



COUNCIL MEETING MINUTES

Monday 15 June 2026
Council Chambers, St Helens

John Brown, General Manager
Break O'Day Council
15 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 welcomed Councillors and staff and declared the meeting open at 10.00am.

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

ACKNOWLEDGEMENT OF COUNTRY

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

LIVE AUDIO/VISUAL STREAMING OF COUNCIL MEETINGS

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

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 – departed at 12:58pm
Councillor Kylie Wright – arrived at 10:17am

06/26.1.2 Apologies

Nil.

06/26.1.3 Leave of Absence

Nil

06/26.1.4 Staff in Attendance

General Manager, John Brown
People & Safety Support Officer, Linda Singline
Development Services Coordinator, Jake Ihnen (*Item 26.1-26.18.4*)
Manager Business Services, Raoul Harper (*Item 26.1-26.17.4*)
Manager Infrastructure and Development Services, David Jolly (*Item 26.1-26.18.4*)
Planning Officer, Alex McKinlay (*Item 26.1-26.9*)
Community Service Programs Officer, Jenna Barr (*Item 26.13.5-26.16.1*)
Corporate Services Coordinator, Angela Matthews (*Item 26.1-26.18.4*)

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.

Two (2) people in the gallery.

In accordance with Section 38(1) of the Local Government (Meeting Procedures) Regulations 2025 the following questions were submitted in writing prior to the Council Meeting.

06/26.2.1 Correspondence Protocols - Graeme Wathen

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.

06/26.2.2 Scenic Areas Protection - Graeme Wathen

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 Councils 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.

06/26.2.3 St Helens Point Road, between Aerodrome Road and O'Connors Beach – Jean Rosevear

This road is managed by Council, but I bring to everyone's attention the lack of walking space between Aerodrome Road and O'Connors Beach.

I realise this narrow section of road sits between landslip areas, and the narrow area next to the road is not deemed or maintained by Council as a "footpath".

However, as people go up or down the hill, they have nowhere else to walk except on the road, although there are wide footpaths arriving at or leaving this area.

There has been criticism of people with prams walking on the road. A pilot of a light aircraft from Launceston told me that he and his passengers were “afraid” of that stretch to walk from the airport. It puts small children and families in danger when they cannot fit next to each other. There is no signage warning pedestrians and they find themselves walking downhill on the road with traffic approaching from behind.

Question 1:

Knowing that it would be exceedingly expensive to have a geological survey done on the landslip area above the road, and include gabions to support the steeper landslip that would be exposed if a wide enough footpath were constructed, what other options does Council see in the very short term?

REPLY

Council has engaged a suitably qualified geologist to assess the landslip area and provide advice on the current situation with the area. The Report is pending and Council will assess options based on the Report.

Question 2:

Would Council consider a raised steel footpath on the lower side of and adjacent to the road (embedded deeply into the land)?

REPLY

Council does not support the installation of a raised steel footpath on the lower side of the road, having regard to the likely capital and ongoing maintenance costs. In the future Council may investigate the installation of a roadside crash barrier to reduce the risk of errant vehicles impacting properties situated below the road.

Question 3:

Is it possible to create a pathway from Treloggens Track to Aerodrome Road turn off?

REPLY

It would be possible to create a pathway from the top side of St Helens Point Road and downhill alongside Treloggens Track and connect to the foreshore track after the next stage of the foreshore track is developed. The existing easement between Aerodrome Hill to Treloggens track is earmarked for the purpose of future stormwater infrastructure. Restrictions associated with this being a landslip zone may impact potential for construction works

Question 4:

Does Council have a process that can allow for funding and a short-term solution which allows people to be safe walking in this area before a serious accident occurs?

REPLY

The Council does not have a process that can allow for funding of a short-term solution to this issue. The construction of a pathway down Aerodrome Hill is constrained by the available corridor width and landslip uncertainty.

06/26.2.4 Correspondence Protocols – Clr L Johnstone OBO Graeme Wathen

Graeme Wathen asked and received an answer to the following question as outlined in the June 2026 Agenda.

