.

06/26.7.7 Review Annual Plan

The General Manager advised that the Annual Plan had been reviewed in the Council Workshop today. Officers are completing and embedding current strategic work. When the new Council is elected, they will create a new Annual Plan. Legislative changes are to be included, and a workforce development plan, will need to be implemented by the end of 2027.

The Annual Plan will be distributed with the minutes to the Audit Panel.

The Audit Panel noted the report.

06/26.7.8 Review Policies and Procedures

The General Manager advised that work has commenced on the HR Strategic Plan and a review of the HR policies should be completed in the next six months.

The Audit Panel noted the report

06/26.7.9 Valuer General Municipal Revaluation Report

The Business Services Manager advised that this item had been presented at the Council Workshop today and would be included in the agenda for the June Council meeting. The Chair noted that it was a very good report provided.

The Audit Panel noted the report.

06/26.7.10 Municipal Revaluation and Council’s Rating Response 2026/2027

The Business Services Manager advised that this item had been presented at the Council Workshop today and would be included in the agenda for the June Council meeting. The Chair noted that it was a very good report provided.

The Audit Panel noted the report.

06/26.7.11 Review of Policy LG40 – Rates and Charges Policy

The Business Services Manager advised that this item had been presented at the Council Workshop today and would be included in the agenda for the June Council meeting. The Chair noted how the reports are sequential and complement each other, making the position of Council from revaluation through to a policy level very clear.

The Audit Panel endorsed the Policy.

06/26.7.12 Strategic Asset Management Plan (SAMP)

The Business Services Manager advised that this item had been taken to Council Workshop today and an item would be presented at the July or August Council meeting due to the sheer number of rates and budget items going to the June Council meeting.

The Chair noted that there is five million dollars of depreciation listed and an annual asset renewal requirement of six million dollars, and asked whether that reinvestment is effectively funded out of depreciation or whether it reflects something different. The General Manager responded that depreciation is intended to indicate the level of asset renewal that should be occurring over time.

The Business Services Manager noted that some caution is needed in relying on condition scores alone. While Council’s asset condition scores are currently above the Australian average, depreciation expense has been increasing steadily, which points to an ageing asset portfolio and a

growing renewal burden over time. He noted that this suggests the overall position should be considered not only in terms of current condition, but also in terms of asset age, remaining useful life, community benefit and usage and the longer-term financial capacity required to sustain renewal demands on aged and likely no longer fit for purpose assets.

The Audit Panel noted the report.

06/26.8.0 FINANCIAL AND MANAGEMENT REPORTING

06/26.8.1 Review Most Current Results and Report Any Relevant Findings to Council

The Business Services Manager advised that everything is looking pretty good but building depreciation hasn't been recorded yet and there will be an adjustment on that. The revaluations will be recorded this month and there will be a better picture of where we are sitting by the end of this week.

The Business Services Manager noted that all debt will be paid out at the end of this year, which will mean that at the end of this term of Council, they will have paid off all the debt they came started the four-year term with. He noted that 'they' had made some tough but consistent decisions to make that happen

Councillor LeFevre noted that 'they' needs to change to 'we' as without the staff assistance and advice 'we' would have achieved as much as 'we' have. The staff in attendance thanked Councillor LeFevre for his support.

The Audit Panel noted the report.

06/26.8.2 Review any Business Unit, Special Financial Reports or Other Outside Professional Consultants Reports Pertaining to Finance, Tax, Strategy or Legal Matters

Nil

06/26.8.3 Review the Impact of Changes to Australian Accounting Standards

Nil

06/26.9.0 INTERNAL AUDIT

06/26.9.1 Consider Any Available Audit Reports

Nil

06/26.9.2 Review and Approve Annual Internal Audit Program and Alignment with Risks

The Audit Panel noted the Internal Checklist for Property Sales for Unpaid Rates and endorsed the checklist as an appropriate internal control and assurance tool to support legislative compliance, governance, and audit readiness.

06/26.10.0 EXTERNAL AUDIT

06/26.10.1 Consider Available Audit Reports

The Audit Panel noted the report.

06/26.10.2 Review Management’s Implementation of Audit Recommendations

The Business Services Manager advised that the Audit Office recommendations were close to completion.

The Audit Panel noted the report.

06/26.10.3 Review and Approve External Audit Plan Including Meeting with Tas Audit Office Representative

Chloe Bellchambers and Oluwadara Oyesanmi will present the Financial Audit Strategy via Teams link.

The Audit Panel noted verbal the report and approved the External Audit Plan.

06/26.10.4 Consider any Performance Audit Reports that will be undertaken by the Tas Audit Office and address implications for the Council

Nil

06/26.11.0 RISK MANAGEMENT AND COMPLIANCE

06/25.11.1 Monitor Ethical Standards and any Related Party Transactions to Determine the Systems of Control are Adequate and Review How Ethical and Lawful Behaviour and Culture is promoted within the Council

Nil

06/26.11.2 Monitor Any Major Claims or Law Suits By or Against the Council and Complaints against the Council

The Audit Panel noted the report.

06/26.11.3 Oversee the Investigation of any Instances of Suspected Cases of Fraud or Other Illegal and Unethical Behaviour

Nil

06/25.11.4 Risk Register – Audit Panel Quarterly Report June 2025

Due to the Health and Safety Co-ordinator being on leave the report will be distributed to the Audit Panel with the minutes.

06/26.12.0 AUDIT PANEL PERFORMANCE

06/26.12.1 Report to Council Regarding Execution of Duties and Responsibilities by the Audit Panel

Break O’Day Council

Annual report of the Audit Panel to Council for 2025-26

This report explains how the Audit Panel discharged their responsibilities during 2025-26. The report also outlines the Panel’s plan for 2026-27.

The key purpose of this report is to:

- achieve greater awareness of the purpose, role and objectives of the Audit Panel;
- outline the outcomes achieved by the Panel; and
- provide Council with information on the future objectives of the Panel.

Membership

In accordance with the Audit Panel Charter, the Panel comprises 2 councillors and 1 independent member.

During 2025-26, the Panel composition was Andy Gray (independent chairperson), Councillor Barry LeFevre and Councillor Kylie Wright.

Meetings and attendance

The Audit Panel had meetings on 6 October 2025, 1 December 2025, 6 March 2026 and 1 June 2026. The four meetings held meets the minimum required number of meetings under the Audit Panel’s Charter.

The audit panel meeting and attendance record was:

	6 Oct 2025	1 Dec 2025	6 Mar 2026	1 Jun 2026	Total
Andy Gray	Yes	Yes	Yes	Yes	4/4
Clr Barry LeFevre	Yes	Yes	Yes	Yes	4/4
Clr Kylie Wright	Yes	Yes	-	Yes	3/4

Functions of the Audit Panel

The function of the Audit Panel is to review Council's performance across a range of areas. The specifics of this function are sourced from:

- Section 85A of the Local Government Act 1993, which includes review of Council's performance in relation to:
 - Financial systems, financial governance arrangements and financial management
 - Strategic Plan, Long-term Financial Masterplan, and Asset Management Strategies and Policies
 - Policies, systems and controls to safeguard long-term financial position
- Local Government (Audit Panels) Order 2014, which includes consideration of:
 - Annual financial statements of Council
 - Strategic Plan, Long-term Financial Masterplan, and Asset Management Strategies and Policies
 - Accounting, internal control, anti-fraud, anti-corruption and risk management policies, systems and controls
 - Compliance with the Local Government Act
 - Whether Council has taken any action in relation to recommendations provided by the Audit Panel
- Council's Audit Panel Charter, which include considering:
 - The matters noted above
 - Human resource management, including policies, procedures and enterprise agreements
 - Information and communications technology governance
 - Management and governance of the use of data, information and knowledge
 - Other activities with the Panel's remit, as determined by the Panel

Liaison with Tasmanian Audit Office

Council's external auditor, the Tasmanian Audit Office (TAO), attended meetings with the Panel during the year.

The Audit Panel considered all reports from TAO on their activities undertaken in reviewing and auditing the internal control environment. The independent audit of the annual financial statements of the Council for the year ended 30 June 2025 was reviewed by the Audit Panel.

Key activities in 2025-26

The key activities of the Audit Panel during 2025-26 included:

- Reviewed the accounting policies and annual financial report for the year ended 30 June 2025
- Received Tasmanian Audit Office (TAO) annual reporting on the outcome of the audit for the year ended 30 June 2025
- Received and reviewed updates and enhancements to Council policies
- Received report on management's oversight of the annual valuation process for Council's infrastructure assets
- Monitored the effectiveness of Council's risk management processes and controls, including periodic reporting from Council's Risk Register
- Received reporting on Council's cybersecurity risks and controls
- Reviewed the Information Technology Strategy 2025-2029

- Reviewed the Workplace, Health and Safety Management process
- Considered the Long-Term Strategic Asset Management Plan, Strategy and Policy
- Considered preliminary budget parameters and assumptions for 2025-26 in light of the current economic environment
- Received periodic financial reporting (including actual v budget performance) of Council
- Reviewed the Tasmanian Audit Office (TAO) audit strategy for the year ending 30 June 2026
- Reviewed the Audit Panel Charter; and
- Developed and approved the Panel's annual work plan for 2025-26.

Internal audit function

There has been no internal audit activity completed and reported during the 2025-26 year due to staff availability. This is consistent with the last four financial years.

An internal audit function that is functioning well serves two purposes:

- Provides Council and Management with increased assurance that there is compliance with policy, procedure and internal control; and
- enables the Audit Panel to discharge its responsibilities.

The Audit Panel recommends that the internal audit function be reinvigorated for 2026-2027, with a blend of Council resourced audits (if possible) and outsourced third party internal audit activities.

Program for 2026-27

In accordance with Council's Audit Panel Charter, the Audit Panel is required to develop an annual work plan that includes, but is not limited to, a schedule of meetings and the known objectives for each meeting.

The review of the annual work plan has consisted of:

- Consideration of the requirements of the Local Government Act 1993, Local Government (Audit Panels) Order 2014, and Council's Audit Panel Charter (as noted above)
- Consideration of matters discussed by the Audit Panel during the last year that may warrant a separate agenda item; and
- Requests from Council to the Audit Panel, if any.

Based on this review, there are no changes proposed for the 2026-27 work plan.

Attached to this report is the proposed work plan of the Audit Panel for the next twelve months. The Audit Panel's meeting in June 2026 recommended this work plan to Council for approval.

In concluding, I thank all Panel members for their contributions this year. I also thank the Management Team who provided support to the Audit Panel.

Andy Gray

Chairperson Audit Panel

The Annual Report of the Audit Panel to the Council 2025-2026 was endorsed by the Audit Panel and will be presented at the June Council meeting.

06/26.12.2 Initiate bi-annual Audit Committee performance self-assessment (every second year)

Break O Day Council - Audit Panel Performance Self-Assessment

Background

As part of our work plan, we are required to complete a periodic self-assessment on the Audit Panel's performance. This occurs every two years and was due again in 2025-2026 in advance of the June 2026 Audit Panel meeting.

The self-assessment was a series of questions through Microsoft Forms around the function and operation of the Audit Panel. A free-form section also allowed members to contribute specific comments.

As with previous self-assessments, all Audit Panel members and Management Team members who attend the meetings were invited to respond to the self-assessment survey.

Ratings

Each question was rated on a scale of 1-5 as follows:

- 5 - indicating that you strongly agree with the statement
- 4 - indicating that you agree with the statement
- 3 - indicating that you neither agree or disagree with the statement
- 2 - indicating that you disagree with the statement
- 1 - indicating that you strongly disagree with the statement

High level observations from the self-assessment

The average score for each area was 4 or above, indicating members were in agreeance with the statement.

There were no scores below 4 for any question from any respondent.

Specific comments made

There were no specific comments made in the free form section of the survey.

Based on the responses, it could be concluded that the Audit Panel is functioning well, with no significant issues or recommendations to address.

The Audit Panel Performance Self-Assessment was endorsed by the Audit Panel.

06/26.13.0 OTHER BUSINESS

Nil.

06/26.14.0 MEETING CLOSE / NEXT MEETING DATE

The meeting closed at 5:30pm. The next Audit Panel meeting is to be held Thursday 9 October 2026 at 1pm.

06/26.14.0 WORKS AND INFRASTRUCTURE

06/26.14.1 Works and Infrastructure Report

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

OFFICER’S RECOMMENDATION:

That the report be received by Council.

INTRODUCTION:

This 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.

PREVIOUS COUNCIL CONSIDERATION:

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

OFFICER’S REPORT:

Works Operations	May 2026	June 2026
Aerodrome	Routine inspections.	Routine inspections.
Town Maintenance	Focus on Autumn leaf removal around St Helens and St Marys – extra efforts in both St Helens and St Marys with June long weekend events planned.	Activities edging paths in St Helens and other sites including Stieglitz and Akaroa
Road Network	Bitumen patching as weather allows, areas include St Helens foreshore carpark, carpark behind old ANZ bank. Other areas in St Helens and Scamander. Roadside slashing completed on Mathinna Plains Road, parts of Mathinna Rd and Mangana Rd including Rossarden Road road shoulder maintenance, Irishtown Rd, Upper Scamander Road and Mangana Rd	Bitumen patching to continue where pavement is failing due to wet weather, sites are Scamander, Harefield Rd St Marys

Stormwater & Drainage	Ongoing maintenance on stormwater systems in St Helens area	Works to continue in most areas- particularly those that were affected from the recent rain event
MTB Trails	Track maintenance focusing on drainage following recent rain event, extra work done in preparation for June long weekend event	Works on Bay of Fires trail in preparation for next season
Weed Management	<p>Weed Management for May 2026</p> <p>St Helens: Thistles, Spanish Heath and African daisy</p> <p>Stieglitz: Mignonette, Fox Glove, Thistles</p> <p>St Marys: Thistles, Hemlock, Broadleaf</p> <p>Fingal: Thistles, Capeweed, Broadleaf</p>	<p>Weed Management for June 2026</p> <p>Subject to site and weather conditions, planned activities include targeted weed control in priority areas, continued weed mapping and monitoring, follow-up inspections of previously treated sites, and preparation of work programs for spring management activities.</p>

CAPITAL WORKS PROGRAM

Item	Comment
Bridge 185 – Gillies Road	Design and design certification have been completed, Council will deliver the bridge replacement works, with the construction schedule to be confirmed. A temporary bypass will be provided for affected residents and the works schedule notified to residents closer to construction.
Georges Bay Walking Track Extension	In-progress: Design has been finalised. Flora & Fauna study completed. AHT assessment request has been lodged.
Scamander WTS – Waste Compactor	In-progress – Loading Bay Design.
Scamander Inert Landfill Development	Master Plan and Detail design completed. Documentation review and approved by EPA – pending.
Scamander Coastal Hazards Project	Engineering plans finalised and materials ordered. Works planned for June 2026
Binalong Bay – footpath	Completed
Road Re-sheeting	<p>Planned segment on Ansons Bay Rd - Completed</p> <p>Planned segments on Reids Rd - Completed</p> <p>Planned segments on Upper Scamander Rd - Completed</p>
Tully Street – Northern end: Stormwater System Design	In-progress: Engineering design.
Pavement Failure digouts	In-progress: Highcrest Ave Binalong Bay and Cornwall Rd
Aulichs Lane Stormwater	New stormwater main completed

WASTE MANAGEMENT

	General Waste to Copping Landfill			Inert Waste to St Helens Inert Landfill			Kerbside Co-mingled Recyclables Collection		
	24/25 MT	25/26 MT	Month Diff	24/25 MT	25/26 MT	Month Diff	24/25 MT	25/26 MT	Month Diff
Jul	222	233	11	0	212	212	43	39	-4
Aug	224	215	-9	30	0	-30	41	36	-5
Sep	167	607 ¹	440	20	0	-20	40	36	-4
Oct	240	338 ²	98	0	0	0	56	53	-3
Nov	224	238	14	121	0	0	48	42	-6
Dec	282	258	-24	0	0	0	56	48	-8
Jan	352	324	-28	0	0	0	73	57	-16
Feb	221	229	8	0	0	0	51	44	-7
Mar	215	248	33	0	0	0	48	43	-5
Apr	247	243	-4	0	0	0	51	38	-13
May	198	TBA		0	0	0	45	TBA	
Jun	182			0			38		
Total	2,774	2,933		171	212		590	436	

Notes

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

Green Waste Mulch – St Helens Waste Transfer Station

Green waste shredding campaign undertaken during May.

- Double shredded material – in stock
- Coarse shredded material – in stock.

SUB-DIVISION INSPECTIONS.

- Nil
- Wrinklers subdivision – Stage 4/5 including decommissioning of Wrinklers detention basin.

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

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

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

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

OFFICER'S RECOMMENDATION:

That the report be received by Council.

INTRODUCTION:

This report provides an informational update on Animal Control metrics.

PREVIOUS COUNCIL CONSIDERATION:

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

OFFICER'S REPORT:**Dog registrations YTD 2025/2026**

Month	Dogs Registered	Unpaid Registrations	Total
July	1,073	309	1,382
August	1,206	157	1,363
September	1,277	92	1,369
October	1,299	78	1,377
November	1,311	61	1,372
December	1,324	57	1,381
January	1,324	57	1,381
February	1,346	53	1,399
March	1,355	39	1,394
April	1,361	39	1,400
May	1365	34	1399

Summary Statistics, YTD May 2026

Category	Binalong Bay, The Gardens, Ansons Bay	Mangena, Fingal, Mathina	Falmouth, 4 Mile	Seymour, Denison	Beaumaris, Diana Basin	Scamander	St Helens, Stieglitz, Bussell	St Marys, Cornwall	PERIOD TOTAL	2025-2026 YTD
Dog - Attack on a person (Serious)									0	1
Dog - Attack on a person (Minor)		1							1	5
Dog -Attack on another animal (Serious)									0	2
Dog -Attack on another animal (Minor)		1							1	3
Dog - Barking		1		1			3		5	17
Dog - Chasing a person									0	4
Dog - Impounded						1	1		2	14
Dog - Lost Dogs Reported									0	3
Dog - Rehomed									0	2
Dog - Wandering/at large									0	14
Verbal Warnings	1								1	24
Unregistered Dog Notices									0	8
Caution Notices	1	1					1		3	9
Infringement Notices									0	4
Infringement Notice - Disputes									0	6
Written Letter to Dog owners – various matters.				1					1	29
Patrols - Township/Urban Areas	1	1	2			3	3	4	14	90
Patrols - Beaches/Foreshore	1		2			3	3		9	67
Kennel Licence - Issued									0	2
Other animals		1							1	10
Other - RSPCA intervention									0	3
TOTAL	4	6	4	2	0	7	11	4	38	317

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

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

LEGISLATION & POLICIES:

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

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

06/26.15.0 COMMUNITY DEVELOPMENT

06/26.15.1 Community Services Report

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

OFFICER’S RECOMMENDATION:

That the report be received.

INTRODUCTION:

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

PREVIOUS COUNCIL CONSIDERATION:

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

OFFICER’S REPORT:

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

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

2025 – 2026 Community, Council Events, Programs and Initiatives

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

Grants Programs	2025-2026 Budget	Funds expended on project or forwarded to community group
Community Grants	60,000	
Art & Culture Community Grants	30,000	
School Prizes	1,000	\$2,000

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

Updates on current projects being managed by Community Services:

Bay of Fires Master Plan

The submission period for the draft Bay of Fires Master Plan has now closed – 29th May, 2026. Submissions received will now be reviewed as the consultants work on the final Bay of Fires Master Plan.

Scope of works – Rail trail – Cornwall to St Marys

No progress on this project at this stage due to the continuation of harvesting.

Community Events/Activities

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

June 2026

- 6-7- Sand Sculpture workshop – St Helens Foreshore
- 4-6- Bay of Fires Youth Arts Prize – Portland Hall
- 6- Country Women’s Association – Fingal Recreation Grounds
- 7 – Northern Game Fishing Club – Annual Dinner – Portland Hall
- 7- St Marys Car & Bike Show – Main Street, St Marys
- 20- St Marys Winter Lights Festival – St Marys Sports Complex

July 2026

N/A

Learner Driver Mentor Program

The Program Coordinator met with the new State Coordinator last month to discuss a range of ideas aimed at promoting the program and attracting additional volunteers. We are not the only program that is struggling to find mentors.

Council's Communications Officer is also currently developing a new promotional flyer for the Get In2 Gear Program to help raise awareness and encourage community participation.

Total on-road hours – 15

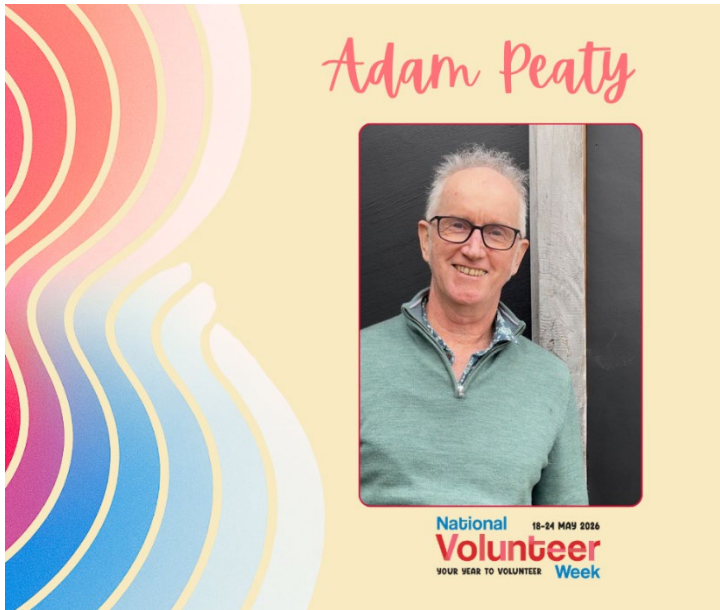
Total Mentors - 2

Learner in car - 9

Waiting list – 16

Graduated – 1

Here is what one of our mentor has to say about volunteering with the program



National Volunteer Week Spotlight 🌟
 Here is what Adam has to say about volunteering for the Get In2 Gear [Driver Mentoring Tasmania](#) Program. 🚦 🚗

🚗 Hi, I'm Adam. I'm a mentor in the program "Get in2Gear" run by the Break O'Day Council. My role is to provide support and guidance to learner drivers when they are driving to accumulate the hours needed prior to their practical driving test. Throughout my adult life I've always volunteered alongside paid work. I've been in this role for almost 10 months, after moving to the Break O'Day region in 2024.

I was inspired to do the mentoring after I realised how life changing it can be for people living in rural areas to obtain their driver's licence. It opens up so many more opportunities such as work, education, recreation or family connections.

🚗 I'm motivated to keep volunteering in this community because I want to contribute in a positive way to a region that I enjoy living in. I get the benefit of meeting lots of great people from different backgrounds on their journey to becoming licensed drivers. As well as that, I get to be driven all around this beautiful region in nice new car! We have an awesome person (Jenna) co-ordinating the program. Because she is so responsive and supportive, all the logistics around my role flow effortlessly. I also feel highly valued.

