

COUNCIL MEETING MINUTES

Monday 17 March 2025
Council Chambers, St Helens

John Brown, General Manager
Break O'Day Council
17 March 2025

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AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL

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

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

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

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

In accordance with the Local Government Act 1993 and Regulation 33 of the Local Government (Meeting Procedures) Regulations 2015, these audio files will be retained by Council for at least six (6) months and made available for listening online within seven (7) days of the scheduled meeting. The written minutes of a meeting, once confirmed, prevail over the audio recording of the meeting and a transcript of the recording will not be prepared.

OPENING

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

ACKNOWLEDGEMENT OF COUNTRY

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

LIVE AUDIO/VISUAL STREAMING OF COUNCIL MEETINGS

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

03/25.1.0 ATTENDANCE

03/25.1.1 Present

Mayor Mick Tucker
Deputy Mayor Kristi Chapple
Councillor Ian Carter
Councillor Janet Drummond
Councillor Liz Johnstone
Councillor Barry LeFevre
Councillor Vaughan Oldham
Councillor Kylie Wright

03/25.1.2 Apologies

03/25.1.3 Leave of Absence

Councillor Gary Barnes

03/25.1.4 Staff in Attendance

General Manager, John Brown (*Item 25.1-25.19*)
Administration and Governance Support Officer, Linda Singline (*Item 25.1-25.19*)
Business Services Manager, Raoul Harper (*Item 25.1-25.19*)
Corporate Services Manager, Angela Matthews (*Item 25.1-25.19*)
Executive Officer, Jayne Richardson (*Item 25.1-25.19*)
Development Services Coordinator, Jake Ihnen (*Item 25.1-25.19*)
Manager Infrastructure and Development Services, David Jolly (*Item 25.1-25.19*)
NRM Facilitator, Polly Buchhorn (*Item 25.14.1 -25.17.1*)
Senior Town Planner, Deb Szekely (*Item 25.1-25.6.2*)
Manager Community Services, Chris Hughes (*Item 1.0-25.15.3*)

Four people in the gallery.

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

03/25.2.1

St Marys Exhibition Centre – Graeme Wathen

Public Questions to Break O’Day Council

17 March 2025

Graeme Wathen

graemewathen@gmail.com

0429 701 324

PO Box 10, Scamander 7215

The public consultation survey on the future of the Exhibition Building closed on 10 February. The results of the survey have not yet been made available to the public.

In the public document “St Marys Exhibition Building FAQ” it was stated the building “had structural shortcomings and failures that would require significant Council funding to make the building safe for future use.”

One of the options proposed was to “Upgrade the building for storage purposes”. The estimated costs to extend the life of the building for another 20 years, “for storage purposes only”, included \$72,000 for “contractor costs”.

The Collective Consulting report in June 2024 believed the building was “not suitable as a habitable or conditioned space”, but suggested adding a number of steel rods across the building to make it safe for storage purposes.

Subsequently Moorey Constructions quoted \$72,094 to add 12 new steel rods as well as undertake a number of floor ventilation measures. So the Moorey Constructions estimate appears to be the basis of the \$72,000 estimate to make the building safe for storage.

It is suggested this solution is inadequate to make the building safe for public use as it does not address the lateral stability issue.

Council Officers are now aware that licenced engineering practitioners, MV Consulting Pty Ltd, have offered to provide Council with a Certified Plan for a low-cost structural solution to address the lateral stability issue for \$3,500. Such a solution would be far more effective than just the proposed steel rods and would make the building safe for public uses.

In response to questions in February, Council officers stated that it would be premature to obtain any professional advice on structural engineering solutions until the results of the public survey have been considered by Council, but stated any decision made by Council will be well informed.

Question:

How can Councillors make a well informed decision on the future use of the Exhibition Building if they are not provided with information about solutions and costs to overcome its structural shortcomings so as to make it safe for future public uses without air-conditioning?

Reply

Council officers will collate and summarise the information provided through the Survey and feedback provided to date, in relation to the project. Further design analysis and engineering suggestions will form part of the information provided to Council, in order to make an informed decision and any recommendations in relation to the future of the building.