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

Question:

He asks. Why did his email to the admin email of Break O Day Council containing his 2 questions for this June 2026 Council meeting not receive an automatic response to acknowledging his questions/correspondence had been received?

REPLY

Council thanks Mr Graeme Wathen for bringing to our attention that the auto-reply function for Council's admin@bodc.tas.gov.au email address was not operating as intended.

Following this advice, Council officers investigated the matter and identified that the auto-reply script had stopped functioning following an upgrade to Council's internal systems.

This issue has now been rectified and auto-replies are operating correctly. Council has also introduced a process to regularly check the function remains active.

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.

Nil

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.

Clr Lesa Whittaker declared an interest in relation to Item 06/26.11.1.

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.

COUNCIL DECISION:

06/26.6.1.778 Moved: Clr V Oldham/ Seconded: Clr K Chapple

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

CARRIED UNANIMOUSLY

06/26.7.0 COUNCIL WORKSHOPS HELD SINCE 18 MAY 2026 COUNCIL MEETING

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

FILE REFERENCE	DA 2026 / 00037
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OFFICER'S RECOMMENDATION:

A. After due consideration of the application received and pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O’Day*, that the application for 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	A management plan for the operation of the visitor accommodation must be submitted to Council for	Prior to use and maintained at all times.

	<p>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. 	
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.

COUNCIL DECISION:

06/26.8.1.779 Moved: Clr K Chapple/ Seconded: Clr V Oldham

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"> g. To limit, manage and mitigate noise generated as a result of the visitor accommodation; h. To limit, manage, and mitigate behaviour issues caused as a result of the visitor accommodation; i. To specify that maximum occupancy of the visitor accommodation is 12 people (where guest numbers exceed 8 people, only 8 adults are permitted); j. To prohibit parties and related activities or events; and k. 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 l. 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	Prior to use and maintained at all times.

	remain updated at all times and those details be provided to Council.	
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)

CARRIED

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

AGAINST – Clr K Wright, Clr L Johnstone

Clr Kylie Wright joined the meeting at 10:17am.

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.

06/26.9.0 COUNCIL MEETING ACTIONS

06/26.9.1 Outstanding Matters

Clr I Carter	Scamander Sports Complex, tender process query.
Clr L Johnstone	Update requested for the budget for a full-time Weed Officer.
Clr K Wright	Update requested for the pedestrian crossing at Ceclia Street, St Helens.
Clr K Wright	Update requested for the tree trimming in Tully Street.

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

Clr Lesa Whittaker left the meeting at 10:30am.

06/26.11.1 St Helens Online Access Centre – Clr 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.

COUNCIL DECISION:

The General Manager advised that a Report would not be required for this Notice of Motion as it required Council to prepare and send correspondence.

06/26.11.1.780

Moved: Clr I Carter/ Seconded: Clr K Chapple

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.

CARRIED UNANIMOUSLY

Clr Lesa Whittaker rejoined the meeting at 10:36am.

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. – <i>Meeting date changed to this week.</i>
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
Nil.
- NRM Special Committee – Clr Liz Johnstone
Clr Wright advised that no meeting has been held during Clr Johnstone's absence.
- East Coast Tasmania Tourism (ECTT) – Clr Barry LeFevre
Clr LeFevre advised that not meeting had been held but ECTT put a submission to the Bay of Fires Masterplan and it was an exceptional document.
- Mental Health Action Group – Clr Barry LeFevre
Nil.
- Access and Inclusion Advisory Committee – Clr Kylie Wright
No meeting has been held.

- Bay of Fires Master Plan Steering Committee – Clr Ian Carter
Clr Carter advised that the public consultation phase has closed. There are no further indications of future meetings.

- St Marys Exhibition Building Committee - Clr Liz Johnstone
Clr Johnstone advised that the meeting was deferred to await drawings and a report from the Engineer. These have now in part been received. Things are moving ahead and reports and plans will be shared with the committee and once this has occurred a meeting will be scheduled.

06/26.13.0 BUSINESS AND CORPORATE SERVICES

06/26.13.1 Corporate Services Department Report

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

That the report be received.