🚗 Volunteers have a massive impact within the community. Whether it's in sport, health, the arts, environment, social wellbeing or emergency services, it's just amazing what volunteers achieve! The quality of life and range of services in the region would be far less if it were not for volunteers.

🏠 If funding or resources were unlimited, I'd love to see options for people on limited incomes in our community to secure long-term housing such as a housing cooperative or similar to keep them living locally and part of their community. Currently, the main option is insecure private rentals, which are not predictable, in short supply and can end suddenly.

Community Wellbeing

- Attended Mental Health Prevention Meeting where guest Speaker from THEIRS attended.
- Council officers attended Future of Volunteering Symposium in Launceston. Got some great ideas in getting youth volunteers and made some great connections.
- Social media campaign for Volunteers Week undertaken where we had a volunteer spotlight on different volunteers within our community.
- Date for Seniors event has been locked in on the 13th October 2026

Youth

No report at this time

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

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

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

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

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

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

PREVIOUS COUNCIL CONSIDERATION:

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

OFFICER'S REPORT:**Visitor Information Report:**

- Main tourists this month were from SA, NSW, VIC and overseas tourists from UK
- Afternoon Tea to celebrate 2 staff members achieving 15 years of service at Council

The History Room Curator Report:

- **40th Anniversary celebration 'Night at the Museum'**: Great night with 72 persons attending. Good use of VIC floor space for an evening event.
- **Street Banners**: These are now complete and 3 have been sent through to Depot staff for hanging. Generic banners can be placed when convenient and are located in the Curator's office.
- **Heritage Walk booklet and bollards**: Pending for printing – all measurements checked and artwork at the printers.
- **'Mathinna' quilt**: Has been taken down in readiness for outward loan as part of the Bay of Fires Winter Arts Festival event.
- **Afternoon Tea**: Many thanks for the afternoon tea where Debra O'Sullivan and myself were presented with our 15 year service awards.
- **Volunteer Week**: Good to see volunteers being highlighted through Council.
- **Training**: Attended Sharepoint training that Deb O'Sullivan organised at the centre through Debbie from Devonport Council. Welcomed the customised aspect of this training for our purposes. Also have commenced Warden Training (online)
- **New animals**: Have received 3 more species for our Natural History display – an Eastern Barred Bandicoot, a Beautiful Firebird and a Green Rosella. Thank you to the Friends of the St Helens History Room for the funding to procure these items

- **Statistics:** Comparable with previous years.

Statistics:

Door Counts

Month/Year	Visitor Numbers	Daily Average	History Room
May 2013	1,449	46.74	129
May 2014	1,605	53.50	139
May 2015	1,889	60.93	105
May 2016	1,818	58.64	95
May 2017	1,856	59.87	77
May 2018	1,460	47.09	77
May 2019	1,267	40.87	92
May 2020	NIL	NIL	NIL
May 2021	1,773	57.19	99
May 2022	1,458	47.03	74
May 2023	1,708	55.09	83
May 2024	1,717	55.38	51
May 2025	1,918	61.8	56
May 2026	1,883	60.74	55

Revenue 2024/2025

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

Revenue 2025/2026

Month	VIC Sales	HR Entry	HR Donations/Sales
July	3,388.09	144.00	94.30
August	4,008.96	0	67.60
September	4,214.96	287.00	117.50
October	6,802.55	378.00	131.60
November	9,270.70	433.00	194.40
December	8,194.47	349.00	30.10
January	10,500.45	660.00	154.85
February	11,480.78	589.00	374.20
March	9,542.06	736.00	169.30
April	4,912.55	344.00	367.00
May	3,333.27	227.00	215.10
June			

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

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

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

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

OFFICER'S RECOMMENDATION:

That Council approve funding of \$15,890 to Break O'Day Artists Incorporated under the Arts & Culture Community Grant Program to support delivery of the 12-month Exhibition and Workshop Program.

INTRODUCTION:

To consider a funding request from Break O'Day Artists Incorporated to support delivery of a 12-month exhibition and workshop program that promotes and strengthens the local artist community.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 1 June 2026

This application was previously considered at a Councillor workshop as part of the Arts & Culture Community Grants Program.

OFFICER'S REPORT:

Council staff met with members of Break O'Day Artists Incorporated following feedback from Councillors regarding potential duplication with existing Council-supported organisations. As a result of this discussion, the applicant was requested to review its program scope and identify efficiencies within the budget. A revised budget has since been submitted for Council's consideration.

The proposal represents a strategic investment in the local creative sector by supporting a structured, year-long program, rather than individual or one-off events.

Key outcomes of the program include:

- Providing ongoing exhibition opportunities for local artists
- Increasing community access to arts and cultural activities
- Supporting economic activity and tourism through events
- Strengthening the identity and visibility of a local artist group
- Building capacity for a sustainable annual arts program

The program is strongly supported through partnerships with local businesses and sponsors, demonstrating community backing and shared investment in arts development.

The revised budget submitted by the applicant identifies the following:

- Total project cost: \$38,940
- Amount sought from Council: \$15,890
- Applicant contribution: \$1,500 (confirmed)
- Other confirmed funding/sponsorship: \$21,550

Key expenditure areas include:

- Venue hire for exhibitions and workshop
- Event promotion and advertising
- Marketing materials (posters, brochures, banners)
- Exhibition infrastructure (hanging systems)
- Artist development costs (workshop facilitator, judges)
- Prize money for exhibitions

The funding model demonstrates strong leverage, with approximately 50% of the total project cost secured through sponsorship and non Council sources.

Council funding will primarily support program delivery costs, ensuring professional presentation and accessibility of events across the year.

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

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

Break O Day Annual Plan 2023 – 2024

Actions:

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

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Council has funding in the current budget – a total of \$24,500.00 which could be used to fund this request.

VOTING REQUIREMENTS:

Simple Majority

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	028\008\002\
ASSOCIATED REPORTS AND DOCUMENTS	Quote

OFFICER'S RECOMMENDATION:

That Council allocate funding of \$1,978.70 from the Community Grants Program to meet the project shortfall, noting the \$2,000 contribution secured from Marine and Safety Tasmania (MAST).

INTRODUCTION:

Some members of the Scamander swimming group have requested that a ladder be attached to the existing pontoon located on the Scamander River "to avoid them submerging in mud and/or stepping on sharp objects – usually oyster shells".

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 1 June 2026

Council Meeting 17 November 2025

11/25.15.3.631 Moved: Clr B LeFevre/ Seconded: Clr K Chapple

That Council approve and seek funding to design and install a ladder on the inside of the Scamander pontoon

CARRIED UNANIMOUSLY

OFFICER'S REPORT:

Council has been successful in securing funding support from Marine and Safety Tasmania (MAST) in the amount of \$2,000 towards the construction and installation of the ladder.

The total quoted cost for the supply and installation of the ladder is \$3,978.70 (GST inclusive), resulting in a funding shortfall of \$1,978.70.

Council staff have reviewed available budget allocations and identified that the Community Grants Program contains sufficient unallocated funds that could be utilised to meet the project shortfall.

The proposed installation will improve safe access to the river for recreational users, particularly the local swimming group, reducing risks associated with uneven riverbanks, mud, and submerged hazards.



STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

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

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Identified unallocated funding within the Community Grants Program could be utilised to meet the project’s cost shortfall.

VOTING REQUIREMENTS:

Simple Majority

QUOTE

Wayne poldan

Date
21 Apr 2026

Expiry
21 May 2026

Quote Number
QU-0051

ABN
46 796 629 259

K & K Welding &
Contracting
PO BOX 126
ST HELENS TAS 7216
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Fabricate stainless steel pontoon ladder out of dn32/ 42.16x3.5 stainless steel pipe to the specs of supplied drawings with stainless steel rope ring	1.00	3,617.00	10%	3,617.00
For just supply ready to fit with all components will be \$2900.00 +gst				
Supply and fit will be \$3620.00+ gst				
This price is an estimation and will be charge accordingly to completion of work if the amount comes under quoted price				
Subtotal				3,617.00
TOTAL GST 10%				361.70
TOTAL AUD				3,978.70

06/26.16.0 DEVELOPMENT SERVICES

06/26.16.1 Development Services Report

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

OFFICER’S RECOMMENDATION:

That the report be received.

INTRODUCTION:

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

PREVIOUS COUNCIL CONSIDERATION:

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

OFFICER’S REPORT:

KEY DEPARTMENT STRATEGIC OR OPERATIONAL MATTERS

Recruitment process for Environmental Health Officer remains underway;
Recruitment process for Senior Planner Officer remains underway and nearing completion;
Recruitment process for Technical Officer underway and nearing completion;

PLANNING REPORT

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

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Ma y	Jun	YTD	EOFY 2024/ 2025
NPR	2	6		5	10	1	3	7	1	4	2		41	
Permitted		4	4	2	1		2	4	3	6	2		28	
Discretionary	15	15	5	11	21	22	4	10	9	8	10		130	
Amendment	1		1	1	3	2	2	4	4	3	2		23	
Strata										1			1	
Final Plan	1	2	4	1				4	2		1		15	
Adhesion														
Petition to Amend Sealed Plan									1				1	
Boundary Rectification														
Exemption														
Total applications	19	27	14	20	35	25	11	29	20	22	17		239	205

Ave Days to Approve Nett *	39.68	30.85	24.92	43.55	24.94	52.28	34.36	25.31	27.75	23.40	25.64		32.06	
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* Calculated as Monthly Combined Nett Days to Approve/Total Applications

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

DA NO	LOCATION	DESCRIPTION	SECTION	Day to Approve Gross	Days to Approve Nett
040-2026	Scamander	Construction of a Shed	S57	42	41
061-2026	Ansons Bay	Construction of a Shed & Alterations to Existing Waste Water System	S57	36	28
005-2026	Binalong Bay	Construction of a New Shed and Carport PLUS Additions to Dwelling Including Deck Alterations to Shed with Amenities	S57	38	37
066-2026	St Helens	Construction of a New Dwelling and Attached Garage	S57	36	27
085-2026	St Helens	Construction of a Secondary Residence	NPR	3	3
068-2026	Scamander	Construction of a Shed	NPR	24	8
064-2026	Stieglitz	Construction of a Shed with Amenities and Driveway Extension	S57	34	28
030-2026	Scamander	Construction of New Dwelling with Attached Deck and Separate Carport	S57	44	42
038-2026	St Helens	Additional Use for Visitor Accommodation	S58	16	15
047-2025 AMEND 3	Falmouth	Minor Amendment to Include Garage and Games Room	S56	2	2
057-2026	St Helens	Construction of Two Units and Separate Garage	S58	60	20
041-2026	Binalong Bay	Additional Use for Visitor Accommodation	S57	73	41
028-2026	Stieglitz	Alteration/Additions to Existing Dwelling Including Conversion of Separate Laundry to Storage Shed and Demolition of Existing Shed and Construction of New Shed with Amenities	S57	68	42

078-2026	St Helens	Gravel Driveway	S57	32	31
195-2023 AMEND	St Helens	Minor Amendment to the Position and Length of Internal Driveway	S56	29	29
156-2024 FINAL	St Marys	Final Plan of Survey – Three (3) Lot Subdivision	FINAL	127	0
002-2026	Binalong Bay	Additional Use for Visitor Accommodation	S57	43	42

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

Strategic Planning Projects in the 2025/2026 financial year

Description	Percentage Complete	Current Update
Scamander-Beaumaris Structure Plan - Progress the project with the aim of addressing land use needs and development planning strategies for the Scamander-Beaumaris area; adoption by Council and commence progression of recommendations.	90%	Final Scamander – Beaumaris Structure Plan underway. Minor edits being undertaken and final report is planned to be presented to Council in July/August Council meeting.
Regional Land Use Strategy - Participate in the development of the new Northern Tasmania Regional Land Use Strategy, resulting in adoption by Council	Ongoing	Break O'Day participation in the review of the NTRLUS continues with Stage 3 (The Final Stage) nearing completion. <ol style="list-style-type: none"> 1. RPG meetings are now fortnightly in anticipation of a 30 June completion date. 2. A report is in final draft which is being circulated to Councils for comment.
Industrial Land Use Strategy - Finalise the Industrial Land Use Study resulting in adoption by Council, progress any Immediate Recommendations of the report/findings	90%	The Final Report has now been drafted with Final Endorsement to Council to be undertaken. Scheduled for consideration in August 2026 Council meeting.
Scenic Areas Assessment - progress a Scenic Areas Assessment furthering previous work completed to inform any further amendments to the Local Provisions Schedule of the Tasmanian Planning Scheme	10%	The brief for the project has been commenced and now awaits resourcing to finalise the brief due to vacant Senior Planner Position. This project work will continue into the 2026/2027 Financial Year.

BUILDING PROJECTS REPORT

Projects Completed in the 2025/2026 financial year

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

Demolition of Existing Toilet & Construction of New Facility	Beach Reserve, Falmouth	Completed May 2026.
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Projects ongoing – Capital Works Program (Includes carried over projects previous financial years)

Description	Location	Updates
Air-conditioning upgrades & Commencement of Internal Painting	Council Office	<ul style="list-style-type: none"> Internal lighting upgrades to LED fittings Completed; Air Conditioning Upgrades Completed; Commencement of internal repainting to commence in May 2026.
Additions & Internal Alterations	Falmouth Community Centre	<ul style="list-style-type: none"> Open to public; Meeting completed to discuss completion of final scope of work (Carpark, Front door alterations & painting) Final works to be scheduled
Internal Renovations	Hub 4 Health, Portland Court, St Helens	<ul style="list-style-type: none"> Works now occurring in line with management plan; Works scheduled to be completed prior to 30th June 2026.
Installation of Roof Mounted Solar Panels & New Electric Heaters	St Marys Hall	<ul style="list-style-type: none"> Electric Heaters have been completed; Thomas Wolf Energy have been appointed as successful contractor to complete work. Scheduled for Completion prior to 30th June 2026
Replacement of Roof Cladding & Fence & Installation of Garden Shed.	St Marys Tennis Club	<ul style="list-style-type: none"> Re-Roofing Works now completed; New Garden Shed, Fence and Associated works currently being scheduled pending advice from committee.
New Solar Powered Power Supply & Electrical Fit-out	St Marys Waste Transfer Station	<ul style="list-style-type: none"> The process of seeking quotations determined that connection to the Grid is the most viable option as opposed to off-grid; Thomas Wolf Pty Ltd have been engaged for the work for works to be completed prior to 30th June 2026.

Installation of Roof Mounted Solar Panels	(Various sites being considered)	<ul style="list-style-type: none"> Thomas Wolf Energy have been appointed as successful contractor to complete work to St Marys Hall & St Marys Indoor & Evacuation Centre. Scheduled for Completion prior to 30th June 2026
Improvements to St Helens Dog Exercise Yard	St Helens Sports Complex	<ul style="list-style-type: none"> Estimates current being finalised. Scope of work to include small shade shelter & drinking fountain.
Community Consultation, Design & Development Approval Phase – Public Toilet Replacement	Memorial Park, St Helens	<ul style="list-style-type: none"> Community engagement phase commenced; Concept & Structural Plans completed pending building and plumbing approval; To be presented to June Council Meeting for final endorsement.
Replacement of Roof Cladding	Pyengana Hall	<ul style="list-style-type: none"> Moorey Constructions were successful in securing the contracted works; Works underway and to be complete prior to 30th June 2026.

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

Description	Location	Updates
Repair Render & Repaint Front Fascade	Portland Hall, St Helens	<ul style="list-style-type: none"> Works scoping to be conducted in conjunction with design work for Memorial Park toilet replacement. New Budget approved in capital works program.
New Ceiling Insulation & Roof Replacement	St Helens Works Depot Office building	<ul style="list-style-type: none"> Budget approved in capital works program.
Structural Stabilisation Works	St Marys Exhibition building	<ul style="list-style-type: none"> First meeting conducted 4th February 2026. Engineer now engaged and further committee meeting held 22nd April 2026. Final Engineering brief completed and quotation for engineering drawings under assessment.
New Public BBQ Facility – Design Phase	Pyengana Recreation Ground	<ul style="list-style-type: none"> Budget approved in capital works program.

Toilet/Amenities Replacements – Design Phase	St Helens Foreshore	<ul style="list-style-type: none"> Budget approved in capital works program. On Hold – Pending outcome of Liveability strategy.
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The below table provides a summary of the building approval issued for the month including comparisons to the previous financial year.

Building Services Approvals Report May 2026

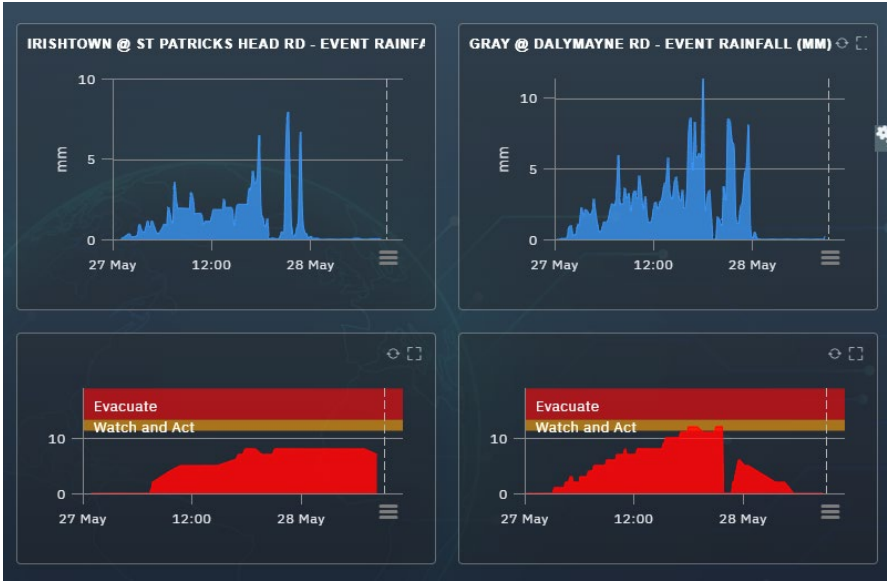
No.	BA No.	Town	Development	Value
1.	2025/00157-STAGE 1	Akaroa	Extension to Shed	\$19,000.00
2.	2025/00194-STAGE 2	Falmouth	New Domestic Storage Shed	\$55,000.00
3.	2026/00010	Scamander	New Secondary Dwelling & Deck	\$150,000.00
4.	2024/00052	Scamander	Partial Demolition & Alterations/Additions to Dwelling	\$325,000.00
5.	2026/00048	St Helens	New Recycling collection facility	\$80,000.00
6.	2025/00069	St Helens	New Dwelling/Visitor Accommodation & Deck	\$130,000.00
7.	2026/00080	Stieglitz	New Shed & Retaining Wall	\$67,000.00
8.	2024/00245	St Helens	New Telecommunications Tower	\$200,000.00
9.	2024/00239	Binalong Bay	Demolition & New Dwelling (1st Floor), Sole Occupancy Units x2 (Ground Floor)	\$1,000,000.00
10.	2025/00244	Ansons Bay	Alterations & Additions to Dwelling	\$15,000.00
11.	2026/00060	Falmouth	New Shed	\$47,000.00
12.	2025/00222	Scamander	Demolition & New Dwelling, Deck, Verandah, Porch & Balcony	\$335,000.00
13.	2026/00005	Binalong Bay	New Shed & Carport	\$55,000.00
14.	2026/00040	Scamander	New Shed	\$47,000.00
15.	2026/00088	Pyengana	New Shed	\$14,000.00
16.	2025/00115	Stieglitz	New Aircraft Hangar/Maintenance Workshop	\$250,000.00
17.	2026/00069	Scamander	Plumbing only – Amenities to Shed	N/A
18.	2026/00019	Stieglitz	Plumbing only - Plumbing to Tiny Home Vehicle	N/A



ESTIMATED VALUE OF BUILDING APPROVALS FINANCIAL YEAR TO DATE	2024/2025	2025/2026
	\$26,822,642.00	\$26,305,580.00

ESTIMATED VALUE OF BUILDING APPROVALS FOR THE MONTH	MONTH	2025	2026
	May	\$1,276,000.00	\$2,789,000.00

NUMBER BUILDING APPROVALS FOR FINANCIAL YEAR TO DATE	MONTH	2024/2025	2025/2026
	May	123	152

ENVIRONMENTAL REPORT

Description	Updates
Natural Hazards - Flood	<p>Presented an overview of the St Marys Flash Flood Warning System (FWS), which Council operates, at the Tasmanian Flood Warning Consultative Committee’s recent Meeting.</p> <p>The St Marys FWS issued Moderate Flood Warnings at the peak of the rain event on Wednesday 27 May. This rain also led to flooding of the Scamander estuary on the Thursday morning.</p> 
Climate Change Action	<p>Attended:</p> <ul style="list-style-type: none"> Local Government Association Tasmania information session on products from its Climate Change Capability Program to help Councils with their Climate Change governance and action. Northern Tasmanian Alliance for Resilient Councils workshops for its Drought Resilience Funded project. This work is identifying future climate change scenarios for the region, developing shared strategic priorities and designing information platforms for individual and joint action. An Australian Government briefing for local government on its plans for an <i>Accelerating EV Charging Program</i>.
Cat Management	<p>A dozen stray (feral) cats were removed from Reserve land at Dianas Basin and Scamander by the Parks and Wildlife Service using funding for shorebird conservation from NRM North and with Council support. Stray cat populations have been growing in these areas due to well-meaning residents feeding them.</p>

	Council submitted comments to Biosecurity Tasmania on a new Tasmanian Cat Management Plan.
Scamander Coastal Hazards and Flood Risk Management project	<p>Flood waters in the estuary following heavy rain on Wednesday 27 May piled up against a closed barway and easterly seas, causing flooding of low-lying areas the next morning. On the Tuesday, in anticipation of the forecast rain, water flowed but the barway reclosed after an attempt by Council to open it. A mitigation action by the project will improve monitoring of the water level and berm height on a closed barway. That can help make barway opening more certain and effective, and reduce the risk of inundation, but not eliminate it.</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Design and preparations for 'no-regrets' mitigation works are progressing through approvals and procurement. These include repair and maintenance of degraded rock protection in front of the River mouth park, stabilisation of an erosion bank close to Dune Street, and improved protocols for barway opening to reducing inundation and wave attack risks.</p>

PUBLIC HEALTH REPORT

Immunisations

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

MONTH	2025/2026		2024/2025	
	Persons	Vaccinations	Persons	Vaccinations
July - December	0	0	5	5
January - June	43	84	134	136
TOTAL	43	84	139	141

Sharps Container Exchange Program as at 4 June 2026

Current Year	Previous Year
YTD 2025/26	YTD 2024/25
65	71

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

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

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

06/26.16.2

Protection of the scenic and natural values of the Break O’Day coastline – North East Bioregional Network - A ban on strata titles and multiple dwellings for tourism accommodation outside of serviced settlements

ACTION	DECISION
PROPONENT	North East Bioregional Network
OFFICER	Jake Ihnen, Development Services Coordinator
FILE REFERENCE	AGM 25.7.4
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER’S RECOMMENDATION:

That Council advise North East Bioregional Network (NEBN):

1. In regard to a policy position on multiple dwellings for Tourism Accommodation in un-serviced areas, this would require a significant strategic planning investigation and is not able to be implemented through existing planning controls. As such, this work is not proposed to be progressed at this time without further Council direction and consideration of resourcing.
2. Council has already participated in the State Government review of the *Strata Titles Act 1998*, and no further submissions are proposed.
3. Should the NEBN wish to progress these matters in a more time sensitive manner, they may make direct submission to the State Government in relation to amendments to the State Planning Provisions and the Strata Titles Act 1998, noting that these matters are primarily governed at a State level.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 1 June 2026

Council Workshop 4 May 2026

Council workshop 8 April 2026

Council Meeting 16 March 2026

03/26.16.2.720

Moved: Clr / Seconded: Clr

That Council advise North East Bioregional Network:

1. In regard to a policy position on multiple dwellings for Tourism Accommodation in un-serviced areas, this would require further detailed consideration within any future Council strategic planning program and appropriate resourcing to initially determine the evidence for such a position and then to progress forward any recommendation of that investigation.