PUBLIC QUESTION TIME

To Councillor L Johnstone

16 March 2025

Dear Councillor Johnstone

Re: Falmouth Public Toilet consultation

I would be pleased if you could raise the following matter with Council at its next meeting.

On February 19 Council staff ran a public consultation meeting at the Falmouth Community Centre to present options for a new public toilet at Falmouth.

The meeting was well attended by Falmouth residents. Some residents represented other Falmouth residents who were unable to attend the meeting but wished their views to be known.

The 3 location options for the proposed new toilet were all rejected unanimously by the meeting with a strong preference for the new toilet to be located preferably near the existing toilet, or secondly near the Fire Station.

A view strongly expressed by the meeting was that the public submissions received to that date should be ignored as there were now two more popular locations which were not offered for comment in the online survey.

Some time after the public meeting the online survey was closed, but later became available again, unchanged from earlier.

The online survey can only be completed if preference is given to one of the three original locations offered. The option for an alternative location is not offered.

The Falmouth Toilet Location Survey (FAQ) specifically states the Council is seeking help to “determine where the Falmouth community believes the best location for the new toilet block should be.” As the Falmouth community has firmly rejected the 3 location options present in the survey it appears the preferred additional 2 locations should also be surveyed.

Accordingly my questions to the General Manager are:

1. Why hasn't the Falmouth Toilet Location Survey been amended to allow residents to choose amongst the now 5 location options?
2. As the intent of the survey is to find the views of the Falmouth community, will surveys from residents in other towns be given less weight than Falmouth residents' responses to the survey?

Sincerely

Graeme Wathen
Falmouth resident

Reply

1. The Community consultation period for this project has been promoted with the survey closing on 1 April. Once the survey has been developed, large changes like you are requesting cannot be made without compromising the data already recorded. It is also not fair to those who have taken the time to fill out the survey and already provide feedback.
While three options are provided for the community to choose from- there is also plenty of provision through open ended responses to share other locations etc with us. This has certainly been the case for other respondents who have used the survey to raise the two other locations discussed at the community meeting.
Please see answer to the other public question related to this project for more information our process for Community engagement.
2. With Township projects such as this we always ask which township you live in so that we can ensure the community voice is front and centre in the discussions. More than 80 responses to the survey have been from the Falmouth community.

Dear Liz,

At the recent very successful Falmouth Community meeting attended by approximately 40 local residents, concerning the location of the community toilets, there was a nearly unanimous vote for the toilets to be rebuilt in their current position. In addition a few of the residents had consulted fellow residents who couldn't attend who also agreed with this choice.

Furthermore there was a similar agreement that if this position was not possible residents second choice was near the Fire Station. This position was previously suggested by local resident Kris McQuade who after examining a few places concluded that the position near the fire station was the most practical.

In coming to these conclusions there was unanimous agreement to reject all suggestions put forward by the council. This result is a good illustration of why community consultation is so important in these decisions and the value of conducting such a meeting expertly run by Jake and the staff. I would like to thank Jake on this expertise in handling the meeting.

Finally, one other value that was held almost unanimously was that the avenue of trees along Grant St with the newly made path running along the middle is held in high regard and destroying any of these trees or any of the path was highly unpopular.

My question is whether these views will be given due weight in making the decision about where the toilets will be located on Falmouth.

Thank you for bringing this question to council.
Jo Trevelyan

Reply

Council has a process for conducting community engagement to ensure that we can hear the many and varying views of the community, in this case the process has included a community meeting as well as an online survey. The consultation period for the Falmouth Toilet block is still open and will close on April 1. This survey has had over 90 responses to date and it is important that we allow all Falmouth community members to have their say and that we listen to, and present all community views on the location of the Falmouth toilet block.

The feedback and sentiment from the community meeting have been recorded and will be included in the Community Engagement Report which will be presented to Councillors for their decision.