INTRODUCTION:

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

COUNCIL DECISION:

06/26.13.1.781 Moved: Clr K Wright/ Seconded: Clr B LeFevre

That the report be received.

CARRIED UNANIMOUSLY

06/26.13.2 Monthly Financial Report

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

That the following reports for the month ending 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.

COUNCIL DECISION:

06/26.13.2.782

Moved: Clr B LeFevre/ Seconded: Clr V Oldham

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

CARRIED UNANIMOUSLY

06/26.13.3

Valuer General Municipal Revaluation 2026

FILE REFERENCE	018\028\002\
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OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION

The purpose of this report is to provide Councillors with 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.

COUNCIL DECISION:

06/26.13.3.783

Moved: Clr K Chapple/ Seconded: Clr B LeFevre

That the report be received.

CARRIED UNANIMOUSLY

06/26.13.4

Municipal Revaluation and Council's Rating Response 2026/27

FILE REFERENCE	018\036\003\
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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.

COUNCIL DECISION:

06/26.13.4.784 Moved: Clr K Wright/ Seconded: Clr K Chapple

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.

CARRIED UNANIMOUSLY

The meeting adjourned for morning tea and to conduct a Citizenship Ceremony 10:59am. The meeting resumed at 11:23am.

06/26.13.5 **Review of Policy LG40 - Rates and Charges Policy**

FILE REFERENCE	002\024\007\
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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.

COUNCIL DECISION:

06/26.13.5.785

Moved: Clr K Wright/ Seconded: Clr L Johnstone

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

CARRIED UNANIMOUSLY

06/26.13.6

Rates Resolution

FILE REFERENCE	018\023\006\
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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.

COUNCIL DECISION:

06/26.13.6.786

Moved: Clr K Wright/ Seconded: Clr K Chapple

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

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“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:

- c) 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.
- d) 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:

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

CARRIED UNANIMOUSLY

06/26.13.7 2026-2027 Budget Estimates

FILE REFERENCE	018\036\003\
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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.

COUNCIL DECISION:

06/26.13.7.787 Moved: Clr B LeFevre/ Seconded: Clr K Chapple

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

CARRIED UNANIMOUSLY

06/26.13.8 Audit Panel Minutes

FILE REFERENCE	018\005\006\
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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.

COUNCIL DECISION:

06/26.13.8.788 Moved: Clr K Wright/ Seconded: Clr I Carter

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.

CARRIED UNANIMOUSLY

06/26.14.0 WORKS AND INFRASTRUCTURE

06/26.14.1 Works and Infrastructure Report

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

That the report be received by Council.

INTRODUCTION:

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

COUNCIL DECISION:

06/26.14.1.789

Moved: Clr L Whittaker/ Seconded: Clr V Oldham

That the report be received by Council.

CARRIED UNANIMOUSLY

06/26.14.2 Animal Control Report

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

That the report be received by Council.

INTRODUCTION:

This report provides an informational update on Animal Control metrics.

COUNCIL DECISION:

06/26.14.2.790

Moved: Clr I Carter/ Seconded: Clr L Whittaker

That the report be received by Council.

CARRIED UNANIMOUSLY

06/26.15.0 COMMUNITY DEVELOPMENT

06/26.15.1 Community Services Report

FILE REFERENCE	011\034\006\
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OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

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

COUNCIL DECISION:

06/26.15.1.791 Moved: Clr K Chapple/ Seconded: Clr K Wright

That the report be received.

CARRIED UNANIMOUSLY

06/26.15.2 **Visitor Information Centre Report**

FILE REFERENCE	040\028\002\
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OFFICER’S RECOMMENDATION:

That the report be received.

INTRODUCTION:

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

COUNCIL DECISION:

06/26.15.2.792 Moved: Clr G Barnes/ Seconded: Clr K Chapple

That the report be received.

CARRIED UNANIMOUSLY

06/26.15.3 **Break O’Day Artists Inc - Art & Culture Funding Program 2025 - 2026**

FILE REFERENCE	018\019\086\
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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.

COUNCIL DECISION:

06/26.15.3.793

Moved: Clr K Wright/ Seconded: Clr V Oldham

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.