2. Council has already participated in the state review of the Strata Titles Act 1998, and no further submissions are proposed.
3. Should the NEBN wish to progress this in a more time sensitive manner, they may make direct submission to the State Government in relation to amendments to the State Planning Provisions and the Strata Titles Act 1998.

Procedural Motion

Moved: Clr K Chapple/ Seconded: Clr I Carter

That Council defer this item to the April Council Workshop

CARRIED UNANIMOUSLY

Council Workshop 2 March 2026

Council Workshop 2 February 2026

Council Meeting 16 February 2026

02/26.16.5.699 Moved: Clr B LeFevre/ Seconded: Clr K Chapple

Council adopt the recommendation put forward for each sub-motion.

Procedural Motion

Moved: Clr L Johnstone/ Seconded Clr L Whittaker

That Council defer consideration to a future Council Meeting

CARRIED UNANIMOUSLY

Annual General Meeting 9 December 2025

AGM 25.7.4 Moved Mr T Dudley / Seconded Ms R Gallace

That Break O'Day Council support the following recommendations to protect the scenic and natural values of the Break O'Day coastline:

- (a) A ban on strata titles and multiple dwellings for tourism accommodation outside of serviced settlements;
- (b) Reintroduce the prohibition on subdivision within 1km of the coast outside of settlements to prevent ribbon development and unrelated cluster development;
- (c) Higher standards for stormwater management than those in the current Break O'Day Stormwater SAP to protect coastal waterways and wetlands water quality and ecosystems; and
- (d) Establish a comprehensive and effective Scenic Protection Code which preserves the scenic beauty of the Break O'Day municipality.

CARRIED

AGAINST – Clr. B. LeFevere, Clr. V. Oldham

OFFICER'S REPORT:

At Council's recent AGM, the North East Bioregional Network (NEBN) put forward the following motion:

That Break O'Day Council support the following recommendations to protect the scenic and natural values of the Break O'Day coastline – a ban on strata titles and multiple dwellings for tourism accommodation outside of serviced settlements.

The motion includes concepts typically associated with un-serviced or 'lifestyle' areas, including land within the Landscape Conservation Zone (LCZ) and Rural Living Zone (RLZ), often within the coastal environment but not exclusively. It is considered that the intent of the NEBN motion is to limit further intensification of development in these areas, particularly in relation to visitor accommodation and strata development.

The Tasmanian Planning Scheme provides a regulatory framework for Visitor Accommodation within these zones. Visitor Accommodation is Discretionary within the LCZ and Permitted within the RLZ. Where a valid application is made, Council, as the Planning Authority, is required to assess the application against the applicable zone and code provisions. As the use is not prohibited within these zones, Council does not have the ability to refuse an application based on a general policy position.

To introduce a prohibition on Visitor Accommodation within certain areas of the Tasmanian Planning Scheme would require an amendment to the Local Provisions Schedule to make the use Prohibited in defined locations. This would necessitate a significant strategic planning exercise, including evidence-based justification, and would be subject to assessment and approval by the Tasmanian Planning Commission.

In regard to Strata Development, this is regulated through the *Strata Titles Act 1998*. The creation and amendment of strata schemes are governed by this legislation and sit outside the direct control of the planning scheme. Prohibiting strata development in certain areas would therefore require amendment to State legislation. The State Government is currently progressing reforms to this Act. Council has previously participated in this process and has also implemented a local policy position requiring structures to be constructed prior to approval of a strata scheme which has successfully put in place controls that ensure strata applications do not circumvent subdivision prohibition.

It is also relevant to note that similar matters were raised through the Local Provisions Schedule process, including broader proposals relating to coastal development controls and the use of Specific Area Plans. These matters were considered by the Tasmanian Planning Commission, which determined that further strategic work and evidence would be required before such controls could be supported. As such, these are not new or untested planning issues.

Key matters raised through discussions in summary have included:

- Support for the Officer recommendation and acknowledgement of the regulatory limitations of Council;
- Questions regarding the distinction between permanent residential development and visitor accommodation;
- Concerns regarding perceived inconsistencies within the planning framework; and
- A proposal that Council consider resourcing further investigation into these matters, including through a Specific Area Plan.

In response, it is important to distinguish between:

- Strata titles, which are governed by State legislation and not assessed under the Tasmanian Planning scheme, and
- Multiple dwellings for visitor accommodation, which are regulated through the planning scheme.

Any further investigation into restricting these forms of development would require a significant strategic planning project, including assessment of impacts on land supply, settlement patterns, infrastructure servicing, and economic outcomes. This would require dedicated resourcing and would be subject to approval by the Tasmanian Planning Commission.

In the absence of new or materially different evidence, there is a risk that such work would replicate matters previously considered by the commission without achieving a different outcome.

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Key Focus Area:

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

LEGISLATION & POLICIES:

Tasmanian Planning Scheme – Break O'Day

Land Use Planning and Approvals Act 1993

Local Government (Building and Miscellaneous Provisions) Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A at this stage.

VOTING REQUIREMENTS:

Simple Majority

06/26.16.3

Protection of the scenic and natural values of the Break O’Day coastline – North East Bioregional Network - Reintroduce the prohibition on subdivision within 1km of the coast outside of settlements to prevent ribbon development and unrelated cluster development

ACTION	DECISION
PROPONENT	North East Bioregional Network
OFFICER	Jake Ihnen, Development Services Coordinator
FILE REFERENCE	AGM 25.7.4
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER’S RECOMMENDATION:

That Council writes to North East Bioregional Network (NEBN) with the following advice:

1. The reintroduction of a prohibition on subdivision within 1km of the coast outside of settlements would require a significant strategic planning investigation and is not able to be implemented through existing planning controls. As such, this work is not proposed to be progressed at this time without further Council direction and consideration of resourcing.
2. Similar matters have previously been considered through the Local Provisions Schedule process and were not adopted by the Tasmanian Planning Commission.
3. A high-level review undertaken by Council officers indicates that the number of properties capable of further subdivision within the relevant coastal areas is limited, and that existing planning controls already significantly constrain subdivision outcomes.
4. Should the NEBN wish to progress this matter further, they may make direct submission to the State Government in relation to amendments to the State Planning Provisions.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 1 June 2026

Council Workshop 4 May 2026

Council workshop 8 April 2026

Council Meeting 16 March 2026

03/26.16.3.721

Moved: Clr / Seconded: Clr

That Council advise North East Bioregional Network that:

1. The re-introduction of the provisions regarding subdivision within the coastal zone within the Interim Scheme, into the Break O’Day Local Provisions Schedule has been extensively considered by the Tasmanian Planning Commission through the Break O’Day LPS process including the Hearings.

2. Should the NEBN wish to progress this further, they may make direct submission to the State Government in relation to amendments to the State Planning Provisions.

Procedural Motion

Moved: Clr K Chapple / Seconded: Clr L Whittaker

That Council defer this item to the April Council Workshop

CARRIED UNANIMOUSLY

Council Workshop 2 March 2026

Council Workshop 2 February 2026

Council Meeting 16 February 2026

02/26.16.5.699 Moved: Clr B LeFevre/ Seconded: Clr K Chapple

Council adopt the recommendation put forward for each sub-motion.

Procedural Motion

Moved: Clr L Johnstone/ Seconded Clr L Whittaker

That Council defer consideration to a future Council Meeting

CARRIED UNANIMOUSLY

Annual General Meeting 9 December 2025

AGM 25.7.4 Moved Mr T Dudley / Seconded Ms R Gallace

That Break O’Day Council support the following recommendations to protect the scenic and natural values of the Break O’Day coastline:

- (a) A ban on strata titles and multiple dwellings for tourism accommodation outside of serviced settlements;
- (b) Reintroduce the prohibition on subdivision within 1km of the coast outside of settlements to prevent ribbon development and unrelated cluster development;
- (c) Higher standards for stormwater management than those in the current Break O’Day Stormwater SAP to protect coastal waterways and wetlands water quality and ecosystems; and
- (d) Establish a comprehensive and effective Scenic Protection Code which preserves the scenic beauty of the Break O’Day municipality.

CARRIED

AGAINST – Clr. B. LeFevere, Clr. V. Oldham

OFFICER'S REPORT:

At Council's recent AGM, the North East Bioregional Network (NEBN) put forward the following motion:

That Break O'Day Council support the following recommendations to protect the scenic and natural values of the Break O'Day coastline: reintroduce the prohibition on subdivision within 1km of the coast outside of settlements to prevent ribbon development and unrelated cluster development.

The intent of this motion is to limit further subdivision and development along the coastal environment outside established settlements.

During the preparation of the Break O'Day Local Provisions Schedule (LPS), the concept of a 1km coastal subdivision prohibition was considered as part of the transition from the Interim Planning Scheme to the Tasmanian Planning Scheme. Direction at that time was that such prescriptive controls would not transition into the Statewide planning framework. The matter was subsequently considered in detail by the Tasmanian Planning Commission during the LPS assessment process, including the Hearings in September 2022, with the Break O'Day LPS ultimately being gazetted in August 2023.

The Tasmanian Planning Commission did not support the inclusion of a blanket coastal subdivision prohibition, noting that further strategic work and evidence would be required to justify such controls. As such, this matter has already been considered through the statutory planning process and is not a new or untested issue.

Under the current planning framework, subdivision within coastal areas outside settlements is managed through the application of zoning and relevant codes. Land is predominantly zoned for non-urban purposes, including the Landscape Conservation Zone, Rural Zone and Environmental Management Zone. These zones do not prioritise residential development and are intended to discourage ribbon development along the coastline.

For example, within the Landscape Conservation Zone, subdivision is generally limited to a minimum lot size of 20 hectares, with subdivision potential typically requiring an existing lot of at least 40 hectares to enable further division. As such, opportunities for additional subdivision are already significantly constrained.

To further understand the extent of potential subdivision within these areas, Council officers have undertaken a high-level review of properties within the relevant zones. This assessment indicates that fewer than 30 properties are potentially eligible for subdivision under the current planning framework. Of these, approximately 25 properties are limited to subdivision into two lots only due to minimum lot size requirements, with only a small number of properties capable of subdivision into more than two lots.

This demonstrates that the potential for further subdivision within coastal areas outside settlements is both limited in scale and constrained by the existing planning controls.

The linear pattern of coastal development within the Break O'Day municipality is long established, and the current planning scheme does not facilitate widespread new subdivision or cluster-style development in these areas. Subdivision applications are subject to assessment against the relevant

provisions of the Scheme, including public notification where required, allowing site-specific impacts to be considered on their merits.

Further discussions have included key matters raised including:

- Interest in understanding the extent of remaining subdivision potential within coastal areas;
- Questions regarding the historical application of coastal subdivision controls;
- Consideration of whether a Specific Area Plan could be used to reintroduce such provisions; and
- A request for further information to support decision-making.

In response, it is noted that:

- The concept of a 1km coastal subdivision restriction has previously been considered through the Local Provisions Schedule process and was not supported for inclusion by the Tasmanian Planning Commission;
- The Commission identified that further strategic justification would be required, including assessment of broader impacts such as land supply, settlement patterns and unintended consequences across multiple zones;
- The current planning framework already applies significant constraints on subdivision outside settlements through zoning, minimum lot size requirements and discretionary assessment processes; and
- Any further investigation into reintroducing such a prohibition would require a significant strategic planning project, including detailed evidence-based analysis and allocation of Council resources.

In the absence of new or materially different evidence, there is a risk that such work would replicate matters previously considered through the statutory planning process without achieving a different outcome.

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Key Focus Area:

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

LEGISLATION & POLICIES:

Tasmanian Planning Scheme – Break O’Day

Land Use Planning and Approvals Act 1993

Local Government (Building and Miscellaneous Provisions) Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	002\012\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the General Manager's report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update of various matters which are being dealt with by the General Manager and with other Council Officers where required.

PREVIOUS COUNCIL CONSIDERATION:

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

OFFICER'S REPORT:**Meeting and Events attended:**

20.05.2026	MS Teams	– Accelerating EV Charging Program, information session provided an overview of funding opportunities, program objectives and eligibility requirements to support the expansion of electric vehicle charging infrastructure.
21.05.2026	St Helens	– NTDC, meeting with Chris Griffen, CEO of Northern Tasmania Development Corporation (NTDC) to provide an insight on key projects which Council will be looking at over the next few years as well as to gather insights into skill shortages and shared services opportunities.
21.05.2026	MS Teams	– Break O'Day Employment Connect (BODEC) monthly Management Committee Meeting.
22.05.2026	MS Teams	– Circular North Steering Committee, meeting to approve the Annual Plan and Budget.
25.05.2026	MS Teams	– LGAT Climate Action Across Councils – webinar exploring how local governments can utilise networks, practical tools and collaborative partnerships to support climate action initiatives and inform day-to-day decision-making processes. Some interesting work has happened in south Australia.

27.05.2026	MS Teams	– Regional Jobs Hub Network, meeting to discuss future funding arrangements and lobbying approach pursuing ongoing sustainability of the service.
29.05.2026	Launceston	– NTDC Members Strategy Workshop, discussions aimed to identify achievable outcomes, strengthen member and board engagement and support the transition from strategic planning to implementation. This will lead to a new Strategic Plan for NTDC.
01.06.2026	St Helens	– Council Workshop.
01.06.2026	St Helens	– Audit Panel Meeting.
04.06.2026	MS Teams	– TasWater, meeting to receive an update on the St Marys Water Scheme upgrading project.
04.06.2026	Launceston	– Scamander WTS - Waste Loading Bay, meeting with engineers to review the design and construction methodology.
05.06.2026	Launceston	– Circular North Steering Committee Meeting.
05.06.2026	Launceston	– Northern Region General Managers, key discussion points included NTDC, Regional Land Use strategy, Climate Change project and shared services and procurement opportunities.
09.06.2026	Triabunna	– Glamorgan Spring Bay Council, attending the Council Workshop to provide an overview of Eastern Strategic Regional Partnership projects relating to Childcare Needs Analysis, Study Hub Establishment and Regional Jobs Hub operation.

Meetings & Events Not Yet Attended:

10.06.2026	Launceston	– TCF Presentation regarding potential youth focussed project.
11.06.2026	MS Teams	– East Tas Education and Employment (ETEE), meeting of Board relating to oversight of the Study Hub and Jobs Hub projects.
15.06.2026	St Helens	– Council Meeting.

General – The General Manager held regular meetings with Departmental Managers and individual staff when required addressing operational issues and project development. Meetings with community members included Marcus Douglas.

Brief Updates:

Legislative Program – Future of Local Government Review

The Targeted Amendments Bill is currently before the Legislative Council (second reading) and it is expected that this will be finalised when they next sit on on the week commencing 22/6/2026. Once this occurs the Office of Local Government will commence implementation of the following Reform Area elements within the Bill over the next 18 months:

- Serious Misconduct, will commence asap following Royal Assent and making of Ministerial Guidelines;
- Remote Meetings, Parliament dependent with Bill currently scheduled for debate week of 25/5/2026 and will commence after Royal Assent;
- Learning and Development Modules, Director likely to approve in Nov 2026 and then Councillors required to complete them by Nov 2027;

- Local Government Charter, Targeted consultation in Aug 2026 followed by formal consultation starting in Jan 2027;
- Councillor Continuing Professional Development Plans, Guidance and templates provided in Nov 2026 with Plans to be developed and adopted by May 2027;
- Wellbeing in Strategic Plans, workshops and reference groups from Jun 2026 with guidance/templates available by Nov 2026. Updated Strategic Plans by Nov 2027;

2026-27 State Budget Overview

The Local Government Association of Tasmania have provided an overview from a sectoral perspective on the outcomes of the recent State Budget (see attached). Key points to note from a BODC perspective are:

- Continuation of the increased Heavy Vehicle Motor tax payment, this is a welcome addition for Council's financial situation;
- Free public transport continuation to June 2027

Also worth noting the following:

- Ongoing funding for the Future of Local Government Review program of \$250k, which in the scheme of things is minimal focus;
- Reduction in funding to Office of local Government of approximately 20%
- Reduction in funding to State Planning Office of over 30% with another large drop in 2027-28 to provide an overall reduction of 60%. This means that they will have little resource available for policy and strategic land use work.
- Reduction in Parks & Wildlife Service funding of just under 10% which in the scheme of things probably needs to be taken as a win.

Local Government Elections

Preparation and activities are commencing for the forthcoming Local Government elections in October this year. As in previous years Council will liaise with the Tasmanian Electoral Commission (TEC) regarding the operation of a supplementary issuing service at the Council office during the election period. The TEC will continue to provide councils with guidance, materials, training, procedural support, and election resources to assist with the management of these processes, consistent with previous elections.

The Local Government Association of Tasmania have commenced their campaign in relation to the forthcoming election <https://www.lgat.tas.gov.au/tasmanian-councils/council-elections> providing a good level of information to inform persons considering standing. It would be appreciated if Councillors who are aware of potentially interested persons to access the available information. Over the next few months we will discuss with LGAT about potentially holding a local information Forum for prospective candidates.

State Budget 2026–27 Fact Sheet

General overview and economic outlook

The 2026-27 State Budget presents a significant reduction in spending across many areas in response to a challenging fiscal situation.

The headline indicators are:

- Net Operating Balance: estimated deficit of \$596.7 million, forecast to improve to a surplus of \$622.0 million in 2029-30.
- Fiscal Balance: estimated deficit of \$972.7 million, forecast to improve to a surplus of \$635.2 million in 2029-30.
- Government Net Debt: estimated to be \$8.440 billion, increasing to \$9.466 billion by 30 June 2030.
- Total General Government Sector revenue: estimated to be \$10.191 billion, an increase of \$476 million compared with the 2025-26 estimated outcome. This is due to an increase in GST revenue (up \$294.3 million), other Australian Government payments (up \$102.3 million) and taxation revenue (up \$199.8 million).
- GST revenue: 2026–27 \$4.108 billion, making up 40.3 per cent of Total General Government sector revenue.
- Population growth: Estimated at 0.28 per cent in the year to 30 September 2025, across the 25-39 and 70-79 age brackets. The budget papers acknowledge the pressures that our population profile will place on services expenditure.
- Unemployment, as at March 2026, was 4.6 per cent and is forecast to rise to 5 per cent by 30 June 2027. In 2027-28, it is forecast to drop back to around 4.75 per cent due to an expected resolution of the Middle East conflict.
- Operational efficiencies budgeted at \$215.875 million, growing to \$441.472 million by 2029-20.

The 2026-27 Gender Budget Statement indicates that for economic security:

- Improving trends in closing the gender pay gap (down to 0.4 per cent, 5.6 per cent lower than 4 years ago) and young people in employment, education or training.
- Worsening trends in labour force participation and gender balance across industries.

Compared with national results Tasmania is better on gender pay gap, and worse across labour force, gender balance and young people. Other metrics in the Gender Budget Statement include leadership and participation, safety, and health and wellbeing.

Office of Local Government

- The Office of Local Government’s funding is at \$2.364 million for 2026-27, a decrease of \$641,000 compared with the 2025-26 budget. This remains largely steady through to 2029-30, with the forecast of \$2.143 million. The Future of Local Government Review priority reform program has retained the allocation of \$250,000 in 2026-27 and in 2027-28.
- Under the State Government’s structural realignment, the Office of Local Government will move to the Department of Justice.

Planning

- The State Planning Office funding drops to \$1.49 million, down from \$2.20 million in 2025–26. A further drop to \$853,000 is forecast in 2027-28.
- The State Planning Office will move into Building Tasmania.

Roads and transport

In a continued win, the Heavy Vehicle Motor Tax retains the \$3.5 million bump made in 2025-26, with \$5 million to be distributed to councils in 2026-27. It is forecast to drop back to \$1.5 million in 2027-28.

- Expenditure for roads and bridges in the 2026-27 Budget is \$437.5 million, including \$203.8 million Australian Government funding, and is \$1.7 billion over the next four years.
- Free public transport will be extended through June 2027.
- Selected projects include:
 - South*
 - \$75.6 million for Macquarie Point Northern Access Road
 - \$74 million for Mornington interchange
 - \$55 million for South Arm highway between Rokeby and Lauderdale
 - \$8.2 million for Northern Suburbs transit corridor planning
 - \$130 million for Tasman bridge pathways
 - North*
 - \$145 million for Bass Highway between Devonport and Launceston
 - \$7.5 million for Launceston Park and Ride
 - North west*
 - Bass Highway - \$42 million between Wynyard and Marrawah and \$50 million for Cooee to Wynyard.
- \$32.282 million for road safety projects, including the Black Spot Program and \$7.957 million for Automated Traffic Enforcement (mobile and fixed speed cameras to detect speeding, seatbelt and mobile phone use).
- Total State Government capital expenditure will be capped at \$1 billion in any year to limit growth in debt and interest costs.

Housing

- Housing and Planning has a significantly reduced allocation of \$6.099 million (from \$27.259 million), likely due to Building Tasmania realignment.

Climate change and renewable energy

- \$3.194 million for the Climate Change Office, dropping to \$1.641 million in 2027-28.
- No funding is noted for a renewed Climate Change Action Plan in the forward estimates. Under the State Government’s realignment, the Climate Change Office will move to the Department of Natural Resources and Environment.

Health and Community

- \$8.755 million for the Keeping Children Safe Reform Program, compared with \$11.175 million in 2025-26. The Office of the Independent Regulator \$4.261 million and the Office of the Implementation Monitor \$1.484 million. The program, along with the Child and Youth Wellbeing Strategy will move to the Department for Education, Children and Young People.
- \$5 million for The Health Revolution: 20-year Preventive Health Strategy, then \$5 million in each year through 2028-29.