Regarding the two alternate locations proposed by the community at the meeting, the relevant officers are considering both these locations within the guidelines of the project including relevant planning, environmental, tenure matters and building legislation so that they can be formally considered by Councillors.

Regarding comments about Grant Street trees, these comments have been included with the community feedback.

03/25.3.0

DECLARATION OF INTERESTS OF A COUNCILLOR OR CLOSE ASSOCIATE

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

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

Mayor Mick Tucker

Date – 17 March 2025

Agenda Item Number – 03/25.17.3

Subject – Election of Committee Members of the General Management Committee & President of the Local Government Association of Tasmania 2025

Interest Type – Financial

The Nature of Interest – Pecuniary

03/25.4.0

CONFIRMATION OF MINUTES

03/25.4.1

Confirmation of Minutes – Council Meeting 17 February 2025

OFFICER'S RECOMMENDATION:

That the minutes of the Council Meeting held on the 17 February 2025 be confirmed.

COUNCIL DECISION:

03/25.4.1.552

Moved: Clr B LeFevre/ Seconded: Clr K Chapple

That the minutes of the Council Meeting held on the 17 February 2025 be confirmed.

CARRIED UNANIMOUSLY

03/25.5.0 COUNCIL WORKSHOPS HELD SINCE 17 FEBRUARY 2025 COUNCIL MEETING

There was a workshop held 3 March 2025 and the following items were listed for discussion.

- Presentation - TOMRA Cleanaway – Peter Craze at 10am
- Presentation - Otium - Update on Aquatic Facility at 11am
- Pending Development Application Updates
- Update - Expressions of Interest – Scamander Beaumaris Structure Plan & Industrial Land Study
- Update - Scamander Coastal Hazards Risk Mitigation and Pathways Planning Project
- Angasi oyster reefs – proposed listing as threatened
- IMG Targeted Road Improvement Program
- Animal Control Report
- Free Green Waste – Ansons Bay Waste Transfer Station
- Community Funding Program 2024 – 2025
- Hub4Health – Management Plan
- Update on the Break O’Day Council Reconciliation Action Plan
- Northern Tasmania Development Corporation Ltd (NTDC) – Receipt of Quarterly Report Oct-Dec 2024
- Local Government Priority Reform Program 2024-26, Local Government Act 1993 Amendments
- Local Government Electoral Bill Discussion Paper
- Local Government Regulations and Local Government (Meeting Procedures) Regulations remake 2025
- Australian Local Government Association (ALGA) – 2024 National General Assembly of Local Government – Call for Motions
- Scamander Sports Complex – Future plans
- Discussion regarding Big 4, St Helens – Clr Drummond

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

03/25.6.1

DA 2023/00147 - Residential – Multiple Dwellings (13) - 18 BayVista Rise, St Helens

FILE REFERENCE	DA 2023 / 00147
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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 *Break O'Day Interim Planning Scheme 2013*, that the application for 13 x Dwellings on land situated at 18 BayVista Rise, St Helens described in Certificate of Title 174171/11 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Artist Impression	-	Matt Kennedy Drafting and Design	-
Location Plan	A.01	Matt Kennedy Drafting and Design	20/02/2025
Site Analysis	A.02	Matt Kennedy Drafting and Design	20/02/2025
Site Plan	A.03	Matt Kennedy Drafting and Design	20/02/2025
Landscaping Plan	A.04	Matt Kennedy Drafting and Design	20/02/2025
Traffic Plan	A.05	Matt Kennedy Drafting and Design	20/02/2025
Site Drainage Plan	A.06	Matt Kennedy Drafting and Design	20/02/2025
BAL	A.07	Matt Kennedy Drafting and Design	20/02/2025
Type A Floor Plan	A.08	Matt Kennedy Drafting and Design	20/02/2025