CARRIED UNANIMOUSLY

06/26.15.4

Funding of Ladder at Scamander Pontoon

FILE REFERENCE	028\008\002\
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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”.

COUNCIL DECISION:

06/26.15.4.794

Moved: Clr B LeFevre/ Seconded: Clr K Chapple

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).

CARRIED UNANIMOUSLY

06/26.16.0 DEVELOPMENT SERVICES

06/26.16.1 Development Services Report

FILE REFERENCE	031\013\003\
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OFFICER’S RECOMMENDATION:

That the report be received.

INTRODUCTION:

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

COUNCIL DECISION:

06/26.16.1.795 Moved: Clr V Oldham/ Seconded: Clr G Barnes

That the report be received.

CARRIED UNANIMOUSLY

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

FILE REFERENCE	AGM 25.7.4
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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.

COUNCIL DECISION:

06/26.16.2.796

Moved: Clr B LeFevre/ Seconded: Clr I Carter

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.

CARRIED

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

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

FILE REFERENCE	AGM 25.7.4
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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.

COUNCIL DECISION:

06/26.16.3.797

Moved: Clr B LeFevre/ Seconded: Clr G Barnes

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.

CARRIED

FOR – Mayor M Tucker, Clr K Chapple, Clr G Barnes, Clr V Oldham, Clr G Barnes

AGAINST – Clr K Wright, Clr L Johnstone, Clr L Whittaker, Clr I Carter

06/26.17.0

GOVERNANCE

06/26.17.1

General Manager’s Report

FILE REFERENCE	002\012\001\
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OFFICER’S RECOMMENDATION:

That the General Manager’s report be received.

INTRODUCTION:

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

COUNCIL DECISION:

06/26.17.1.798

Moved: Clr B LeFevre/ Seconded: Clr L Whittaker

That the General Manager’s report be received.

CARRIED UNANIMOUSLY

06/26.17.2 2026-2027 Annual Plan

FILE REFERENCE	002\036\002\
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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.

COUNCIL DECISION:

06/26.17.2.799 Moved: Clr B LeFevre/ Seconded: Clr I Carter

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

CARRIED UNANIMOUSLY

06/26.17.3 Northern Tasmania Development Corporation Ltd (NTDC) – Receipt of Quarterly Report January-March 2026

FILE REFERENCE	039\011\003\
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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.

COUNCIL DECISION:

06/26.17.3.800

Moved: Clr K Wright/ Seconded: Clr V Oldham

That Council receive the quarterly report of the Northern Tasmania Development Corporation (NTDC) for the period January-March 2026.

CARRIED UNANIMOUSLY

06/26.17.4

Break O’Day Business Enterprise Centre Funding

FILE REFERENCE	040\082\005\
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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.

COUNCIL DECISION:

06/26.17.4.801

Moved: Clr L Whittaker/ Seconded: Clr L Johnstone

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.

CARRIED UNANIMOUSLY

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

AGAINST – Clr V Oldham

Clr Lesa Whittaker departed at 12:58pm

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

Moved: Clr K Chapple/ Seconded: Clr V Oldham

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 18 May 2026

OFFICER’S RECOMMENDATION:

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

COUNCIL DECISION:

06/26.18.1.CC Moved: Clr I Carter/ Seconded: Clr B LeFevre

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

CARRIED UNANIMOUSLY

06/26.18.2 Outstanding Actions List for Closed Council

Nil

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

FILE REFERENCE	040\011\005\
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COUNCIL DECISION:

06/26.18.3.CC Moved: Clr I Carter/ Seconded: Clr K Chapple

06/26.18.6 **Closed Council Item Pursuant to Section 17(2)(a) of the Local Government (Meeting Procedures) Regulations 2025 - General Manager Review**

COUNCIL DECISION:

DECISION TO APPEAR IN THE PUBLIC MINUTES

No part of this decision is to appear in the Public Minutes.

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

Moved: Clr G Barnes/ Seconded: Clr K Wright

06/26.19.0 **MEETING CLOSED**

Mayor Tucker thanks everyone for their attendance and declared the meeting closed at 1.32pm.

.....
MAYOR

.....
DATE