AI

\$4.250 million is provided for the AI Accelerator in 2026-27 and 2027-28. The accelerator program will support State Government agencies in identifying, testing, and scaling AI use across the Tasmanian State Service. Discussion is underway with local government regarding planning and building approval optimisation.

Environment

- Parks funding dropping to \$116 million in 2026-27, from \$126.76 million in 2025-26.
- Peri-urban Deer Program \$840,000 in 2026–27, with no future funding; and \$840,000 for delivery of the Wild Fallow Deer Management Plan.

Communications Report

TOPIC	ACTIVITY	PROGRESS
GENERAL COMMS	BODC Newsletter	Sent out 1 week ago. Included stories on: <ul style="list-style-type: none"> • St Helens recognised among Australia’s best towns • St Helens History Room - Celebrating 40 Years of Preserving Local History • Pyengana Hall to get a new lid • Help shape the future of Council’s newsletter
	BODC Website	<ul style="list-style-type: none"> • Bay of Fires Winter Arts Festival – Sand Sculpture Workshop and Competition, 5-7 June 2026. • Bay of Fires Winter Arts Festival 5-14 June (Long Weekend). • The Tasmania Shop Local Art Prize - 6 June 2026. • Winter Lights – Solstice Celebration, 20 June 2026 at St Marys Recreation Ground. • Fingal Valley Neighbourhood House – Wellness Creativity Day, 17 July 2026. • Break O’Day Regional Arts – Fire Performance Workshops.
	North Eastern Advertiser	<ul style="list-style-type: none"> • St Helens Neighbourhood House. • National Volunteer Week. • General Waste and Recycling bin etiquette.
SOCIAL MEDIA	Break O’Day Council	<ul style="list-style-type: none"> • Georges Bay Information Session – 18 June at Panorama Hotel, St Helens. • EFTPOS available at certain Waste Transfer Stations. • Heywire ABC writing competition. • National Reconciliation Week 2026.
	Shared Social Media Posts	<ul style="list-style-type: none"> • Live4Life - Youth Mental Health First Aid Course - 25-26 June. • Lifeline FREE Mental Health First Aid Course 24 June and 1 July. • TasWater – Water restrictions lifted.
EMAIL DATABASES	Continuing to develop	Continuing to collect email addresses for the newsletter and township databases. This has been going well with all the consultation underway, which is used as an opportunity to promote our EDMs.

Actions Approved under Delegation:

NAME/DETAILS	DESCRIPTION OF USE OF DELEGATION	DESCRIPTION	DELEGATION NO / ACT
Isolates Communities Resilience Grant – Emergency Recovery Trailer	Affixing Common Seal	GRANT DEED	Number 21 – Miscellaneous Powers and Functions to the General Manager

General Manager’s Signature Used Under Delegation for Development Services:

DATE	DOCUMENT	ADDRESS	PID OR DA
04.05.2026	337 Certificate	55 Erythos Grove, St Helens	7731359
04.05.2026	337 Certificate	1 Susan Court, St Helens	2282558
04.05.2026	337 Certificate	104 St Helens Point Road, Stieglitz	6789081
05.05.2026	337 Certificate	5 Moriarty Road, Stieglitz	6785099
05.05.2026	337 Certificate	15 Bayvista Rise, St Helens	2661814
05.05.2026	337 Certificate	Unit 1, 14 Heather Place, St Helens	9041228
05.05.2026	337 Certificate	7 Short Street, Fingal	6412057
05.05.2026	337 Certificate	33 Upper Scamander Road (CT183453-1), Scamander	7298938
07.05.2026	337 Certificate	12 Atlas Drive, St Helens	6779529
11.05.2026	337 Certificate	34 Main Street, St Marys	6403863
11.05.2026	337 Certificate	10 Lade Court, Beaumaris	6787940
11.05.2026	337 Certificate	Ocean Drive (CT300224-2), Beaumaris	2503189
11.05.2026	337 Certificate	39 Kiama Parade, Akaroa	2242134
12.05.2026	337 Certificate	42 Gardiners Crrek Road, St Marys	3357267
12.05.2026	337 Certificate	Legge Street (CT30485-1), Fingal	6411505
13.05.2026	337 Certificate	3 Nautlilus Place, St Helens	2537549
14.05.2026	337 Certificate	7 Hodge Court, Stieglitz	6784694
19.05.2026	337 Certificate	37 Scamander Avenue, Scamander	6783923
20.05.2026	337 Certificate	22 Rex Court, St Helens	1745071
20.05.2026	337 Certificate	Unit 1, 7 Doepel Place, St Helens	2949201
21.05.2026	337 Certificate	29 Irish Town Road, St Marys	6407928
21.05.2026	337 Certificate	23 Poseidon Street, St Helens	6781987
29.05.2026	337 Certificate	7 Bowen Street, St Helens	6793160

Tenders and Contracts Awarded:

Tender Closing Date	Description of Tender	Awarded To
20 March 2026	Purchase of Excavator and Trailer	Kobelco Construction Machinery

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

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

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	002\036\002\
ASSOCIATED REPORTS AND DOCUMENTS	2026-2027 Annual Plan

OFFICER’S RECOMMENDATION:

That Council adopt the 2026-27 Annual Plan as presented.

INTRODUCTION:

Council’s management team have reviewed closely progress with the 2025-26 Annual Plan whilst noting decisions and discussions of Council over the last 12 months to prepare the draft 2026 – 2027 Annual Plan. The Annual Plan has been prepared to take into account these items as well as the broad factors that are impacting Council; and reflecting continuity of existing projects and activities where this exists.

PREVIOUS COUNCIL CONSIDERATION:**Council Workshop 1 June 2026****OFFICER’S REPORT:**

Development of the Annual Plan has occurred in conjunction with the development of the 26-27 Council Budget to ensure that where necessary the resources required to deliver on the Annual Plan have been provided. Having just completed the nine month Review for the 25-26 Annual Plan to 31 March 2026, it is clear that there will be a number of activities which will carry forward.

Annual Plan 2026–27: Key Priority Themes and Activities

A balanced approach is proposed for 2026–27, emphasising both completion and implementation of existing strategic projects and launch of new initiatives aligned with local needs and broader regional, state, and national trends. Eight key themes spanning all Council functions have been identified along with their strategic priorities, major activities for the year, and relevant external drivers. Table 1 provides a high-level summary of these themes and representative initiatives, followed by detailed explanations.

Theme	Strategic Priority (2026–27)	Representative Initiatives
Completing & embedding current strategic work	Fully integrate recently completed strategies into operations, and finish key projects underway	<i>Implement Economic Development Strategy;</i> <i>Finalise and act on key land-use plans and the Bay of Fires Master Plan;</i> <i>Complete St Helens – Binalong Bay Liveability Strategy.</i> <i>Commence development of a new Strategic Plan</i>
Digital transformation & data-driven services	Modernise services & internal processes through technology, enhancing efficiency and transparency	<i>Complete user-friendly website upgrade;</i> <i>Progress and embed IT and Cybersecurity strategy</i>
Community wellbeing, inclusion & accessibility	Build on wellbeing initiatives & partnerships; improve service access and inclusion for all residents	<i>Reassess community wellbeing focus post-pilot project;</i> <i>Co-design a Youth Strategy</i>
Economic resilience, workforce & regional development	Strengthen local economy & jobs; collaborate regionally to spur growth and address workforce and housing needs	<i>Support regional jobs hub, study hub and housing initiatives;</i> <i>Pursue population strategy work</i>
Infrastructure, asset management & financial sustainability	Strategic asset management & prudent financial planning to deliver essential infrastructure sustainably	<i>Implement new Transport Master Plan projects and Waste Strategy 2025–2030 priorities;</i> <i>Deliver an Integrated Asset Management System</i>
Environment, climate adaptation & NRM	Enhance resilience to climate risks; manage natural resources responsibly & sustainably	<i>Advance coastal hazard adaptation plans;</i> <i>Integrate climate risk into planning & assets</i>
Governance, organisational capability & risk	Strengthen capacity, compliance & risk management; prepare for future mandates (e.g. integrated planning)	<i>Complete 5-year Workforce Development Plan.</i>
Legislative & regulatory changes (Tasmania)	Proactively adapt to new local government reforms & planning regulations; influence policy changes	<i>Prepare for new LG Act reforms (training, planning)</i> <i>Engage in sector legislative consultations</i>

Completing and Embedding Existing Strategic Work

Strategic intent: The first priority is to conclude major strategic projects launched in recent years and fully embed their outcomes into day-to-day operations. Several multi-year strategies and plans have been brought to fruition over the last couple of years – including an Arts & Cultural Strategy, Economic Development Strategy, Bay of Fires Master Plan, and key land-use planning studies – which now need to be implemented and integrated into Council’s programs. This ensures the community benefits from the work already done and that there is continuity and follow-through on commitments.

Key activities in 2026–27: The Annual Plan will devote critical attention to closing out remaining deliverables of these ongoing initiatives while moving them into operational phases for tangible community impact. For example, Council will continue the implementation of the Economic Development Strategy, focusing on its high-priority actions to drive local business growth and investment. Similarly, land-use and community plans that have been completed or are near completion (such as the Bay of Fires Master Plan, Industrial Land Use Study and Scamander – Beaumaris Structure Plan) will progress from being adopted, and be translated into practical actions in collaboration with stakeholders. Development of the St Helens – Binalong Bay Liveability Strategy is a major focus for the year ahead with the ultimate aim of completing this work during the year.

External drivers: Strategic continuity and good governance needs are reinforced by the upcoming local government elections in October 2026 and the subsequent requirement to renew the Council’s long-term Strategic Plan (currently expiring in 2027). Council must lay groundwork now for a smooth transition to the next strategic planning cycle, ensuring that current strategies are fully embedded and evaluated. By doing so, the incoming Council in late 2026 can build on a solid foundation of completed plans, rather than revisiting unfinished business. This approach aligns with best-practice governance and is responsive to state government reforms urging enhanced strategic planning and reporting by councils.

Emerging initiatives: While largely focused on delivering existing commitments, Council will also begin scoping its next generation Strategic Plan to succeed the current plan after the elections. Early work in 2026–27 on community engagement and strategy development will ensure Council remains proactive in shaping its future directions in line with community aspirations and any new legislative requirements.

Digital Transformation and Data-Enabled Local Government

Strategic intent: The Council is committed to a digital transformation that will modernise service delivery and internal processes, making the Council more efficient, accessible, and data-driven. The priority is to use technology to improve community/ratepayer experience, transparency, and organisational productivity. This includes developing integrated digital systems and better use of data analytics for decision-making.

Key activities in 2026–27: A flagship project is the completion of Council’s website redevelopment with a focus on user-centric design, online service transactions, and accessibility. The upgraded website will provide convenient online forms, payments, and streamlined access to information,

reflecting residents' rising expectations for fast and convenient digital services. Internally implementation of the IT Strategy will focus on the established priorities for system integration, digital service delivery, *cybersecurity*, and upgrading critical infrastructure. Specific measures include consolidating software platforms to eliminate duplication and expanding the use of cloud-based tools (e.g. leveraging Office 365) to improve collaboration and data sharing. The Council will also focus on Cybersecurity Plan to bolster system resilience and protect data, aligning with industry best practices for risk management in local government.

External drivers: Public demand for digital government services is increasing, with national studies indicating that a significant share of Australians find traditional council systems difficult to navigate, and many expect more accessible online interactions. There is also a state-level push for digital innovation – for example, the Tasmanian Government's *Digital Tasmania 2026–2031 Strategy* encourages government bodies to adopt digital-first approaches in service delivery and data management. By investing in digital transformation now, the Council will not only meet these external expectations but also achieve long-term operational efficiencies and compliance improvements (e.g. through automated processes and better data governance).

Emerging initiatives: To further become a *data-enabled council*, the Council will explore ways to integrate data analytics across its functions. The Council is focussed on digital inclusion programs to ensure all residents can access online services, recognising that digital capability varies in regional communities.

Community Wellbeing, Inclusion, and Service Accessibility

Strategic intent: The Council will continue its focus on community wellbeing, social inclusion, and equitable access to services for all residents. The priority is to build on successful initiatives like the recent Community Wellbeing Pilot Project that concluded in 2025 and to integrate lessons learned into ongoing programs. Enhancing quality of life, supporting vulnerable groups, and improving local service delivery in partnership with community organizations and other levels of government are key objectives. Recent changes to the Local Government Act require Council to integrate a community wellbeing focus within its Strategic Plan.

Key activities in 2026–27: With the completion of the wellbeing pilot, Council needs to reassess its role and focus on community wellbeing. Over the next 12 months, this will involve working with the Break O'Day Wellbeing Collective and other stakeholders to implement community-led wellbeing initiatives, such as supporting multi-agency projects that improve social connection, volunteerism, mental health support, and a sense of belonging across all ages. For example, Council will continue backing the annual "Festival of Wellbeing" and related inclusive community events, while facilitating partnerships to expand local health, youth, and social support services.

A major initiative is co-designing a dedicated Youth Strategy in collaboration with young people and youth service providers. The strategy will identify young residents' needs and guide actions on youth engagement, education/training pathways, and wellbeing (including ongoing support for mental health programs like *Live4Life* in local schools). In addition, Council's Access and Inclusion work will advance through the recently adopted Local Action Plan.

External drivers: The Tasmanian Government's emphasis on community wellbeing and inclusion – exemplified by efforts like developing a statewide Wellbeing Framework and Disability Inclusion Plan – provides momentum for councils to prioritise social outcomes and accessible services.

Additionally, post-pandemic social recovery and national awareness of mental health challenges underscore the importance of local government leadership in these areas. Demographic trends in our region, such as an ageing population and youth outmigration, also drive the need for proactive strategies that ensure no community segment is left behind.

Emerging initiatives: With recent changes to the Local Government Act by the state government, developing a strong focus on community wellbeing within the new strategic plan will enhance the focus that the Council has developed in this area in recent years through the Community Wellbeing Pilot project.

Economic Resilience, Workforce, and Regional Development

Strategic intent: The focus is on strengthening the local economy's resilience and supporting sustainable regional development, including workforce development and business growth. The goal is to implement economic strategies that diversify the local economy, foster innovation, create jobs, and strengthen partnerships across the region for collective prosperity.

Key activities in 2026–27: Following adoption of the Economic Development Strategy, with an increase in available resources Council will continue implementing its high-priority actions. Particular focus will be on nurturing local leadership and skills to drive economic opportunities and ensuring that the strategy's goals are advanced with a strong emphasis on local business engagement.

To boost regional economic resilience, the Council will continue collaborating through regional bodies like the Northern Tasmania Development Corporation (NTDC) and the Eastern Strategic Regional Partnership (ESRP) to address shared challenges such as workforce shortages and population decline. For example, Council will actively support the Break O'Day Employment Connect (BODEC) jobs hub – part of a state-funded network – to improve local employment outcomes by tackling barriers to job placement and advocating for continued funding of the regional jobs initiative.

In addition, housing availability and affordability are recognised as critical factors for sustained economic and community wellbeing. Activities include advocating for public and aged housing developments (in cooperation with the State Government and housing providers), and considering how Council might use its land or planning tools to encourage a diversity of housing options for workers and seniors.

External drivers: State and national economic conditions and policies significantly impact the local economy. The region's small business sector and workforce are still adapting to post-pandemic tourism and market changes, and inflationary pressures on cost of living influence community spending and viability. Demographic trends – specifically population aging and low unemployment but persistent skills gaps – also shape Council's strategy, reinforcing the importance of workforce training, retention, and attracting new residents. Finally, ongoing State and Federal government programs in the region, like the Regional Jobs Hub Network and Regional University Study Hub program, provide partnerships and resources that the Council will leverage for local benefit.

Emerging initiatives: The Council will keep an eye on emerging economic diversification opportunities, such as digital economy and creative industry development, as potential future

priorities. A new idea under consideration for 2026–27 is installing electric vehicle (EV) charging infrastructure in key townships to support sustainable tourism growth and position the region in the transition to clean transportation. This aligns with national trends in green economy development and could attract visitors and investment, strengthening local economic resilience.

Infrastructure, Asset Management, and Financial Sustainability

Strategic intent: The aim is to provide essential infrastructure and services in a financially sustainable manner, using a long-term, strategic asset management approach. The priority is to anticipate future needs and manage existing assets proactively, ensuring infrastructure supports community wellbeing and growth while minimising lifecycle costs.

Key activities in 2026–27: The adoption of the Transport Master Plan 2025–2035 gives a roadmap for evolving from reactive maintenance towards data-informed, integrated transport investments. In the coming year, Council will begin implementing priority actions from the Transport Master Plan, such as improving road safety and connectivity through targeted road upgrades and walking/cycling links in key areas.

Strategic asset management will be strengthened by fully operationalising the new Asset Management System, updating asset management plans (including the new Building Asset Management Plan and Unsealed Roads Asset Plan), and integrating climate resilience considerations into asset planning. Ensuring that the Strategic Asset Management Plan (SAMP) aligns with the 10-year Long-Term Financial Plan (LTFP) is essential, providing a defensible basis for infrastructure decisions that are within Council’s financial capacity.

Major infrastructure projects in 2026–27 include upgrades to waste management facilities including the new Scamander inert landfill and waste handling facility which will be completed this year. Council will also begin implementing the 2025–2030 Waste Strategy to improve resource recovery and reduce landfill volumes in line with regional and state targets. Other significant efforts include advancing the Aquatic Facility feasibility study to a decision point on whether to proceed with a community aquatic and hydrotherapy centre.

External drivers: The escalating costs of construction and maintenance nationwide (due to inflation and supply chain pressures) challenge Council’s budgets, necessitating careful planning and external funding. Additionally, federal infrastructure funding programs (grants) remain critical for local projects; Council will maximize its participation in such programs to offset local budget constraints.

Emerging initiatives: Council will continue to invest in further improving asset data quality and analytics, enabling predictive maintenance and better prioritization of capital works – a data-driven approach that improves efficiency and cost-effectiveness.

Environment, Climate Adaptation, and Natural Resource Management

Strategic intent: The Council will continue the ongoing focus on protecting the natural environment, addressing climate change, and building community resilience. The priority is to proactively manage environmental risks and resources, integrating climate adaptation measures into planning and day-to-day operations to safeguard the region’s future. This portfolio

encompasses sustainable land and water management, biodiversity protection, and climate mitigation/adaptation efforts.

Key activities in 2026–27: Building on local hazard studies such as coastal hazard adaptation planning in Scamander, we will progress priority actions to manage coastal erosion and flood risks and continue the focus on updated flood mapping data. In the land use planning area, Council will finalise and act on studies like the *Scamander–Beaumaris Structure Plan* and *Industrial Land Use Study*, translating their recommendations to ensure future development is sustainable and risk-aware. Natural Resource Management (NRM) activities will continue, such as implementing a revised Weed Action Plan to protect local ecosystems and engaging community volunteers in land and water conservation initiatives.

To further mitigate climate change, we will continue embedding climate risk awareness in corporate processes. This includes reviewing the organizational risk register to cover climate risks, incorporating climate adaptation into asset management systems, and participating in the Northern Tasmania Alliance for Resilient Councils (NTARC) to share best practices and pursue joint climate initiatives across the region. These efforts are supported by collaboration with state agencies (e.g. State Emergency Service for updated flood mapping) and alignment with Tasmania’s broader climate resilience programs.

External drivers: The increasing frequency of extreme weather events (e.g. bushfires, floods) in Tasmania and nationwide has made climate adaptation a necessity. Moreover, state and federal policies on climate – such as Australia’s national emissions reduction commitments and Tasmania’s Emissions Reduction & Resilience strategies – set targets and provide funding opportunities for local climate action.

Emerging initiatives: The Council will evaluate opportunities to participate in potential community renewable energy projects. These could further reduce emissions and engage the community in sustainability.

Governance, Organisational Capability, and Risk Management

Strategic intent: Ensuring the Council organisation is well placed to meet the quickly changing environment we live within, in 2026–27, the Council we need to further strengthen our governance practices, staff capabilities, and risk management systems. This theme focuses on internal capacity – from financial management to workforce development – to enable the effective delivery of services and projects.

Key activities in 2026–27: A major task is completing a five-year HR Strategic Plan to clarify the vision and priorities for workforce planning and development. From this, we will begin implementing high-priority workforce initiatives (e.g. training, succession planning, recruitment strategies) to ensure the organization has the skills and capacity to meet future demands. In tandem, Council will sustain its focus on staff wellbeing and safe workplace culture, continuing actions under its Employee Mental Health and Wellbeing Plan and responding to Work Health & Safety regulations such as managing psychosocial risks in the workplace.

On the governance front, we will maintain a robust internal audit function and Audit Panel processes. This includes carrying out all scheduled internal audits and addressing any

recommendations to *reinforce financial controls and compliance*. Risk management will also be enhanced by regular reviews of the corporate risk register, with particular attention to emerging risks (like climate change) and strengthening departmental risk mitigation procedures.

Aligned with the legislative changes which have occurred there will be a focus on Councillor professional development – encouraging Councillors’ participation in the mandated Councillor Learning and Development Program as well as devising personalized training plans for each elected member. By improving governance skills, financial literacy, and strategic oversight at the elected level, the Council is not only complying with anticipated mandates but also building a culture of continuous improvement.

External drivers: This theme is shaped by the State Government’s Local Government reforms, which emphasize raising standards of governance, integrity, and accountability across all Tasmanian councils. Reforms include mandatory councillor training, strengthened audit requirements, and an increased focus on performance and integrity. Additionally, economic pressures and resource constraints across local government require better risk management and productivity improvements. By prioritising governance and organizational strength in 2026–27, the Council aligns with state reforms and ensures it can navigate external challenges effectively.

Emerging initiatives: The Council will examine and address any gaps in our governance framework or capacity as new reforms roll out. Opportunities like shared services or joint procurement with neighboring councils are being explored to enhance efficiency (for example, in areas such as procurement or specialised expertise). The Council will also refine its data collection and reporting processes in preparation for future requirements.

Legislative and Regulatory Change Affecting Tasmanian Councils

Strategic intent: The coming year will see some substantial legislative and regulatory changes in the local government sector that will significantly affect how councils operate. The Council’s priority is to stay ahead of these changes, adapting its policies and practices to comply with new laws and advocating for the community’s interests in shaping these reforms.

Key changes and Council’s response: The Tasmanian Government has developed a Local Government Priority Reform Program (2024–2026) in response to the *Future of Local Government Review*. Many of these reforms will require legislative changes to the Local Government Act (e.g. a *Local Government Amendment Bill 2026* is anticipated) and new regulations. The Council will actively participate in the consultation processes for these reforms, including providing input via the *Local Government Association of Tasmania (LGAT)* on sector-wide positions and responding to draft legislation.

Internally, the Council will begin preparing for and implementing known upcoming legislative requirements for example, community engagement; medium and long-term strategic planning activities; workforce planning. Council’s current efforts on workforce and asset plans will feed into meeting this obligation.