Type B Floor Plan	A.09	Matt Kennedy Drafting and Design	20/02/2025
Type C Floor Plan	A.10	Matt Kennedy Drafting and Design	20/02/2025
Type C1 Floor Plan	A.11	Matt Kennedy Drafting and Design	20/02/2025
Type D Floor Plan	A.12	Matt Kennedy Drafting and Design	20/02/2025
Type E Floor Plan	A.13	Matt Kennedy Drafting and Design	20/02/2025
Type F Floor Plan	A.14	Matt Kennedy Drafting and Design	20/02/2025
Type A Elevations	A.15	Matt Kennedy Drafting and Design	20/02/2025
Type B Elevations	A.16	Matt Kennedy Drafting and Design	20/02/2025
Type C Elevations	A.17	Matt Kennedy Drafting and Design	20/02/2025
Type C1 Elevations	A.18	Matt Kennedy Drafting and Design	20/02/2025
Type D Elevations	A.19	Matt Kennedy Drafting and Design	20/02/2025
Type E Elevations	A.20	Matt Kennedy Drafting and Design	20/02/2025
Type F Elevations	A.21	Matt Kennedy Drafting and Design	20/02/2025
Streetscape Elevations 1	A.22	Matt Kennedy Drafting and Design	20/02/2025
Streetscape Elevations 2	A.23	Matt Kennedy Drafting and Design	20/02/2025
Shadow Diagrams – 9AM June 21	A.24	Matt Kennedy Drafting and Design	20/02/2025
Shadow Diagrams – 12PM June 21	A.25	Matt Kennedy Drafting and Design	20/02/2025

Shadow Diagrams – 3PM June 21	A.26	Matt Kennedy Drafting and Design	20/02/2025
RFI Response	A.27	Matt Kennedy Drafting and Design	20/02/2025
RFI Response	A.28	Matt Kennedy Drafting and Design	20/02/2025
RFI Response	A.29	Matt Kennedy Drafting and Design	20/02/2025
3D Visualisation	A.30	Matt Kennedy Drafting and Design	20/02/2025
Traffic Impact Assessment	Draft #4	Traffic & Civil Services	December 2024

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	
A	Undertake development in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to commencement of use and to be maintained at all times.
2	Stormwater Management	
A	<p>Submit and have approved by Council, storm water engineering design drawings which includes the design life of the proposed development (multiple dwellings) and compliance with AS3500 (as amended), current version of Australian Rainfall and Runoff incorporating Tasmanian requirements for Climate Change and sea-level rise and the <i>Urban Drainage Act 2013</i> Tasmania.</p> <p>Design drawings shall identify the requirement to install and upgrade existing Council owned infrastructure to service the development as well as any onsite detention required.</p> <p>Any overland flow paths are to be shown on the submitted engineering drawings.</p>	Prior to commencement of work or issue of any consent under the <i>Building Act 2016</i> or <i>Urban Drainage Act 2013</i> .

	<p>The final stormwater design must fully demonstrate that the development is capable of connecting to the public stormwater system in a manner acceptable to the Council or its delegate.</p> <p>Design drawings must be prepared and certified by a qualified professional engineer practicing in the fields of hydrology and hydraulics.</p>	
B	Construct and upgrade where required, storm water infrastructure to service the development at no cost to Council and in accordance with the approved plans and documents of development.	Prior to commencement of work or issue of any consent under the <i>Building Act 2016</i> or <i>Urban Drainage Act 2013</i> .
C	Provide registered services easements in favour of Council over any drainage infrastructure within CT174171/11 in accordance with the approved plans and documents of development.	Prior to commencement of work or issue of any consent under the <i>Building Act 2016</i> or <i>Urban Drainage Act 2013</i> .
D	All driveways and hardstand areas must be designed to allow stormwater runoff to be adequately drained to the Council stormwater system.	Prior to the commencement of use and maintained at all times.
E	Filling land must not result in a concentration of stormwater flow onto other property, or cause ponding or other stormwater nuisance.	During site works and prior to the commencement of use and maintained at all times.
3	Erosion and Sediment Control	
A	Submit and have approved by Council, an Erosion and Sediment Control Plan prepared by a suitably qualified person, and prepared in accordance with the Tasmanian Government publication 'Soil & Water Management on Building & Construction Sites'.	Prior to commencement of works and to be maintained current at all times during construction.
B	Implement the requirements and recommendations of the Erosion and Sediment Control Plan.	During site works and for any period of maintenance identified within the Plan and until such time as ground surfaces are stabilized.
C	The developer must ensure that pollutants such as mud, silt or chemicals are not released from the site.	At all times.
D	All worked areas not covered by structures must be promptly and progressively stabilised (e.g. revegetated) so that they will not erode and/or act as a source of sediment transfer.	During site works and to be maintained at all times.
4	Driveway Crossover	