External drivers: Beyond the local government reform agenda, the Council is also mindful of other regulatory changes on the horizon. Land use planning and red tape reduction is an ongoing focus

point of the state government. Substantial change to the electoral legislation for local government will come into play after the 2026 local government elections.

Emerging initiatives: In the next year, the Council will explore collaborative approaches to meet the challenges of reform. This might involve pursuing voluntary resource-sharing or structural adjustments if beneficial (in line with the state’s willingness to support voluntary amalgamations where communities agree). The emphasis is on ensuring that any changes – whether internal or structural – deliver better community outcomes, consistent with the reform program’s core aim of improving councils’ capacity to serve their communities’ wellbeing and sustainability.

Ongoing projects and activities as relate to the Goals and Key Focus Areas in Council’s Strategic Plan include:

COMMUNITY

- Communication – Website redevelopment

ECONOMIC

- Opportunities – Economic Development Strategy
- Opportunities – ESRP Bay of Fires Master Plan
- Housing – ESRP Housing

ENVIRONMENT

- Appropriate Development – Scamander / Beaumaris Structure Plan
- Appropriate Development – Industrial Land Use Study

INFRASTRUCTURE

- Recreation Facilities – Recreational Trails Strategy
- Towns – St Marys Parking Strategy
- Waste Management – Waste Management Strategy
- Waste Management – Scamander Inert Landfill Facility
- Waste Management – Scamander Waste Handling Facility

SERVICES

- Youth – Youth Strategy
- Education, Skills and Training – Education Pathways

Alignment with the 2017–2027 Strategic Plan (reviewed March 2022)

This Annual Plan gives effect to the 2017–2027 Strategic Plan (reviewed in March 2022) by translating the Strategic Plan’s long-term goals and objectives into a focused 12-month program of delivery, consolidation and forward planning. It balances the completion of major strategic work already underway with new and emerging priorities that respond to changes in the regional, Tasmanian and national context. In this way, the Annual Plan both continues the direction set by the Strategic Plan and ensures that Council remains responsive, relevant and well-positioned for the future.

The Annual Plan supports the Strategic Plan’s objectives relating to strong leadership, good governance and purposeful planning by prioritising the completion and embedding of existing strategic work, including the implementation of adopted strategies and the progression of key land use, economic and community planning projects. It also supports orderly transition to the next

planning cycle by commencing early work on Council's next Strategic Plan ahead of the expiry of the current plan period.

The Annual Plan also advances the Strategic Plan's objectives for a healthy, inclusive and connected community. The continued focus on community wellbeing, access and inclusion, youth engagement and partnership-based service responses reflects Council's commitment to supporting quality of life, social participation and equitable access to opportunities and services across the municipality.

The Plan meets the Strategic Plan's economic development objectives by maintaining a strong focus on local business growth, workforce development, regional partnerships, housing advocacy and projects that improve the municipality's attractiveness as a place to live, work, invest and visit. Actions relating to the Economic Development Strategy, regional jobs initiatives, study hub opportunities and population-related challenges all contribute to Council's broader goal of fostering a resilient and sustainable local economy.

The Annual Plan further supports the Strategic Plan's objectives for sustainable infrastructure and responsible financial stewardship. Priorities relating to transport, waste, asset management, long-term financial planning and improved asset data all demonstrate Council's commitment to maintaining and renewing community infrastructure in a planned, affordable and evidence-based way.

The Strategic Plan's environmental and place-based objectives are reflected through the Annual Plan's emphasis on natural resource management, climate adaptation, land use planning, coastal risk, biodiversity protection and resilience-building. These priorities support Council's role in protecting the municipality's natural assets while ensuring that growth and development occur in a sustainable and risk-aware manner.

Finally, the Annual Plan aligns with the Strategic Plan's objectives for organisational capability and continuous improvement by progressing digital transformation, cybersecurity, workforce planning, councillor development, audit and risk management, and preparedness for local government legislative reform. These actions strengthen Council's internal capability to deliver on community expectations and position the organisation to operate effectively in a changing policy and regulatory environment.

Overall, the Annual Plan is consistent with, and gives practical effect to, the Strategic Plan by aligning annual priorities, projects and organisational effort with Council's longer-term goals and objectives, while also responding to new challenges, opportunities and reforms affecting local government in Tasmania.

STRATEGIC PLAN & ANNUAL PLAN:

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

LEGISLATION & POLICIES:

Councils are required each financial year, under Section 71 of the *Local Government Act 1993*, to prepare an Annual Plan.

The *Act* provides general guidelines for the production of the Annual Plan in that it should:

- Be consistent with the Strategic Plan;
- Include a statement of the manner in which the Council is to meet the goals and objectives of the Strategic Plan;
- Include a summary of the estimates adopted under Section 82; and
- Include a summary of the major strategies to be used in relation to the Council’s public health goals and objectives.

A copy of the Annual Plan is provided to the Director of Local Government and the Director of Public Health. A copy is also available at the Council Office for inspection by the public and on Council’s website.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

The financial implications of the 2026 - 2027 Annual Plan are included in Council’s draft 2026-27 Annual Budget.

VOTING REQUIREMENTS:

Simple Majority

GOAL	STRATEGY	KEY FOCUS AREA	ACTIVITY 2025-2026	NEW ACTIVITY	CHANGE INDICATOR Choose from the below	START DATE	END DATE
COMMUNITY TO strengthen our sense of community and lifestyle through opportunities for people to connect and feel valued.	Strategy 1.1 Create an informed and involved community by developing channels of communication. : 100%						
		Key Focus Area 1.1.1 Communication: Improve and develop communication processes that lead to the community feeling more informed and involved.	Actions 1.1.1.1 Newsletter - Undertake a review of the newsletter with the aim of improving the design and understanding how many hard copies need to be provided vs digital	Actions 1.1.1.1 Newsletter - Undertake a review of the newsletter with the aim of improving the design and understanding how many hard copies need to be provided vs digital	CARRIED OVER	1/07/2026	31/12/2026
			Actions 1.1.1.2 Undertake a communications community survey to gain a greater understanding of how best to communicate with our community		REMOVED		
			Actions 1.1.1.3 Website Redevelopment - Implement the website redevelopment plan with community input and a focus on online service delivery and accessibility	Actions 1.1.1.3 Website Redevelopment - Undertake and complete redevelopment of the Council website.	REFRAMED	1/07/2026	31/12/2026

		Actions 1.1.1.4 Social Media Following - Implement the campaign encouraging residents and ratepayers to follow our facebook page as an important source of community information		COMPLETED		
			Action 1.1.1.4 - Council Brand - develop a social media campaign aimed at myth busting council activities.	NEW	1/07/2026	31/12/2026
		Actions 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		COMPLETED		
	Strategy 1.2 Build community capacity by creating opportunities for involvement or enjoyment that enable people to share their skills and knowledge. : 100%					
	Key Focus Area 1.2.1 Events and Activities: Create a culture of volunteering and support to enable	Actions 1.2.1.1 Environmental Awareness: Promote and educate the community about sustainable		REMOVED		

		vibrant and sustainable events, activities and community groups.	enjoyment and care of the natural environment				
			<p>Actions 1.2.1.2 Community Event Support - Assist the community with event delivery by providing support and assistance with planning, approvals processes, compliance and arrangements for Council assistance and resources</p>	<p>1.2.1.2 Community Event Support - Develop and implement a Community Events and Volunteer Support Policy to strengthen the capacity of local organisations and volunteers to deliver vibrant, sustainable events across the Break O'Day municipality through training, shared resources, a centralised events calendar, and improved volunteer coordination.</p>	REFRAMED	1/07/2026	30/06/2027
			<p>Actions 1.2.1.3 Event Attraction - Actively promote the Break O'Day Municipality as an event destination and work with event organisers and organisations to develop and attract new events to the area.</p>	<p>Actions 1.2.1.3 Event Attraction - Actively promote the Break O'Day Municipality as an event destination and work with event organisers and organisations to develop and attract new events to the area.</p>	CARRIED OVER	1/07/2026	30/06/2027

		<p>Actions 1.2.1.4 Sustainable Events - Promote and support best practice sustainable events and implementation of the Soft Plastics policy on Council land.</p>	<p>1.2.1.4 Sustainable Events - Develop and implement a Sustainable Events Framework that embeds environmental best-practice requirements into the planning, approval, and delivery of all community events to minimise environmental impact and promote resource efficiency.</p>	REFRAMED	1/07/2026	30/06/2027
		<p>Actions 1.2.1.5 Actively promote the Festival of Wellbeing - and support the Wellbeing Collective to deliver the Festival of Wellbeing</p>	<p>1.2.1.5 Wellbeing Collective - Explore forming a Community Wellbeing Collective from past members of the Wellbeing creating a network to co-design and deliver local wellbeing initiatives including promoting the Festival of Wellbeing.</p>		1/07/2026	30/06/2027
		<p>Actions 1.2.1.6 Mountain Bike Events - Work with interested organisations to develop a sustainable Mountain Bike event for the St Helens Network</p>	<p>1.2.1.6 Mountain Bike Events - Partner with interested organisations to develop and deliver trail-based events, including trail running, for the St Helens trail network.</p>	CARRIED OVER	1/07/2026	30/06/2027

		Action 1.2.1.7 Fingal 200 Year Celebration - work with the local community to develop a plan to celebrate the 200 Year anniversary for Fingal	Action 1.2.1.7 Fingal 200 Year Celebration - Collaborate with the local community to plan and deliver a meaningful program of events and activities to commemorate Fingal's 200-year anniversary.	CARRIED OVER	1/07/2026	30/06/2027
	Key Focus Area 1.2.2 Volunteering - Build community sustainability and inclusion through a culture of volunteering and support within our community.	Actions 1.2.2.1 Volunteer Strategy - Review the Volunteer Strategy to ensure it reflects the evolving needs of volunteers	Action 1.2.2.1 Volunteer Strategy - Support community groups to grow and sustain their volunteer base by providing coordinated recruitment assistance, volunteer matching systems, and ongoing retention and recognition support across the Break O'Day municipality.		1/07/2026	30/06/2027
		Actions 1.2.2.2 Emergency Management Volunteers - Develop Council's base of volunteers to provide support in an emergency situation including provision of training.	Actions 1.2.2.2 Emergency Management Volunteers - Strengthen Council's emergency response capability by recruiting 5 new volunteers and delivering ongoing training to ensure their skills remain current	CARRIED OVER	1/07/2026	30/11/2026

			and effective during emergency situations.				
	Strategy 1.3 Foster and support leadership within the community to share the responsibility for securing the future we desire. : 30% to 100%						
		Key Focus Area 1.3.1 Community and Council Collaboration: Work within a community engagement framework which defines the relationship between the community and Council in decision making and project delivery.	Actions 1.3.1.1 Local Township Plans - Implement the activities from the Township Plans, report back to the community on progress	Action 1.3.1.1 Local Township Plans - Review need for Local Township Plans in the context of the development of a new 10 Year Strategic Plan for Council	REFRAMED	1/07/2026	31/03/2027
				NEW Action Community Engagement Strategy - Review current Strategy to ensure it reflects requirements of updated Local Government Act	NEW	1/07/2026	31/12/2026

		Actions 1.3.1.2 Arts and Cultural Strategy - Work with the community group to complete the review of the Strategy including addressing group cohesion and arts and cultural funding	Action 1.3.1.2 – Arts & Culture Umbrella Group- Facilitate the establishment of a representative Arts and Culture Umbrella Group to lead and coordinate the review of the Arts and Cultural Strategy; and support the group in developing sustainable approaches to arts and cultural funding, including exploring partnerships, grant opportunities, and resource-sharing models to ensure the long-term viability of the sector.	NEW	1/07/2026	30/06/2027
	Strategy 1.4 Foster a range of community facilities and programs which strengthen the capacity, wellbeing and cultural identity of our community. : 30% to 100%					
	Key Focus Area 1.4.1 Wellbeing - Support and enhance community wellbeing through shared understandings, and opportunities for people to get involved, connect, build on strengths,	Actions 1.4.1.1 Wellbeing Actions - Support the Wellbeing Collective in the effective implementation of projects and associated initiatives	Action 1.4.1.1. Wellbeing Actions - Develop and deliver community-led wellbeing initiatives that strengthen social connection and inclusion across Break O’Day, including facilitating partnerships,	REFRAMED	1/07/2026	30/06/2027

		and feel a sense of belonging in Break O'Day.		promoting shared understanding of wellbeing, and creating opportunities for people to participate, contribute, and build a sense of belonging.			
				NEW Action - Community Wellbeing Outcomes & Reporting - develop an understanding of the Community Wellbeing requirements of the Local Government and how this intersects with the community wellbeing activities of Council	NEW	1/07/2026	31/12/2026
ECONOMY To foster innovation and develop vibrant and growing local economies which offer opportunities for employment and development of businesses across a range of industry sectors.	Strategy 2.1 Develop and highlight opportunities which exist and can be realised in a manner that respects the natural environment and lifestyle of the Break O'Day area.						
		Key Focus Area 2.1.1 Opportunities - Identify and realise opportunities that develop and support the Break O'Day economy in a sustainable manner.	Actions 2.1.1.1 Economic Development Strategy - commence implementation of high priority items from the Economic Development Strategy that reflects a shared vision for Break O' Days Economic future	Actions 2.1.1.1 Economic Development Strategy - focus on implementation of high priority items from the Economic Development Strategy that reflects a shared vision for Break	CARRIED OVER	1/07/2026	30/06/2027

				O' Days Economic future			
			Actions 2.1.1.2 Economic Leadership - nurture and support development of local leadership as outlined within the Economic Development Strategy	Actions 2.1.1.2 Economic Leadership - nurture and support development of local leadership as outlined within the Economic Development Strategy	CARRIED OVER	1/07/2026	30/06/2027
			Actions 2.1.1.3 Circular Economy - Identify and examine initiatives that promote the Circular Economy, by engaging in local or regional projects that focus on recycling, reusing materials, and creating sustainable practices that benefit the environment and the community		COMPLETED		
			Actions 2.1.1.4 Employment Barriers - Support the activities of Break O'Day Employment Connect (BODEC) Regional Jobs Hub Board which focusses on facilitating employment outcomes and addressing the barriers to employment.		COMPLETED		

		Actions 2.1.1.4 Regional Jobs Hub - Support the operations of Break O'Day Employment Connect through participation in governance arrangements and lobbying for ongoing funding and advocacy for the RJH Network	REFRAMED	1/07/2026	30/06/2027
		Actions 2.1.1.5 Bay of Fires Master Plan - Support and participate in the process to develop a Master Plan for the Bay of Fires area	Action 2.1.1.5 Bay of Fires Master Plan - Finalise the development of the Master Plan including consideration by Council	CARRIED OVER	1/07/2026 31/12/2026
		Actions 2.1.1.6 ESRP Childcare Analysis - complete the investigation into the childcare needs of St Marys and the broader east coast, support key stakeholders to implement the outcomes of the analysis		COMPLETED	
			NEW Action St Marys Childcare Facility - Participate in the scoping, planning and delivery stages for a new Childcare Centre	NEW	1/07/2026 30/06/2027

			located on DECYP property at St Marys			
			NEW Action EV Infrastructure - pursue installation of additional EV infrastructure in the Break O'Day area to meet increasing demand including the opportunity for Council to provide public infrastructure	NEW	1/07/2026	30/06/2027
		Actions 2.1.1.7 Business Diversification - Engage regionally with the Chamber of Commerce, Regional Development Australia, Northern Tasmania Development Corporation, Break O'Day Employment Connect and the wider community to support business diversification and partnership working	Actions 2.1.1.7 Business Diversification - Engage regionally with the Chamber of Commerce, Regional Development Australia, Northern Tasmania Development Corporation, Break O'Day Employment Connect and the wider community to support business diversification and partnership working	CARRIED OVER	1/07/2026	30/06/2027
	Strategy 2.2 Provision of relevant training and skills development programs to create a workforce for the future that meets the changing needs of business. : 100%					

	Strategy 2.3 Create a positive brand which draws on the attractiveness of the area and lifestyle to entice people and businesses to live and work in Break O'Day. : 100%						
		Key Focus Area 2.3.1 Brand - Understand and communicate the unique characteristics and differences of our communities and the Break O'Day area to foster a sense of pride and authenticity.	Leave blank				
	Strategy 2.4 Support and encourage innovation and growth in the economy through local leadership; infrastructure provision; support services and customer focused service delivery. : 30% to 100%						
		Key Focus Area 2.4.1 Population - Monitor changes in an ageing population in order to understand and address challenges and opportunities this creates.	Actions 2.4.1.1 Population Strategy - develop a strategy to respond to the ageing population of Break O'Day which encompasses the key initiatives required to slow the rate of ageing	Actions 2.4.1.1 Population Strategy - develop a strategy which is underpinned by an understanding of what is driving population movement in Break O'Day which responds to the ageing population of Break O'Day and impact of	REFRAMED	1/07/2026	30/06/2027

				climate change on population movement			
			Actions 2.4.1.2 ESRP Population - participate in the Eastern Strategic Regional Partnership (ESRP) analysis of the population on the East Coast	Actions 2.4.1.2 ESRP Population - participate in the Eastern Strategic Regional Partnership (ESRP) analysis of the population on the East Coast	CARRIED OVER	1/07/2026	30/06/2027
			Actions 2.4.1.3 Regional Population - participate in the NTDC Regional Population Strategy project		REMOVED		
		Key Focus Area 2.4.2 Housing - Develop an understanding of housing needs; advocate for and facilitate the construction of a range of housing solutions.	Actions 2.4.2.1 ESRP Housing - participate in the development of a housing needs analysis for the East Coast through the Eastern Strategic Regional Partnership (ESRP)	Actions 2.4.2.1 ESRP Housing - participate in the development of a housing needs analysis for the East Coast through the Eastern Strategic Regional Partnership (ESRP)	CARRIED OVER	1/07/2026	30/06/2027
		Actions 2.4.2.2 Aged Housing - Pursue investment in construction of housing which meets the needs of our ageing population	Actions 2.4.2.2 Aged Housing - Pursue investment in construction of housing which meets the needs of our ageing population	CARRIED OVER	1/07/2026	30/06/2027	

		Actions 2.4.2.3 Council Investment - Examine and pursue opportunities for greater Council involvement in the provision of housing.	Actions 2.4.2.3 Council Investment - Examine and pursue opportunities for greater Council involvement in the provision of housing.	CARRIED OVER	1/07/2026	30/06/2027
		Actions 2.4.2.4 Public and Emergency Housing - Lobby and work with the State Government and housing providers to build new affordable housing and emergency housing.	Actions 2.4.2.4 Public and Emergency Housing - Lobby and work with the State Government and housing providers to build new affordable housing and emergency housing.	CARRIED OVER	1/07/2026	30/06/2027
ENVIRONMENT To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do	Strategy 3.1 Ensure the necessary regulations and information is in place to enable appropriate use and address inappropriate actions. : 100%					
	Key Focus Area 3.1.1 Appropriate Development: Encourage sensible and sustainable development through sound land use planning, building and design.	Actions 3.1.1.1 Flood Prone Areas - Actively Participate in the State Emergency Service Flood Mapping Policy work and Update Flood Mapping data where appropriate to reflect climate change analysis	Actions 3.1.1.1 Flood Prone Areas - Develop and implement procedures to apply Municipal and State (State Emergency Service) flood modelling to avoid putting development and use of land at risk of flooding.	REFRAMED	1/07/2026	30/09/2026
		Actions 3.1.1.2 Regional Land Use Strategy - Participate in the development of the new Northern Tasmania	Actions 3.1.1.2 Regional Land Use Strategy - Participate in finalisation and adoption of the new	CARRIED OVER	1/07/2026	31/12/2026

		Regional Land Use Strategy, resulting in adoption by Council	Northern Tasmania Regional Land Use Strategy.			
		Actions 3.1.1.3 Scamander-Beaumaris Structure Plan - Progress the project with the aim of addressing land use needs and development planning strategies for the Scamander-Beaumaris area; adoption by Council and commence progression of recommendations	Actions 3.1.1.3 Scamander - Beaumaris Structure Plan - Progress the highest priority actions contained with the Scamander-Beaumaris Structure Plan following approval by Council.	REFRAMED	1/07/2026	30/06/2027
		Actions 3.1.1.4 Industrial Land Use Strategy - Finalise the Industrial Land Use Study resulting in adoption by Council, progress any Immediate Recommendations of the report/findings	Actions 3.1.1.4 Industrial Land Use Strategy - Finalise development of the Strategy; adoption by Council; and commence implementation of priority actions	REFRAMED	1/07/2026	30/09/2026
		Actions 3.1.1.5 Scenic Areas Assessment - progress a Scenic Areas Assessment furthering previous work completed to inform any further amendments to the Local Provisions Schedule of the Tasmanian Planning Scheme	Actions 3.1.1.5 Progress Scenic Areas Assessment - progress a Scenic Areas Assessment furthering previous work completed to inform any further amendments to the Local Provisions Schedule of the	CARRIED OVER	1/07/2026	30/06/2027

			Tasmanian Planning Scheme			
			NEW Action Coastal Erosion Risk - Undertake assessment of erosion risk mapping and planning tools through Local Government Association's Coastal Hazard Resilience Planning Project.	NEW	1/07/2026	30/06/2027
			NEW Action Coastal Hazards Strategy - progress municipal and regional policy on managing coastal hazards and risks the community faces.	NEW	1/07/2026	30/06/2027
	Strategy 3.2 Increase the community's awareness of the natural environment, the pressures it faces and actions we can take to sustain it and what it provides. : 100%					
	Strategy 3.3 Undertake and support activities which restore, protect and access the natural environment which enables us to care for, celebrate and enjoy it. : 100%					

		Key Focus Area 3.3.1 Land and Water Management - Develop and implement strategies and activities that prevent land degradation and improve water quality within our rivers, estuaries and coastal areas.	Actions 3.3.1.1 Land and Water Management Activities - Facilitate and secure financial and human resources for activities to repair land and water resources and safeguard their health and productivity		REMOVED	1/07/2026	30/06/2027
			Actions 3.3.1.2 Weed Management and Biosecurity - Manage weeds on Council properties; coordinating with other land managers and providing weed and biosecurity advice, information and compliance services and support	Action 3.3.1.2 Weed Management and Biosecurity - Increase focus on coordinating with other land managers and community groups to address weed infestations on public land.	REFRAMED	1/07/2026	30/06/2027
			3.3.1.3 Weed Action Plan - Complete review and update of weed priorities and strategies for Break O'Day and the community	Action 3.3.1.3 Weed Action Plan - Complete review and update of weed priorities and strategies for Break O'Day and the community	CARRIED OVER	1/07/2026	30/06/2027
			Actions 3.3.1.4 Cat Management - Implement local priorities with community and regional	Action 3.3.1.4 Cat Management -Pursue Responsible Cat Ownership priorities through an	REFRAMED	1/07/2026	30/06/2027

		partners to achieve Responsible Cat Ownership outcomes	implementation program, with community and regional partners.			
		Actions 3.3.1.5 Dog Management - Implement the Dog Management Policy collaboratively with Parks & Wildlife Service, interest groups and the community to achieve balanced outcomes	Actions 3.3.1.5 Dog Management - Implement Dog Management Policy collaboratively with Parks & Wildlife Service, interest groups and the community.	REMOVED	1/07/2026	30/06/2027
		Actions 3.3.1.6 George River and Bay Water Quality Management - Facilitate action in catchments and waterways of Georges Bay with landholders and community for sustainable production, rivercare, soil and Bay management	Actions 3.3.1.6 George River and Bay Water Quality Management - Facilitate action in catchments and waterways of Georges Bay with landholders and community for sustainable production, rivercare, soil and Bay management	CARRIED OVER	1/07/2026	30/06/2027
		Actions 3.3.1.7 Natural Resource Management Committee - Support the Committee to address objectives and priorities of the Environment and NRM Strategy and Action Plan	Actions 3.3.1.7 Natural Resource Management Committee - Review NRM Committee Terms of reference and membership of the Committee.	REFRAMED	1/07/2026	30/06/2027

		Actions 3.3.1.8 Coastal Management – Work with community, landholders and government agencies on coastal management issues such as shorebird conservation, coastal access and use, cultural heritage and environmental awareness and skills		REMOVED		
	Strategy 3.4 Recognise and alleviate the issues and risks to the environment from our use and the risk to us from a changing environment (for example flood and fire). : 100%					
	Key Focus Area 3.4.1 Climate Change - Understand, address and evaluate the challenges of climate change in Break O'Day and develop and implement mitigation strategies.	Actions 3.4.1.1 Scamander Coastal Hazard and Flood Management - Implement coastal adaptation and flood risk mitigation and pathways planning project with community at Scamander River mouth	Actions 3.4.1.1 Scamander Coastal Hazards - Develop Council strategy for managing future coastal and flood risks at Scamander and coastal adaptation priorities.	REFRAMED	1/07/2026	30/06/2027
		Actions 3.4.1.2 Council Climate Change Action - Pursue Council's mitigation and adaptation priorities, such as reducing carbon emissions, climate risk	Actions 3.4.1.2 Council Climate Change Action - Pursue Council's mitigation and adaptation priorities, such as reducing carbon emissions, and,	REFRAMED	1/07/2026	30/06/2027

		management, asset management and reducing future natural disaster risks	embedding action within asset management activities.			
			NEW Action Climate Healthy Community - examine opportunities to implement initiatives which enhance the green infrastructure within our urban centres	NEW	1/07/2026	30/06/2027
			NEW Action Mitigating Climate Change - Develop and facilitate projects by Council and the community for emissions reduction and renewable energy generation in Break O'Day.	NEW	1/07/2026	30/06/2027
		Actions 3.4.1.3 Climate Change and the Community - Collaborate with the community, industry and governments to raise awareness and secure resources to act together on the shared challenges and risks facing everyone	Actions 3.4.1.3 Climate Change and the Community - Work with the community and stakeholders, including regionally and the Northern Tasmania Alliance of Resilient Councils , to increase awareness, capacity and secure resources to act together on climate action initiatives.	REFRAMED	1/07/2026	30/06/2027

		Actions 3.4.1.4 Climate Change and Council - Work actively in the Northern Tasmania Alliance of Resilient Councils partnership to advance Council's climate governance, support local climate action and participate in regional and state initiatives	Actions 3.4.1.4 Climate Change and Council - Participate in review into future direction of the Northern Tasmania Alliance of Resilient Councils partnership to advance Council's climate actions	REFRAMED	1/07/2026	30/09/2026
INFRASTRUCTURE To provide quality infrastructure which enhances the liveability and viability of our communities for residents and visitors.	Strategy 4.1 Be proactive infrastructure managers by anticipating and responding to the growing and changing needs of the community and the area. : 100%					
	Key Focus Area 4.1.1 Community Facilities: Provide community facilities that encourage participation and supports the lifestyle of residents and growing visitor numbers.	Actions 4.1.1.1 St Helens Sports Complex Master Plan - incorporate progress of this within the ESRP St Helens - Binalong Bay Liveability Strategy and the ESRP St Helens District High School investigation	Actions 4.1.1.1 St Helens Sports Complex Master Plan - incorporate site use information into ESRP St Helens District High School investigation	REFRAMED	1/07/2026	30/06/2027
		Actions 4.1.1.2 Georges Bay Activation Strategy - commence implementation of the Strategy in line with identified priorities	Actions 4.1.1.2 Georges Bay Activation Strategy - undertake site planning activities for the O'Connors Beach area including completion of the Solar		1/07/2026	31/12/2026

			Lighting project through this area.			
		Actions 4.1.1.3 Georges Bay Activation Strategy - incorporate progress of this within the ESRP St Helens - Binalong Bay Liveability Strategy				
		Actions 4.1.1.4 St Helens Foreshore Master Plan - incorporate progress of this within the ESRP St Helens - Binalong Bay Liveability Strategy	Actions 4.1.1.4 St Helens Foreshore Master Plan - incorporate progress of this within the ESRP St Helens - Binalong Bay Liveability Strategy	CARRIED OVER	1/07/2026	30/06/2027
	Strategy 4.2 Work with stakeholders to ensure the community can access the infrastructure necessary to maintain their lifestyle. : 100%					
	Key Focus Area 4.2.1 Towns: Create townships that are vibrant and welcoming through improvements to infrastructure such as streetscapes, parking, safety and signage.	Actions 4.2.1.1 St Marys Parking Strategy complete the car parking strategy for St Marys providing a long term plan for off-street parking	Actions 4.2.1.1 St Marys Parking Strategy Implementation – Finalise adoption of the St Marys Parking Strategy and progress priority actions to deliver a long-term off-street parking solution; guide future parking management and infrastructure improvements.	REFRAMED	1/07/2026	30/09/2027

		Actions 4.2.1.2 St Helens Parking Strategy - Ensure long term plan for off-street parking is incorporated within the ESRP St Helens - Binalong Bay Liveability Strategy		REMOVED		
		Actions 4.2.1.3 ESRP St Helens - Binalong Bay Liveability Strategy - develop scope of the project through the engagement of consultants to undertake the project with commencement to follow this engagement process	Actions 4.2.1.3 ESRP St Helens - Binalong Bay Liveability Strategy - progress development of the project; engagement of consultants; delivery of the project; adoption of Strategy by Council.	REFRAMED	1/07/2026	30/06/2027
	Key Focus Area 4.3.1 Roads and Streets: Develop a well-maintained road network that recognises the changing demands and requirements of residents and visitors.	Actions 4.3.1.1 State Road Network - State Road Network - participate in the Tasman Highway Corridor Strategy project, advocating for outcomes that benefit the Break O'Day community	Actions 4.3.1.1 State Road Network - participate in the Tasman Highway Corridor Strategy project, advocating for outcomes that benefit the Break O'Day community	CARRIED OVER	1/07/2026	30/06/2027
		Actions 4.3.1.2 St Marys Pass - actively participate in Department of State Growth processes to examine the replacement of the St Marys Pass	Actions 4.3.1.2 St Marys Pass - lobby the State Government to complete the investigation and determine a course of action to address the	REFRAMED	1/07/2026	30/06/2027

			replacement of the St Marys Pass			
		Actions 4.3.1.3 Transport Master Plan - Develop the Transport Master Plan 2025-2030	Action 4.3.1.3 Transport Master Plan - Implement the Transport Master Plan 2025-2035 to guide transport planning, infrastructure investment and service delivery.	REFRAMED	1/07/2026	30/06/2027
	Key Focus Area 4.3.2 Waste Management - Provide access to affordable services and facilities that foster a circular economy approach to Waste Management.	Actions 4.3.2.1 Waste Education - Implement communications activities to effectively promote the principles of Reduce, Reuse and Recycle		REMOVED		
		Actions 4.3.2.2 Northern Tasmanian Waste Management Partnership - Participate at a regional level to implement the Regional Strategic Plan 2024-2028 progressing State Government and regional resource recovery initiatives that support and drive a Circular Economy	Actions 4.3.2.2 Northern Tasmanian Waste Management Partnership - Participate at a regional level to implement the Regional Strategic Plan 2025-2030 progressing State Government and regional resource recovery initiatives that support and drive a Circular Economy	CARRIED OVER	1/07/2026	30/06/2027

		<p>Actions 4.3.2.3 Scamander Inert Waste Landfill - Develop Scamander Waste Transfer as an Inert Landfill Site - Complete the detailed engineering design phase for the landfill site and submit the finalised design for approval to the Tasmanian Environmental Protection Agency</p>	<p>Action 4.3.2.3- Scamander Inert Landfill - Liaise with the Tasmanian EPA to secure regulatory approval of the submitted design reports for the staged development of the inert landfill.</p>	CARRIED OVER	1/07/2026	30/06/2027
		<p>Actions 4.3.2.4 Scamander Waste Handling Facility - Conduct a detailed cost analysis to within 15% accuracy of the approved compactor replacement options as determined by the Council in the 2024-2025 financial year</p>	<p>Actions 4.3.2.4 Scamander Waste Handling Facility - Construct a new covered bulk general waste tipping and loading facility at the Scamander Waste Transfer Station and decommission the existing waste compactor that has reached the end of its operational life.</p>	REFRAMED	1/07/2026	30/06/2027
		<p>Actions 4.3.2.5 Container Deposit Scheme - Partner with State Government endorsed CSR Network operators for the establishment of a permanent receiving site</p>		COMPLETED		

		at St Helens in alignment with the State Governments implementation schedule.				
		Actions 4.3.2.6 Waste Management Strategy - Complete the development of a Strategy aligned with the Circular North Strategic Plan 2025-2030 to guide Council operations, infrastructure development, service delivery & circular economy	Actions 4.3.2.6 Waste Management Strategy 2025-2030 - Implement the strategy to guide the Councils operations, waste infrastructure planning and delivery, service improvements, and the transition to a circular economy across the municipality.	NEW	1/07/2026	30/06/2027
	Key Focus Area 4.3.3 Recreational Facilities: Support an outdoor, active, healthy lifestyle for residents and visitors through a range of recreational facilities including walking trails, bike trails and other identified infrastructure.	Actions 4.3.3.1 St Helens to Binalong Bay Link - Incorporate within the ESRP St Helens - Binalong Bay Liveability Strategy and complete project planning preliminaries		COMPLETED		
		Actions 4.3.3.2 Recreational Trails Strategy - continue implementation of the outcomes of the Strategy with an initial focus on	Actions 4.3.3.2 Recreational Trails Strategy - continue implementation of the outcomes of the Strategy with an initial	CARRIED OVER	1/07/2026	30/06/2027

		the- St Marys to Cornwall Trail detailed investigation and activating community assistance with activities listed in the Recreational Trails Strategy	focus on the- St Marys to Cornwall Trail detailed investigation and activating community assistance with activities listed in the Recreational Trails Strategy			
		Actions 4.3.3.3 Aquatic Facility - finalise report to Council on the feasibility of the establishment of a centre incorporating a swimming pool and hydratherapy pool to enable Council to make a decision on whether to progress	Actions 4.3.3.3 Aquatic Facility - complete Business Case investigation to enable Council to make a decision on whether to progress the project.	REFRAMED	1/07/2026	31/12/2026
		Actions 4.3.3.4 Recreation and Community Facility Review - develop the scope and process to undertake the review	Actions 4.3.3.4 Recreation and Community Facility Review - Map Open Space Assets	REFRAMED	1/07/2026	30/06/2027
		NEW Action Scamanader Sports Complex - Work with the Scamander Sports Complex Committee to stabilise governance arrangements, financial sustainability and the development of a Master Plan for the Complex.				

	Strategy 5.1 Improve accessibility to a range of quality services and programs by advocating and pursuing for local delivery. : 100%						
		Key Focus Area 5.1.1 Youth - Understand the needs of Break O'Day young people to better support and advocate for them.	Actions 5.1.1.1 Youth Voice to Council - Establish a youth voice to Council, to enable the Youth Collective to share youth voices about issues important to young people and their advocates.	Actions 5.1.1.1 Youth Voice to Council - Establish a youth voice to Council, to enable the Youth Collective to share youth voices about issues important to young people and their advocates.	CARRIED OVER	1/07/2026	30/06/2027
			Actions 5.1.1.2 Youth Strategy - Co-Design a Youth Strategy with the community for Break O'Day.	Actions 5.1.1.2 Youth Strategy - Co-Design a Youth Strategy with the community for Break O'Day.	CARRIED OVER	1/07/2026	30/06/2027
			Actions 5.1.1.3 Live4Life – Support and promote the work of Youth Live4Life in Break O'Day as a member of the Partnership Group and contribute to program outcomes as appropriate.				
	Key Focus Area 5.1.2 Health and Mental Health - Improve health and mental health outcomes by ensuring programs reflect community needs and are	Actions 5.1.2.1 Local Services - Strengthen relations with all service providers to ensure the number of services to be delivered within our community continues to grow	Actions 5.1.2.1 Local Services - Build and maintain strong, collaborative relationships with all local service providers; facilitate networking opportunities;	CARRIED OVER	1/07/2026	30/06/2027	

		accessible and inclusive.		partnership forums, and joint initiatives to better understand community needs and align service delivery.			
			Actions 5.1.2.2 Mental Health - Participate in networks and activities to advocate for, and support delivery of, mental health initiatives and outcomes for our community		REMOVED		
			Actions 5.1.2.3 Leadership and Advocacy - Provide local leadership, advocacy and connection for service providers and community on health, mental health and wellbeing to ensure provision of services reflects community needs		REMOVED		
		Strategy 5.2 Work collaboratively to ensure services and service providers are coordinated and meeting the actual and changing needs of the community. : 100%					

		Key Focus Area 5.2.1 Education Skills and Training - Improve employment pathways and outcomes and greater personal development through delivery of programs locally which meet the needs of Industry and the community.	Actions 5.2.1.1 Education Pathways - Leverage findings from the East and Northeast Coast Education, Training and Employment Pathways report and workshop to identify priority next steps. Support the establishment and operation of a Study Hub to meet educational needs	Actions 5.2.1.1 Education Pathways - Leverage findings from the East and Northeast Coast Education, Training and Employment Pathways report and workshop to identify priority next steps.	REFRAMED	1/07/2026	30/06/2027
				Study Hub - Support the activities and development of the Regional University Study Hub through participation in governance arrangements of East tas Education and Employment Ltd and CUC Eastern Tasmania	NEW	1/07/2026	30/06/2027
				ESRP St Helens District High School Analysis - lead and participate in the ESRP Project to examine options for future upgrading of the St Helens District hHigh School .	NEW	1/07/2026	30/06/2027

	Key Focus Area 5.2.2 Access and Inclusion - Foster a culture of inclusion within our community by facilitating equitable access to opportunities, information and services.	Actions 5.2.2.1 Foster Opportunities - Provide leadership and work in partnership with community and service providers to create inclusive and equitable opportunities for everyone to feel valued and contribute meaningfully to their community	Actions 5.2.2.1 Foster Opportunities - Through partnerships, ensure all community members feel valued, empowered, and able to participate meaningfully in community life.	REFRAMED	1/07/2026	30/06/2027
		Actions 5.2.2.2 Reconciliation Action Plan - monitor situation with Reconciliation Tasmania				
		Actions 5.2.2.3 Local Action Plan - determine the approach with Council towards working with the local Aboriginal community to develop a Local Action Plan.				
	Actions 5.2.2.4 Equitable Access - Advocate for, support, and facilitate actions to improve access to services, information and opportunities	Actions 5.2.2.4 Equitable Access - Work in partnership with service providers, community organisations, and stakeholders to identify and address barriers to access, including affordability, physical accessibility, digital	REFRAMED	1/07/2026	30/06/2027	

			inclusion, and communication needs.			
	Strategy 5.3 Ensure Council services support the betterment of the community while balancing statutory requirements with community and customer needs. : 100%					

CORPPORATE PLAN

STRATEGY	KEY FOCUS AREA	ACTIVITY 2025-2026	NEW ACTIVITY	CHANGE INDICATOR Choose from the below	START DATE	END DATE
FINANCIAL ACCOUNTABILITY	Financial Management	Audit Panel - Meetings facilitated in accordance with legislative requirements, responding to all recommendations of the Panel	Audit Panel - Meetings facilitated in accordance with legislative requirements, responding to all recommendations of the Panel	CARRIED OVER	1/07/2026	30/06/2027
		Depreciable Lives - Review depreciable lives for all major asset classes to ensure consistency with updated asset condition data and align depreciation charges with realistic asset consumption and report as required to Audit Panel and GM		COMPLETED		
		Internal Audit - Complete Council's internal audit schedule and implement high-priority	Internal Audit - Complete Council's internal audit schedule and implement high-priority	CARRIED OVER	1/07/2026	30/06/2027

		recommendations to strengthen financial controls and risk oversight	recommendations to strengthen financial controls and risk oversight			
		Long Term Financial Plan - Strengthen the integration of financial and asset management systems and processes to ensure the Long-Term Financial Plan is informed by accurate asset data, lifecycle costs, and renewal priorities	Long Term Financial Plan - Maintain currency of LTFP through updating with latest data.	REFRAMED	1/02/2027	31/05/2027
		Service Level Agreements - Establish and implement service level agreements and contracts for Financial, Asset Management, and IT services to clarify responsibilities, performance expectations, and support consistent service delivery	Service Level Agreements - Review and implement new service level agreements and contracts for Financial and Asset Management services to clarify responsibilities, performance expectations, and support consistent service delivery	REFRAMED	1/07/2026	31/12/2026

		Financial Governance - Review and update key financial management policies to ensure alignment with current legislation, risk appetite, and long-term financial strategy	Financial Governance - Review and update key financial management policies to ensure alignment with current legislation, risk appetite, and long-term financial strategy	CARRIED OVER	1/07/2026	30/06/2027
		Capital Project Scoping - Work with teams to ensure capital projects are properly scoped before budget consideration taking into account asset condition, usage & funding constraints. Embed consistent scoping standards to support better project planning & long-term decision-making		COMPLETED		
		Climate Risk - Integrate climate risk and resilience considerations into long-term asset and financial planning to ensure future service sustainability under	Climate Risk - Integrate climate risk and resilience considerations into long-term asset and financial planning to ensure future service	CARRIED OVER	1/07/2026	30/06/2027

		changing environmental conditions	sustainability under changing environmental conditions			
		Asset Revaluations - Plan and deliver Council's scheduled asset revaluations to ensure accuracy in financial reporting, alignment with condition data, and integration with depreciation and long-term planning	Asset Revaluations - Plan and deliver Council's scheduled asset revaluations to ensure accuracy in financial reporting, alignment with condition data, and integration with depreciation and long-term planning	CARRIED OVER	1/07/2026	30/06/2027
	Financial Sustainability	Grant Funding Target - Coordinate and oversee the effective delivery of grant funding secured through competitive processes totalling \$250,000, with a target success rate of 75% to support Council's strategic priorities	Grant Funding Target - Coordinate and oversee the effective delivery of grant funding secured through competitive processes totalling \$250,000, with a target success rate of 75% to support Council's strategic priorities	CARRIED OVER	1/07/2026	30/06/2027
Grant Funding Strategy - Work with and support key staff to identify and			COMPLETED			

		target grant funding opportunities that reduce reliance on own-source revenue and support strategic infrastructure delivery				
		Strategic Cost Recovery Initiatives - Develop and cost a stormwater upgrade plan for the St Helens Industrial Area, and explore long-term cost recovery options to inform any future charge modelling	Strategic Cost Recovery Initiatives - Develop and cost a stormwater upgrade plan for the St Helens Industrial Area, and explore long-term cost recovery options to inform any future charge modelling	CARRIED OVER	1/07/2026	31/12/2026
		WTS Operational Analysis - Undertake operational analysis of Council's Waste Transfer Stations to assess service cost, recovery levels, and alignment with the Waste Management Strategy and Waste AMP development		COMPLETED		

		Financial Performance & Oversight - Maintain close oversight of Council operations to deliver the best possible underlying operating result, supported by quarterly reviews of financial performance, capital delivery, and key variances		REMOVED		
		Rates & Other Revenue - Model and evaluate rating and revenue options to improve fairness, enhance cost recovery, and build long-term revenue resilience in line with Council's financial planning objectives	Rates & Other Revenue - Embed Council's revised rating framework following the municipal revaluation process including addressing tourism-related rating categories.	REFRAMED	1/07/2026	31/12/2026
		Financial Oversight - Maintain oversight of operational and capital expenditure to ensure value for money, alignment with strategic priorities, and support for long-		REMOVED		

		term financial sustainability				
		Value for Money Reviews - Conduct targeted value for money reviews to identify savings, improve process efficiency, and support service realignment, with a target of \$40,000 in savings and 500 staff hours reallocated	Value for Money Reviews - Conduct targeted value for money reviews to identify savings, improve process efficiency, and support service realignment, with a target of \$40,000 in savings and 500 staff hours reallocated	CARRIED OVER	1/07/2026	30/06/2027
			NEW Action, Fleet and Energy Transition Strategy - progress Council's transition toward a lower emission and financially sustainable fleet model.	NEW	1/07/2026	30/06/2027
HUMAN RESOURCES	Council Advocacy	Election Priorities - develop and maintain a priority projects document which would be pursued when a State or Federal election is called	Election Priorities - develop and maintain a priority projects document which would be pursued when a State or Federal election is called	CARRIED OVER	1/07/2026	31/12/2026

		State Budget - Provide a submission to the 2026-2027 State Budget community consultation process advocating for local priorities	State Budget - Provide a submission to the 2027-2028 State Budget community consultation process advocating for local priorities	REFRAMED	1/10/2026	31/12/2026
	Elected Members	Professional Development - Facilitate participation of Councillors in Professional Development through the program being developed by the Local Government Division and the development of a training plan for individual Councillors	Professional Development - Facilitate participation of Councillors in Professional Development as required by the Local Government Act and inaccordance with individual Professional Development Plans.	REFRAMED	1/07/2026	30/06/2027
Financial Management Capability - Support Councillors to build financial management knowledge and understanding financial management		Financial Management Capability - Support Councillors to build financial management knowledge and understanding financial management	REFRAMED	1/11/2026	30/04/2027	

		through strengthening budget ownership, cost awareness, and alignment with long-term financial goals across the organisation	through strengthening budget ownership, cost awareness, and alignment with long-term financial goals across the organisation			
	Wellbeing Program	Employee Wellbeing - Ongoing consultation with workers to identify and implement actions to support wellbeing and a mentally safe workplace by following the Mental Health and Wellbeing Plan and the People Matter survey	Employee Wellbeing - Implement priority actions from the People Matter Survey and Mental Health and Wellbeing Plan to improve employee wellbeing and psychological safety, including measurable improvements in identified focus areas.	REFRAMED	1/07/2026	30/06/2027
		Workplace Wellbeing - Ongoing review of the Mental Health and Wellbeing Plan for Council staff that creates a mentally safe workplace		REMOVED		