A	Upgrade the termination of BayVista Rise to integrate seamlessly with the sealed surface of the entrance to the development site to ensure surfaces are sealed and trafficable in all weather conditions.	Prior to the commencement of use.
B	Works must not be undertaken within the public road reserve without prior approval for the works by Council's Works Department.	Prior to undertaking any works within the Council Road Reserve.
5.	Infrastructure Repair	
A	The owner must, at their expense, repair any Council services (e.g. pipes, drains) and any road, crossover, footpath or other Council infrastructure that is damaged as a result of any works carried out by the developer, or their contractors or agents pursuant to this permit. These repairs are to be in accordance with any directions given by the Council.	Prior to the commencement of use.
6.	Water and Sewerage (TasWater)	
A	All works must be in accordance with the conditions of the Submission to Planning Authority Notice by TasWater, TWDA 2023/00877-BODC .	Prior to the commencement of use.
7.	Construction Management Plan	
A	Submit and have approved by Council, a Construction Management Plan (CMP). The CMP is to outline in sufficient detail the processes that will be employed to minimise impacts on the surrounding community during construction and site works.	Prior to commencement of work or issue of any consent under the <i>Building Act 2016</i> or <i>Urban Drainage Act 2013</i> .
8.	Stockpiles of Construction and Landscaping Materials	
	Locate any stockpiles of construction and landscaping materials and other site debris clear of drainage lines and clear of any position from which it could be washed onto any footpath, nature strip, roadway or into any drain or watercourse.	During site works.
9.	Residential Use Car Parking	
	The areas shown to be set aside for vehicle access and car parking must be: <ul style="list-style-type: none"> a. completed before the use of the development; b. provided with space for access turning and maneuvering of vehicles on-site to enable 	Prior to the commencement of use.

	<p>them to enter and leave the site in a forward direction;</p> <p>c. surfaced with an impervious dust free surface; and</p> <p>d. drained to the public stormwater system.</p> <p>e. Ensure safe pedestrian access on designated pedestrian paths by providing separation from vehicles in accordance with Table E6.5 Pedestrian access of the <i>BOD Interim Planning Scheme 2013</i>.</p>	
10.	Building Wastes	
	All building wastes are to be removed to the appropriate waste disposal facility to prevent an environmental nuisance being caused outside of the works site.	During site works and to be maintained at all times.
11.	Landscaping	
A.	Landscaping is to be provided in accordance with endorsed plans A.04 Landscaping Plan.	Prior to use and to be maintained at all times.
B.	Landscaping plants must not include Environmental Weeds as listed in Appendix 3 – Environmental Weeds (<i>Break O’Day Interim Planning Scheme 2013</i>).	To be maintained at all times.

ADVICE

1. Use or development which may impact on Aboriginal cultural heritage is subject to the *Aboriginal Relics Act 1975*. If Aboriginal relics are uncovered during works, then an Aboriginal site survey is required to determine the level of impact and the appropriate mitigation procedures.
2. Activities associated with construction works are not to be performed outside the permissible time frames listed:

Mon-Friday 7 am to 6 pm
Saturday 9 am to 6 pm
Sunday and public holidays 10 am to 6 pm
3. Be advised that in accordance with the *Building Act 2016* assessment for building approval cannot commence until such time as Council is provided with full Building Design Plans and Specifications prepared by a Tasmanian Licenced designer.