	Workforce Development	HR Plan - Complete development of an HR Plan on a Page, which establishes the overall vision for our HR system, identifying and prioritising the components which Council requires to meet organisational needs over the next 5 years	HR Plan - Develop a Workforce Development Plan identifying and prioritising key workforce initiatives to support Council's organisational capability and service delivery (noting new Local Government Act requirements).	REFRAMED	1/07/2026	30/09/2026
		HR Plan Implementation - Commence implementation of the HR Plan in line with the identified priorities	HR Plan Implementation - Commence delivering high priority initiatives from the HR Strategic Plan, in line with identified workforce priorities.	CARRIED OVER	1/10/2026	30/06/2027
		Psychosocial Safety - continue to develop and build our approach within the workplace responding to this change to WHS	Psychosocial Safety - Develop and implement a Psychosocial Hazard Management Plan, including risk assessment, control measures and reporting mechanisms to	REFRAMED	1/07/2026	30/06/2027

			ensure compliance with WHS obligations.			
CORPORATE RISK	Risk Management/Work Health & Safety	Risk Register - Review risk register items twice a year for high and annually for all other risks	Risk Register - Review risk register items twice a year for high and annually for all other risks	CARRIED OVER	1/07/2026	30/06/2027
			NEW Action Climate Change Risk and Liability - Review Corporate Risk Register to include Climate Change risks from 2025 assessment.	NEW	1/07/2026	30/06/2027
		Workplace Safety - Guide managers through risk management processes that identify psychosocial hazards, assess associated risks, and ensure controls are implemented to eliminate/minimise these risks. Control measures should be regularly reviewed		REMOVED		

ORGANISATIONAL EFFICIENCY	Asset Management	Council's Works Program - Integrate revised asset management system improvements using Modelve for informed decision-making into Council operations		REMOVED		
		Strategic Asset Management Plan - Update the Strategic Asset Management Plan in alignment with the LTFP and Financial Management Strategy and consolidated asset registers	Strategic Asset Management Plan - Deliver priority actions as outlined in the integrated SAMP.	REFRAMED	1/07/2026	30/06/2027
		Asset Management Plans - Revise infrastructure asset management plans to facilitate the update of the Strategic Asset Management Plan 2025-2035	Asset Management Plans - Revise infrastructure asset management plans to facilitate the update of the Strategic Asset Management Plan 2025-2035	CARRIED OVER	1/07/2026	30/06/2027
			NEW Action, Integrated Asset Management System - Deliver and implement a contemporary asset	NEW	1/07/2026	31/12/2026

			management software platform to support lifecycle planning; operational works programming; and condition based decision making.			
		Building Asset Management Plan - Develop a Building Asset Management Plan to facilitate the update of the Strategic Asset Management Plan 2025-2035		COMPLETED	1/07/2026	30/06/2027
		Unsealed Roads Assessment - Seek professional services to under take an unsealed roads condition assesment to inform the development of Unsealed Roads Asset Management Plan	Unsealed Roads Assessment - Seek professional services to under take an unsealed roads condtion assesment to inform the development of Unsealed Roads Asset Management Plan	CARRIED OVER	1/10/2026	31/03/2027
		Unsealed Roads Asset Management Plan - Develop an Unsealed Roads asset Management Plan based on the	Unsealed Roads Asset Management Plan - Develop an Unsealed Roads Asset Management Plan based on the	CARRIED OVER	1/02/2027	30/04/2027

		latest condition assessment to facilitate the update of the Strategic Asset Management Plan	latest condition assessment to facilitate the update of the Strategic Asset Management Plan			
		Waste Infrastructure Asset Management Plan - develop a Plan for Council's Waste infrastructure for incorporation in an update of the Strategic Asset Management Plan		REMOVED		
		Toilet Replacement Program - Review and update the 10 Year Toilet Replacement program		REMOVED		
		St Helens Aerodrome - undertake a review of the current Master Plan for the Aerodrome	St Helens Aerodrome - Review the MMP - St Helens Aerodrome Assessment Report (December 2013) against CASA Manual of Standards and Councils approved Aerodrome Manual.	REFRAMED	1/07/2026	30/06/2027

			NEW Action Climate Ready Asset Management - Pilot climate risk and adaptation screening in Asset Management System.		1/07/2026	30/06/2027
	Break O'Day Organisation	Development Services - Undertake a Service Delivery Review focused on structure, systems and processes	Development Services - Investigate appropriate governance and operational models for the delivery of Building Surveying services.	REFRAMED	1/07/2026	30/09/2026
		Works Department - Implement the next stage of the Works Department Services Delivery Review	Works Department - Implement the next stage of the Works Department Services Delivery Review	CARRIED OVER	1/07/2026	30/06/2027
Customer Service	Customer Service - implement and review processes to follow up with customers and listen to their feedback to guide processes and options for	Customer Service – Explore practical opportunities to enhance customer experience across Council services, guided by customer feedback, available staff resources, and	REFRAMED	1/07/2026	30/06/2027	

		improving customer service	evolving digital service delivery.			
					1/07/2026	30/06/2027
	Emergency Management	Municipal Emergency Management Plan - Review the current plan to ensure it is in line with the Tasmanian Emergency Management Plan - 2 year review	Municipal Emergency Management Plan - Review the current plan to ensure it is in line with the Tasmanian Emergency Management Plan - 2 year review	CARRIED OVER	1/10/2026	31/12/2026
	Local Government Reform	Local Government Reform - Participate actively in the Future of Local Government Review process with a focus on achieving the best outcome for the Break O'Day area	Local Government Reform - Participate actively in the Future of Local Government Review process with a focus on implementing legislative changes and responding to related reform processes.	REFRAMED	1/07/2026	30/06/2027
	Northern Region Shared Services - Pursue joint procurement and shared services opportunities	Northern Region Shared Services - Pursue joint procurement and shared services opportunities	CARRIED OVER	1/07/2026	30/06/2027	

		involving Northern Region Councils	involving Northern Region Councils			
	Management Systems	Digital Platforms - Pursue simplification of digital platforms by minimising duplication of applications & reduce the use of applications that have similar capacity by consolidating 3rd party solutions into Office 365 licensing where possible	Digital Platforms - Pursue simplification of digital platforms by minimising duplication of applications & reduce the use of applications that have similar capacity by consolidating 3rd party solutions into Office 365 licensing where possible	CARRIED OVER	1/07/2026	30/06/2027
Digital Transformation - Progress with implementation of Digital Transformation systems and processes to both assist and enhance the customer experience both internally and externally as per the Digital Transformation		Digital Transformation - Progress Council's transition toward a secure, integrated and modern digital operating environment.	REFRAMED	1/07/2026	30/06/2027	

		Operational Plan 2023 - 2025				
			NEW Action, AI Usage Policy - develop and implement a Policy which provides a framework to govern the usage of AI within the organisation including disclosure of when used	NEW	1/07/2026	30/09/2026
		PlanBuild - Carry out Live Testing & Implementation of State Government PlanBuild Project		COMPLETED		
		IT Strategy - Develop an IT Strategy that sets clear priorities for system integration, digital service delivery, cybersecurity, and infrastructure renewal—aligned	IT Strategy - Deliver priority actions from the IT Strategy.	REFRAMED	1/07/2026	30/06/2027

		with Council's long-term service, risk, and financial planning objectives				
		Cyber Security - Prepare a Cyber Security Plan that defines roles, risk controls, and response protocols to improve system resilience and protect Council's data and digital infrastructure	Cyber Security - Prepare a Cyber Security Plan that defines roles, risk controls, and response protocols to improve system resilience and protect Council's data and digital infrastructure	CARRIED OVER	1/07/2026	30/06/2027
	Public & Environmental Health	Food Premises - Deliver a regular program of Food Premises inspections	Food Premises - Deliver a regular program of Food Premises inspections	CARRIED OVER	1/07/2026	30/06/2027
		Water Quality Monitoring - Undertake monitoring and reporting in recreational waters	Water Quality Monitoring - Undertake monitoring and reporting in recreational waters	CARRIED OVER	1/07/2026	30/06/2027

	Stakeholder Management	Legislative Reviews - Participate in reviews of legislation affecting Local Government	Legislative Reviews - Participate in reviews of legislation affecting Local Government	CARRIED OVER	1/07/2026	30/06/2027
		Local Government Association of Tasmania (LGAT) and Australian Local Government Association (ALGA) - Participate actively at the State and National level in Local Government matters including policy development	Local Government Association of Tasmania (LGAT) and Australian Local Government Association (ALGA) - Participate actively at the State and National level in Local Government matters including policy development	CARRIED OVER	1/07/2026	30/06/2027
		Northern Tasmania Development Corporation (NTDC) - Participate in NTDC activities focused on	Northern Tasmania Development Corporation (NTDC) - Participate in Governance and	REFRAMED	1/07/2026	30/06/2027

		developing the regional economy	Strategic Plan reviews and NTDC activities focused on developing the regional economy			
					1/07/2026	30/06/2027
	Strategy & Corporate Planning	Break O'Day Council Strategic Plan - establish the process to be followed in developing the Strategic Plan to replace the current Break O'Day Council Strategic Plan which will expire in 2027	Break O'Day Council Strategic Plan - Develop and adopt a new Strategic Plan to replace the current Break O'Day Council Strategic Plan which will expire in 2027	REFRAMED	1/07/2026	30/06/2027

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	039\011\003\
ASSOCIATED REPORTS AND DOCUMENTS	Quarterly Report of the Northern Tasmania Development Corporation Ltd (NTDC)

OFFICER’S RECOMMENDATION:

That Council receive the quarterly report of the Northern Tasmania Development Corporation (NTDC) for the period January-March 2026.

INTRODUCTION:

The Northern Tasmania Development Corporation (NTDC) has been formed as an enterprise under the Local Government Act. Accordingly, NTDC provides quarterly reports to its shareholders including Break O’Day Council.

PREVIOUS COUNCIL CONSIDERATION:

Reports from NTDC are provided to, and considered by Council, quarterly.

OFFICER’S REPORT:

The Northern Tasmania Development Corporation (NTDC) has been formed as an enterprise under the Local Government Act.

Section 21 (5) of the Local Government Act requires Council’s General Manager to report to Council at least every three (3) months on the performance of any activities of such an enterprise.

Accordingly, NTDC provides quarterly reports to its shareholders including Break O’Day Council in a format to comply with this requirement.

STRATEGIC PLAN & ANNUAL PLAN:Break O’Day Strategic Plan 2017-2027 (Revised March 2022)Goal

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

Strategy

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

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

Break O Day Annual Plan 2025 – 2026

Corporate Goal – Stakeholder Management

Northern Tasmania Development Corporation (NTDC) - Participate in NTDC activities focused on developing the regional economy.

LEGISLATION & POLICIES:

Section 21 Enterprise Powers - Local Government Act 1993.

21. Enterprise powers

(5) The general manager is to report to the council –

- (a) at least once every three (3) months in respect of the performance of any activities carried out pursuant to subsection (1) and any strategic issues related to those activities; and
- (b) any adverse developments that significantly affect or are likely to significantly affect the financial viability, the operating viability or any other aspect of any of those activities.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority



NTDC
Northern Tasmania
Development Corporation

Northern Tasmania Development Corporation LTD

Quarterly Report

QUARTER THREE | JAN – MAR 2026

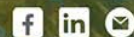


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ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Palawa community of Lutruwita/Tasmania, the custodians of our country, and their elders, past, present and emerging.

This report has been prepared by NTDC.
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FINDING TRUE NORTH

Navigating a sustainable future in Northern Tasmania



OUR VISION

Northern Tasmania is where people, ideas, businesses and industry thrive and grow

OUR PURPOSE

We grow Northern Tasmania by:

- Leading regional collaboration
- Achieving regional outcomes and strategic goals
- Advocating for Northern Tasmania
- Implementing our Regional Economic Development Strategy (REDS)
- Championing regional leadership and local governance
- Creating an enabling environment for communities and industry development
- Understanding that our community benefits from sustainable regional development

OUR VALUES



Connected



Clear



Creative



Curious

OUR STRATEGIC GOALS

Regional Development

Guide regional development in Northern Tasmania by implementing and actioning the Regional Economic Development Strategy (REDS).

Regional Collaboration

Work together to agree on and achieve regional outcomes and advocate for and advance regional priorities, strategies and policies.

Organisational Strength

Develop a robust organisation with a sustainable financial position, a nurtured team, and value for members, industry and community.

KEY PERFORMANCE INDICATORS

Strategic Leadership
100% Support

Project Management
≥ 95% OTAB

Engaged Membership
≥ 100% Retention

Project Delivery
≥ 12 Projects

Organisational Culture
≥ 95% Support

Continually Improve
≥ 80% Satisfaction

Enhanced Reputation
≥ 85% Positive

Diversified Revenue
> 50% Non-council

Chair's Introduction

The first quarter is often a bit slower than the others, but that has been far from the case for NTDC this year. As we leant in to the momentum of the Northern Tasmania Intermodal Freight Terminal (NTIFT – formerly known as TransLink) project, we have been delighted to see a functional design brief emerge for the project and the commencement of site evaluation. As this work is finalised, we expect to see more attention on this project and welcome any input or thoughts as these are publicly announced and debated.

Building from our growing capability in delivery, we have been developing a starting point to better understand what shared services each council is seeking which NTDC can deliver for the region. Our team should now be in member diaries to discuss each council's specific needs around shared services as we gather more detail and start to formulate an offering that is custom built for the benefit of members and the region.

With membership secured we are now embarking on our three yearly Strategic Planning process. We have engaged Leadership Space to deliver a full day strategy session with members on the 29th May, supported by an online survey with key stakeholders and interviews with members. I am very much looking forward to this process as it is a great opportunity for us to be clear with one another on where we want NTDC to go and set a plan to achieve it. Keeping in mind the need to stay focused on delivery that is within the bounds of our resources!

Over this period, we have been undertaking a process to recruit our next CEO. The Board were delighted with the quality of applications and at time of writing, we are advanced in the process of making an offer to a preferred candidate. Once appointed, I look forward to introducing them to you and working with them to build out a delivery schedule that will meet your needs as members and strengthen our region.

On the Board front, we have had some attrition due to competing commercial priorities, family illness and emerging conflicts of interest. We are currently operating with a small Board, which we will work on building out once the new CEO is appointed and we have a feel for the skills required to ensure diversity and well-rounded decision making.

Finally, I would like to thank you all personally for the vote of confidence to reappoint me as Chair for my final term with NTDC. It is a highly rewarding – if at times consuming – role, and I am deeply gratified by the collaboration and collective commitment to a thriving region that we have managed to achieve.



A handwritten signature in blue ink that reads "Allison Anderson".

Dr Allison Anderson
Chair

Annual Workplan Update

	PROJECT	PROGRESS	STATUS
Regional Development	• Population Program	• Flinders Island population profiling pilot commenced	In progress
	• NTRLUS review	• Infrastructure Audit completed • NTRLUS steering committee and RPG meetings held • NTRLUS drafting commenced	Completed In progress Commenced
	• TRANSLink Intermodal Facility	• Lead Design Consultant appointed • Stage 1 complete, Stage 2 commenced • Steering Committee & Project Team meetings • Risk, environment and planning workflows continued	In progress
	• Flinders pilot projects.	• Population profiling • Project Mgmt Support	Commenced Commenced
Regional Collaboration	• Gastronomy Northern Tas	• ACCN Conference 2026 hosted • Macao Chef Exchange • Seasonal gastronomy social media campaign	Completed Completed In Progress
	• Regional Advocacy	• Tamar Leaders Lunch - 11 March • Ministerial briefing with Kerry Vincent • Bell Bay Response Team meetings • Ferment HQ VIP tours	Completed Completed In progress In progress
Organisation Strength	• Member Representation	• MRG meeting held - 1 Apr • Council CEOs/GMs meeting - 30 Jan, 6 Mar	Completed Completed
	• Audit, Finance & Risk	• AFR meetings held - 2 Feb	Completed
	• NTDC Communications	• Funding Renewal with members	Completed
	• CEO recruitment	• Recruitment commenced	In progress
Next Quarter Goals	<ul style="list-style-type: none"> • NTDC 2026-29 Strategy co-design process • CEO recruitment • NTRLUS Review • TransLink Intermodal • MRG meetings • Gastronomy Northern Tas 	<ul style="list-style-type: none"> • Interviews with members and facilitated workshops inform drafting of strategy • Shared Services business modelling • On-boarding of new CEO • NTRLUS draft completed and submitted to State Planning Office • Business Case, masterplan continuance. Lead Design continues • To be held on 19 June • agriCULTURED program planning • Great2Go rollout • Gastronomy Food System Forum 	

Regional Land Use Strategy Review

This quarter saw a number of significant milestones achieved:

- Regional Strategic Directions Community Engagement process completed with insights shared
- Infrastructure Audit and Gap Analysis completed and integrated into the NTRLUS drafting process
- New terms of reference for the NTRLUS Working Group to guide the duration of the drafting process
- NTRLUS drafting process commenced, with MESH Planning integrating all technical input data, facilitating in-person workshops with Working Group and State Partners, and proposing framework of NTRLUS strategy structure.
- The working group were visited by Minister of Planning Kerry Vincent during the January meeting, who reaffirmed his support for the work they are doing.

The Steering Committee and working group are now meeting fortnightly.



Flinders Island 'Pilot' Projects

We were delighted to welcome Flinders Council back as a member of NTDC for the remainder of this financial period. Aspirations of real regional collaborations are only strengthened when we are all together.

This pro rata membership period also allows us to trial new services for all our members in the following:

Project Management support - with a focus on supporting Council's airport developments.

Population Profiling - working with Council and Brand Tasmania to better profile and attract new people to the island community who have a greater propensity to become long-term residents.

GAME-CHANGER : FermentHQ

FermentHQ, the home of Tasmania’s world-first fermentation institute, officially opened in August 2025 as part of the agriCULTURED program. Since then NTDC has been actively involved with VIP groups exploring the potential of this amazing facility.

We all should celebrate this game-changer for both the food system of Tasmania, as well as the visitor industry centred in and around the Tamar valley. When thinking about how our region lives up to our UNESCO Creative City of Gastronomy designation, Ferment HQ is a ‘light on the hill’ for many in the related industries of our food system.



Tamar Leaders Lunch Series

11 March – Bell Bay Industrial Precinct
 Speakers – Minister Felix Ellis, CEO BBAMZ – Susie Bower
 Facilitator – NTDC CEO, Chris Griffin

A big thank you to Launceston Chamber of Commerce for their ongoing partnership in delivering this series. Minister Ellis and Susie Bower provided candid and heart felt insights on the sustainability of existing industries and the opportunities ahead for new investment and advanced manufacturing at Bell Bay.



Bell Bay Response Team

In response to a fluid series of circumstances facing the Bell Bay Industrial Precinct, NTDC is part of the Bell Bay Response Team formed by the Minister of Business, Industry and Resources, Felix Ellis MP. This group’s purpose is to provide insights and advice to the State Government to inform a collective response to support regional communities and industry.

Work together to achieve regional outcomes and advance regional priorities, strategies and policies.

MEETINGS AND COLLABORATIONS

Meetings

We met with a range of key influencers this quarter including the following meetings:

- Cradle Coast Authority, RDA Tasmania, LGAT - inaugural joint meeting
- Ferment HQ - cohosted VIP tours
- Minister Vincent - NTRLUS / NTIFT project / Regional advocacy
- Woolmers' Estate - Unshackled launch
- TEMT - Masterplan Launch
- RAI - Collaborative Regional Governance Structures
- RDA Tasmania - monthly sessions
- Bell Bay Response Team meetings
- Visit Northern Tasmania - regular sessions
- NRM North - regular sessions
- CRC Time Board - co-hosted visit
- City of Launceston - funding decision
- Regional Agencies meeting - new NTDC HQ



Events and Forums

This quarter was full of events and forums allowing us to share knowledge on our key priorities as well as hear from experts on areas of importance to our region:

- LGAT Population Forum - 13 February
- Tamar Valley Leaders Lunch - 11 March
- LCC - International Women's Day lunch - 20 March
- ACCN Conference - 25-27 March
- AMC Opening of Common User Facility - 27 March
- UTAS - AI Leadership Dialogue 31 March

Advocate for our region with key influencers whilst gaining knowledge and sharing insights with shapers of our future prosperity



ACCN Conference 26-27 March

Gastronomy Northern Tasmania and Hobart City of Literature were honoured to host the Australasian Creative Cities Network (ACCN) Conference. This annual conference brings together UNESCO Creative Cities from across Australasia to collaborate and apply creativity and culture in driving sustainability and urban renewal.

Over two days, Creative Cities of Melbourne, Adelaide, Bendigo, Geelong, Ballarat, and Dunedin joined us to showcase and celebrate our designations and co-design opportunities for development within our regions and across the network.

Hosting this event was an incredible opportunity to demonstrate the talent, commitment, and importance of our many creative industries across the state, and especially within the Northern Region.

We thank our program hosts, the attending cities, and our member councils for your commitment to our designation.



From Macao with Love 19-25 March

For the fourth year running, Gastronomy Northern Tasmania accepted an invitation to be part of Macao's Gastronomy Carnival with travel expenses generously paid for by the host city.

Representing the North was chefs Danielle Lefrancios and Nick Graham of Hubert and Dan, cooking alongside chefs from 34 other Cities of Gastronomy.

Our chefs conducted two cooking demonstrations featuring Tasmanian lamb and local ingredients, and were featured in globally syndicated promotions of the Carnival, including a live-to-air Macanese TV Talk show.

Andrew Pitt Gastronomy Coordinator presented at a Cities Forum on FermentHQ, agriCULTURED and Great 2 Go.



Connecting the threads of food, farming, culture, creativity and community to shape a food future that is equitable, sustainable and uniquely Tasmanian.

NORTHERN TASMANIA INTERMODAL FREIGHT TERMINAL

Progress Stages to Date

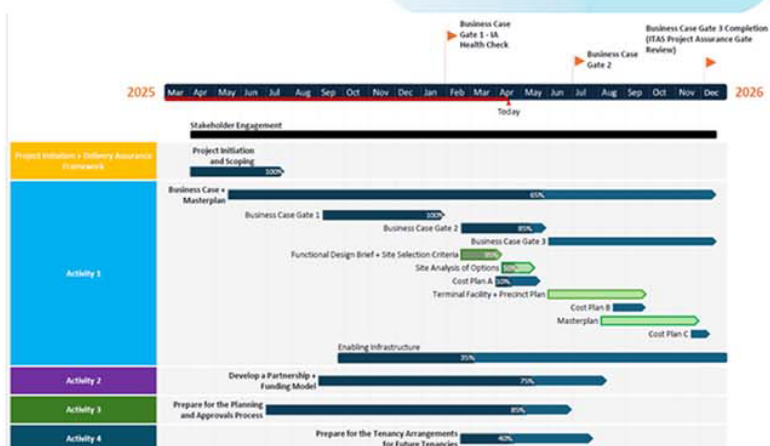
The project successfully completed Stage 1 (Defining Problems and Opportunities) of the business case. In stage 2, the project will develop a wide range of options that could address the problems and opportunities identified in Stage 1, and analyse these options to select a shortlist of potential locations for the Intermodal Freight Facility.

Utilising tools recommended by Infrastructure Australia, i) Initial Screening and ii) Strategic Merit Test, performance of options will be assessed against key objectives and constraints prior to progressing to a detailed MCA stage.

Key progress stages to date :

- **Program Summary:** 74% Completion.
- **Risk:** Establishment of risk reporting for Stage 2 of Business Case along with risk workshops
- **Procurement:** Appointment of Lead Design Consultant
- **Business Case Stage 1** (Strategic Assessment) – Infrastructure Australia Health Check completed
- **Terminal Facility:** Development of DRAFT Functional Design Brief
- **Site Evaluation:** Development of site shortlisting framework
- **Stakeholder and Community Engagement:**
 - Ministerial Briefing 21 January with Minister Kerry Vincnt
 - Presentation to board of Tasmanian Transport Association on 12 March 2026
 - Commencement of Functional Design Brief User Group engagement workshops
 - Advisory Group sessions are held every 3 months.
 - TRANSLink Precinct Survey was undertaken in partnership with Office of Coordinator and Northern Midlands Business Association, this survey is now completed.
 - Project newsletters are issued every quarter and published on NTDC’s website.

NTDC’s Major Project Management of the planning for a northern logistics precinct in the North



NTDC Member Renewal 2026–29

We have worked progressively across the financial period with our Member Councils exploring the nature of membership renewal and the priorities they would like NTDC to embrace over the next three years.

We were elated to receive the support of seven Council Members in voting to renew membership of NTDC: City of Launceston, West Tamar, Meander Valley, Northern Midlands, Dorset, George Town, Break O'Day

Flinders Island rejoined as a member in December through until 30 June 2026. We are very excited about our new partnership with the island and are working solidly to prove the value of membership beyond 1 July.

Thank You again to all our member councils for your on-going support of Regional Collaboration in Northern Tasmania!



NTDC Strategic Planning Starts

With the agency's core funding assured, we are now focused on co-designing our 2026–29 Strategic Plan with our Member Councils and key strategic partners.

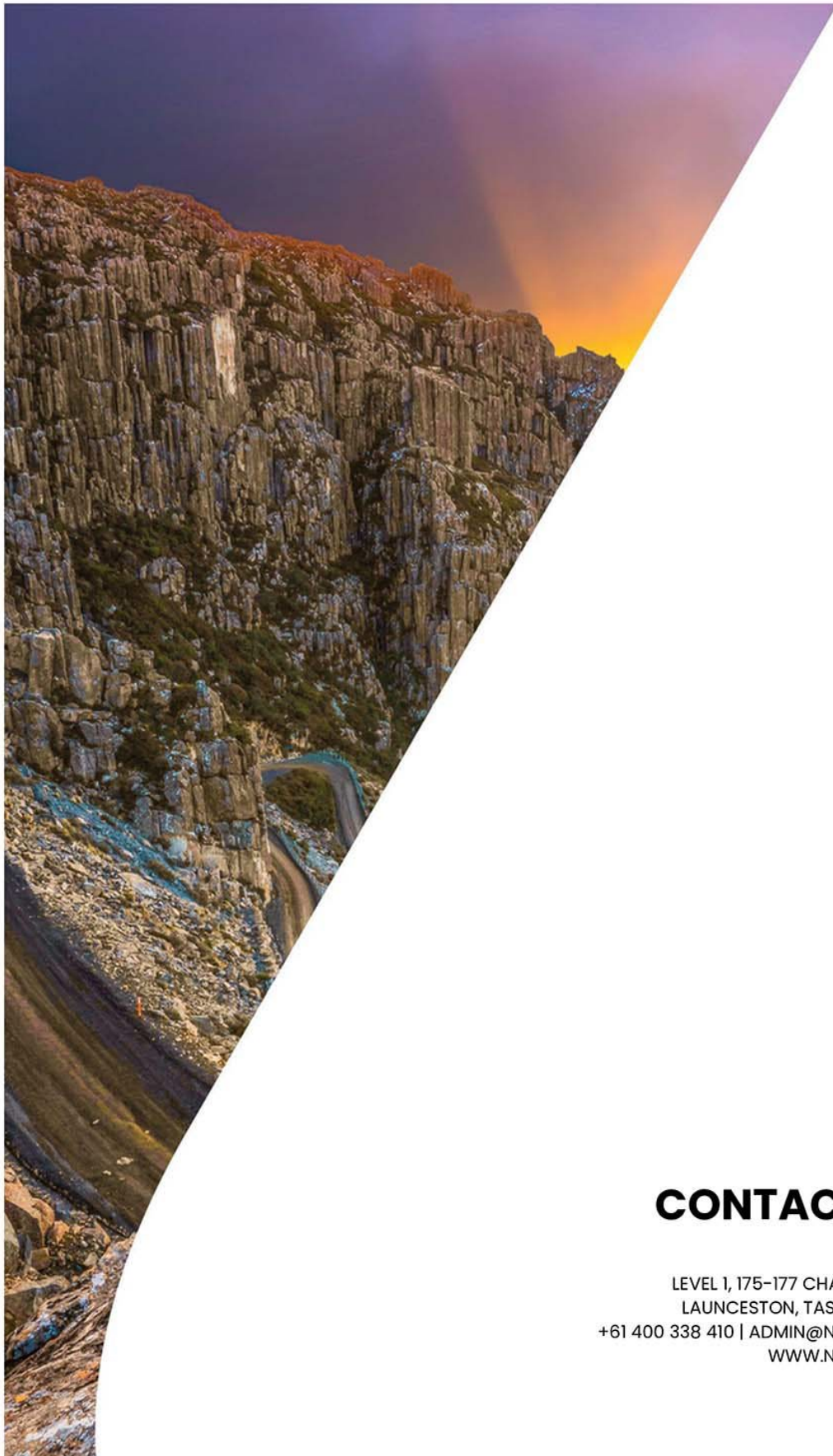
This process commenced on 1 April at our Member Representative Group quarter meeting. Members were given the opportunity to define key priority areas the agency should develop, including a future vision for Northern Tasmania to guide our collective efforts.

From here the following steps will be followed:

- NTDC Board strategic workshop - **10 April**
- Online partner surveys, and facilitated interviews with Member Councils - **27 Apr to 29 May**
- Shared services model development - **24 Apr to 29 May**
- Member Council strategy workshop - **29 May**
- Finalised strategy and annual workplan/budget - **19 June**

ORGANISATIONAL STRENGTH

Develop a robust organisation that achieves a sustainable financial position, values and develops our team, and creates value for our members, industry and community.



CONTACT US

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ACTION	DECISION
PROPONENT	Break O'Day Council
OFFICER	John Brown, General Manager
FILE REFERENCE	040\082\005\
ASSOCIATED REPORTS AND DOCUMENTS	Correspondence 18/11/25 from BEC Chairperson

OFFICER'S RECOMMENDATION:

That Council:

1. Note the changed financial arrangements between the Tasmanian Government and the Break O'Day Business Enterprise Centre regarding the provision of funding for the delivery of services within the Break O'Day area.
2. Note the service delivery model which now applies for the delivery of services to existing businesses within the Break O'Day area relying upon two Business Advisors which do not include Nick Crawford and the Break O'Day Business Enterprise Centre.
3. Cease providing annual funding to the Break O'Day Business Enterprise Centre effective from 30 June 2026.
4. Express its heartfelt appreciation for the work of the Break O'Day Business Enterprise Centre Board and Business Advisor, Nick Crawford, supporting the Break O'Day community.

INTRODUCTION:

Council has historically supported the BEC through an annual funding contribution and service agreement. In May 2021 Council resolved to provide \$28,000 per annum to support local business advisory services. The arrangement was established to align with the provision of funding by the State Government and was intended to support BEC's delivery of business advice and related support to the Break O'Day community.

The funding has generally been understood to support free local business advice for:

- prospective business owners considering starting a business; and
- existing local small businesses seeking business guidance, mentoring or support.

The provision of Council funding to the BEC requires discussion about value for money, service reach, alignment with Council's economic development role, and whether the BEC service now duplicates business support available through the Tasmanian Government.

PREVIOUS COUNCIL CONSIDERATION:**Council Workshop 1 June 2026**

Council Meeting 17 May 2021

05/21.17.2.122 Moved: Clr J McGiveron / Seconded: Clr M Osborne

1. That Council agree to provide the Break O’Day Business Enterprise Centre (BEC) with funding of \$28,000 per annum to support the delivery of services.
2. That the current Service Agreement with the BEC be amended to align the provision of funding with the funding arrangements which are in place with the State Government.

CARRIED UNANIMOUSLY

OFFICER’S REPORT:

CURRENT COUNCIL/BEC ARRANGEMENTS

The current arrangement has been based on Council providing an annual contribution of \$28,000 to support BEC operations and business advisory services. The expected services have included:

- one-on-one business advice and mentoring;
- business planning and start-up guidance;
- referrals to relevant programs, agencies or specialist services;
- workshops, training or events relevant to local small business; and
- local networking, outreach and business support activity.

Periodic updates have been provided to Council by BEC representatives. A letter (dated 18 November 2025) from the *BEC* Chairperson was submitted to Council, detailing the BEC’s activities and plans. BEC representatives (*Tim Gowans* and *Nick Crawford*) also presented to the Council Workshop on 1 December 2025. During that workshop, Council and staff questioned BEC on:

- **Value for Council’s Contribution:** The General Manager explicitly requested evidence of community benefits from Council’s funding.
- **Sustainable Business Model:** Council sought clarity on BEC’s strategy for financial sustainability amid a loss of State Government grant funding.
- **Service Visibility and Community Feedback:** Concern was expressed about community awareness and satisfaction with BEC services.

INFORMATION PROVIDED BY THE BEC

BEC has advised that Council funding remains important because the current State Government funding available to the BEC is not directed to supporting existing Break O’Day businesses. BEC has advised that its current State-supported start-up work is limited to people who do not yet have an ABN, or whose ABN is less than 12 months old and that they are restricted to providing 2 hours of free support to each business, they are paid an hourly rate for this service provision and it varies significantly from month to month.

BEC has also advised that it has signed a new Grant Deed for State Government funding of \$50,000 per year over three years. BEC has indicated that this funding is for broader East Coast activities, including an annual Business Expo, business surveys, and business round table forums to provide feedback to the State. This funding is not specific to Break O’Day.

BEC's position is that neither of the State funding streams currently funds it to assist existing businesses in Break O'Day, and that Council funding has been relied on to provide that component of support.

COUNCIL OFFICER REVIEW AND PREVIOUS CONCERNS

Council officers have reviewed the information provided by BEC, including the 2024-25 material. The review identified concerns about the strength of the evidence provided to demonstrate local outcomes from Council's funding.

The main concerns are summarised as follows:

- anecdotal reporting of local businesses raising concerns with BEC services and limited clear data on the support provided to Break O'Day businesses;
- limited reporting against measurable outcomes such as businesses assisted, workshops delivered, attendance, referrals, business improvements, jobs supported or created, or client satisfaction;
- unclear evidence of strong community awareness or demand for the service;
- limited information on how Council funding is specifically applied; and
- unclear distinction between BEC services funded by Council and services funded by State Government programs.

These concerns do not necessarily mean that BEC has not provided the required assistance to individual businesses. However, they make it difficult for Council to determine whether the annual funding contribution is providing clear and measurable public value.

CURRENT TASMANIAN GOVERNMENT SMALL BUSINESS SUPPORT MODEL

The Tasmanian Government now provides small business support through Business Tasmania and the Tasmanian Business Advice Service. Business Tasmania is presented as the first point of contact for Tasmanian businesses seeking help with grants, licences, permits, business advice and other government services.

Under the current model:

- Established small businesses with an ABN held for at least 12 months and up to 19 full-time equivalent staff may access up to five hours of free professional advice each financial year through the Tasmanian Business Advice Service.
- People thinking about starting a business, or businesses with an ABN less than 12 months old, may access up to two hours of free advice each financial year through the New Business Support Service.
- Advice can cover business planning, marketing, financial management, cashflow, risk management, legal obligations, growth and expansion planning, and other business topics.
- Advice can be delivered face-to-face, online or by phone, with advisors located across Tasmania.

The current provider listings indicate that Nick Crawford / Break O'Day Business Enterprise Centre is listed in the New Business Support Service advisor stream for Break O'Day and other East Coast/South Eastern LGAs (including Clarence City Council).

For the Tasmanian Business Advice Service advisor stream for established businesses, Break O'Day is listed as being serviced by other advisors and Nick Crawford/Break O'Day Business Enterprise centre are not included in this list. The General Manager has queried this with the BEC Chairperson and at the time of writing this report had not received a response. This confirms that there is a State-funded support pathway for both new and established businesses in Break O'Day, but BEC's direct State-funded role appears to be in the start-up/new business stream rather than the established business stream.

PROPOSED SERVICES INTO THE FUTURE

The Chairperson's November 2025 letter (received by Council) outlines BEC's intended direction:

- **Client Engagement Focus:** Efforts to boost the number of businesses and entrepreneurs engaged, possibly by tailoring services to identified local industry needs (tourism, agriculture, etc.).
- **New Program Offerings:** Potential introduction of specialised workshops (like digital skills or financial planning for micro-businesses) to align with emerging *business support trends*.
- **Outcome Tracking:** A commitment to implementing better (e.g., tracking how many new businesses started, referrals made to finance or training, etc.) to demonstrate value.

Future Funding Sources: BEC's sustainability will depend on a mix of:

- **Council Funding:** Continuation (or adjustment) of Council's annual contribution (currently \$28k) – critical to bridging the gap in State funding.
- **State Government Funding:** Historically provided through Business Tasmania programs which provided a fixed annual grant amount, but the model has changed. BEC's future state funding for business advice services is limited to providing support to new businesses only.
- **New State Government Funding:** The BEC Chairperson has advised (by email dated 11 May 2026) that:

The BEC signed a Grant Deed last Friday for additional funding. The funding is \$50k/year over 3 years and will run alongside our existing Grant to assist business startups.

The new funding is for the BEC to run an annual Business Expo, Business Surveys and provide feedback to the State through business round table forums. The funding is not specific to Break O'Day it is for the whole east coast.

With our current Grant business startups seeking assistance are referred to us by State Growth and may be from anywhere in the State. This is a fee for service at an hourly rate and only available to startups. To be eligible people either are not to have an ABN or do and it is less than 12 months old. This Grant comes up for renewal December 2026.

Neither of the State Grants fund us to assist existing businesses in Break O'Day, we have relied on Council's funding to be able to do this.

In summary, BEC's plan is to continue offering local business support, striving to demonstrate value (improved reporting, community reach) while navigating reduced State funding. They propose aligning with the new Tasmanian support model where possible, but may rely on Council for significant support during a transition period

KEY ISSUES FOR COUNCIL DECISION

Value for money

Council's annual contribution of \$28,000 is relatively modest in total budget terms, but it is still public money and needs to be justified against clear local outcomes. At present, the information available does not provide a strong evidence base to demonstrate the number of Break O'Day businesses assisted, the outcomes achieved, or the extent to which Council funding has delivered benefits beyond what the State-funded support model could provide.

Duplication with State Government services

The State now provides free business advice for both new and established businesses. This creates a risk that Council funding may be duplicating support already available through State-funded services, particularly where BEC services are general business advisory services rather than targeted local economic development activity.

There may still be a potential local role for BEC if it can demonstrate that Council funding provides a clearly additional service, such as local face-to-face support for existing Break O'Day businesses, proactive outreach, workshops targeted to local needs, and stronger local referral pathways. However, that additional value would need to be clearly demonstrated and reported.

Visibility and community perception

Council has raised concerns over a number of years about the visibility of the BEC service and whether the broader business community sees value in the support provided. Anecdotal feedback suggests that the service is not strongly recognised or widely valued across the community. While anecdotal feedback should not be treated as conclusive evidence, it reinforces the need for stronger reporting, promotion and independent feedback if Council funding is to continue.

Accountability and reporting

If Council continues funding the BEC, a new Memorandum of Understanding or Service Agreement must include clearer expectations about reporting, promotion and measurable outcomes. This would allow Council to assess whether the funding is delivering the intended community benefit.

Strategic alignment

Council has an interest in supporting local economic development, business resilience and employment. The question for Council is not whether local businesses need support, but whether direct funding to the BEC remains the most effective way for Council to contribute to that outcome given the current State-funded model.

OPTIONS

Option	Description	Benefits	Risks / limitations
1. Continue funding with stronger MOU/KPIs	Continue the \$28,000 annual contribution, but only under a new MOU with clear reporting, outcome measures and promotion requirements.	Maintains a local service presence and gives BEC an opportunity to demonstrate value.	Continues Council cost and may still duplicate State-funded services if additional local benefit is not demonstrated.
2. Provide transitional funding only	Provide funding for a defined transition period, such as 12 months, with continuation dependent on agreed performance measures.	Gives BEC time to adapt and report properly while limiting Council exposure.	May delay a difficult decision and still requires officer time to monitor performance.
3. Do not continue funding	Do not provide further annual funding and instead refer businesses to Business Tasmania, the Tasmanian Business Advice Service and other State-funded supports.	Avoids duplication.	Loss of a locally based service if State-funded support does not meet local needs.
4. Defer pending further information	Request further information from BEC before any future funding decision.	Allows Council to seek specific service data before deciding.	May prolong a long-running issue and maintain uncertainty for BEC and Council.

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

1. Develop and highlight opportunities which exist and can be realised in a manner that respects the natural environment and lifestyle of the Break O'Day area.

Key Focus Area:

Opportunities - Identify and realise opportunities that develop and support the Break O'Day economy in a sustainable manner.

Break O Day Annual Plan 2025-2026

Actions:

Business Diversification - Engage regionally with the Chamber of Commerce, Regional Development Australia, Northern Tasmania Development Corporation, Break O'Day Employment Connect and the wider community to support business diversification and partnership working

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

\$28,000 per annum – 2025-26 Budget Allocation

VOTING REQUIREMENTS:

Simple Majority



18 November 2025

John Brown
General Manager
Break O'Day Council

john.brown@bodc.tas.gov.au

Dear John

I apologise for the delay in getting back to you regarding your request for more detail on the BEC's operations. Unfortunately we don't have the management software we used to so the data had to be manually compiled.

Please find the following service information and statistics you requested. Hopefully it is sufficient information to provide Council with an accurate picture of the extent of BEC's support for businesses in Break O'Day.

1. Key Service Components

a) Business Information

131 clients accessed tailored information on compliance, business structures and market entry.

b) Training Programs

Delivered small group sessions on "Starting a Business", "Understanding ABNs" and "NDIS Business Pathways" -- 22 participants

c) Business Referrals

19 referrals to accountants, marketing professionals and regulatory bodies (ATO, ASIC, Business Tasmania)

d) Government Programs

17 clients assisted with grant or loan submissions including NLS, Microbusiness Loans, Small Business Energy Incentive and Tourism Grant Pathways.

e) Business Networks

Supported local networking events (Your List Business Directory Launch, St Helens small business meet up, East Coast tourism linkage).

f) Workshops/Seminars

4 structured workshops were held across the year (2 in St Helens, 1 in St Marys and 1 online). Average attendance was 10.

g) Mentoring Support

41 new and existing businesses received structured one-on-one mentoring (average 3 hrs per client)

h) Business Analysis

16 clients assisted with feasibility assessments, break even analysis or market projections.

i) General Management

Administrative hours approximately 60 hrs. Coordination and report preparation approximately 35hrs.

2. Statistical Overview of Clients (July 2024 – June 2025)

a) Clients/businesses serviced including new clients

Total clients serviced was 131 in 391 sessions 21 of which were new businesses.

Total direct advisory hours was approximately 300 with a total of 620 hours operational (including admin, planning etc.).

There were 37 sessions delivered to 9 clients located in the Fingal Valley.

b) Sectors Represented

<i>Primary Sector</i>	<i>Proportion of Clients</i>	<i>Examples</i>
Allied Health	24%	NDIS provider start-ups, home therapy services
Service Industries	28%	Trades, cleaning, maintenance, consulting
Retail	18%	Home based and market retailers
Tourism and Hospitality	15%	Boutique accommodation, tours, cafes
Agriculture/Primary Production	8%	Small scale farm gate operations
Creative and Cultural	7%	Artists, writers, local product developers

c) Postcode distribution

St Helen & surrounds	48%
St Marys/Cornwall	18%
Fingal Valley	16%
Scamander/Falmouth	10%
Binalong Bay/Bay of Fires	3%

d) Type of Services Delivered

<i>Service Type</i>	<i>Number of sessions</i>
Business Start-up/Registration	63
Business Planning/Feasibility	51
Financial Systems & Budgeting	43
Marketing/Social Media	58
Grant & Funding Guidance	38
NDIS/Disability Sector Business Advice	24
Retail & Customer Experience	21
Tourism Operations	19
General Advisory	76

3. Future Funding

With regards to our future funding we have been given verbal assurance from the Premier and the Minister for Small Business that we will receive funding for two years, 2026-2027, but as yet we don't have anything in writing. The Mayor has been advised of this by the Premier. The current funding arrangement with the State ends 30 December 2025.

Our current financial situation is that if we don't receive the funds from Council before the end of the year to hold us until the State funds become available we will be forced to wind up operations at the end of December.

Should you require any additional information please let us know and we will provide whatever we are able to.

Regards



Tim Gowans
Chair

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

IN CONFIDENCE

06/26.18.0 CLOSED COUNCIL

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

06/26.18.1 Confirmation of Closed Council Minutes – Council Meeting 20 April 2026

06/26.18.2 Outstanding Actions List for Closed Council

06/26.18.3 Closed Council Item Pursuant to Section 17(2)(d) of the Local Government (Meeting Procedures) Regulations 2025 - Subdivision – Annie/Medea St vacant land

06/26.18.4 Closed Council Item Pursuant to Section 17(2)(d) of the Local Government (Meeting Procedures) Regulations 2025 – Website Tender – Contract Number: 030\002\014

06/26.18.5 Closed Council Item Pursuant to Section 17(2)(h) of the Local Government (Meeting Procedures) Regulations 2025 - Rates Application for Statutory Exemption – 67 High Street, Mathinna – PID 6415485

06/26.18.6 Closed Council Item Pursuant to Section 17(2)(a) of the Local Government (Meeting Procedures) Regulations 2025 - General Manager Review

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

06/26.19.0

MEETING CLOSED

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

.....
MAYOR

.....
DATE