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

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

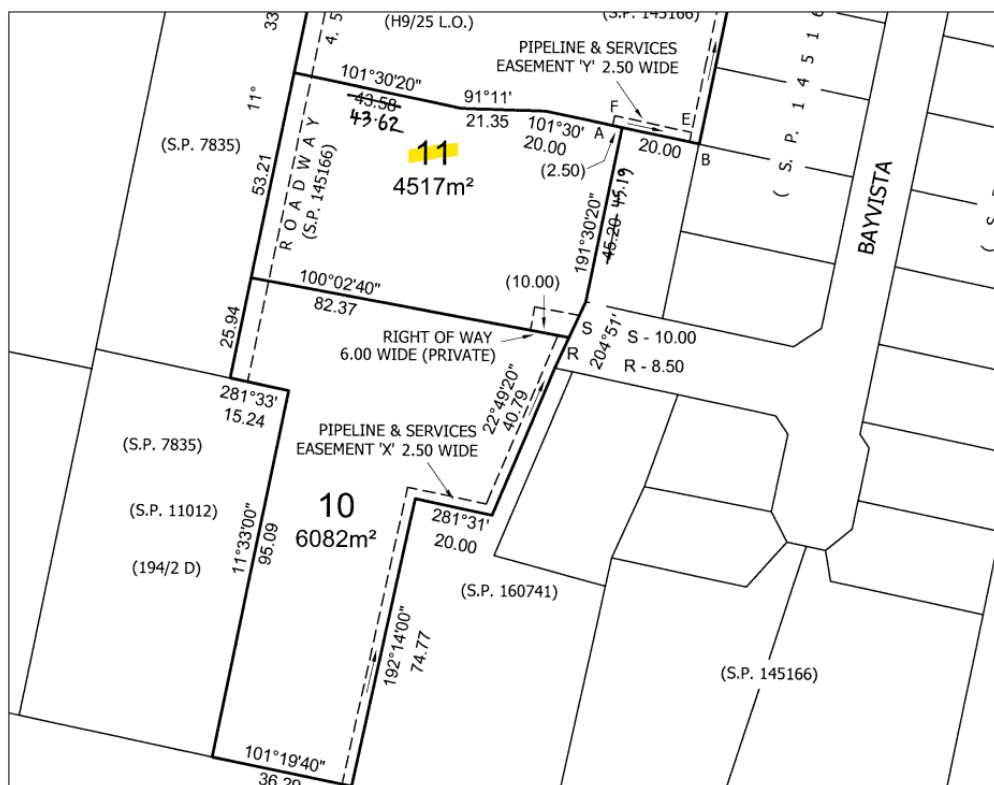
Development Permit Information	Details
<i>Development Description</i>	Residential – Multiple Dwellings (13)
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Works Permit – Access and Stormwater
<i>Attachments</i>	TasWater SPAN
<i>Representations</i>	Nil

INTRODUCTION:

Note: The development application was assessed against the *Break O'Day Interim Planning Scheme 2013* as the application became valid on 20/07/2023.

The applicant is seeking approval for the construction of thirteen (13) dwellings within the Residential Use Class at 18 BayVista Rise St Helens. The development site is within the General Residential Zone and has a land area of 4517 m².

The development site (lot 11) is at the terminal end of BayVista Rise and is burdened by a right of carriageway (road - private) on the western side of the lot (4.57m wide). It is also burdened by a right of carriageway (right of way 6m wide – private) that benefits adjoining lot 10 to the south.



Folio Plan



Locality Plan

COUNCIL DECISION:

03/25.6.1.553 Moved: Clr B LeFevre/ Seconded: Clr V Oldham

- A. After due consideration of the application received and pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Break O'Day Interim Planning Scheme 2013*, that the application for 13 x Dwellings on land situated at 18 BayVista Rise, St Helens described in Certificate of Title 174171/11 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Artist Impression	-	Matt Kennedy Drafting and Design	-
Location Plan	A.01	Matt Kennedy Drafting and Design	20/02/2025

Site Analysis	A.02	Matt Kennedy Drafting and Design	20/02/2025
Site Plan	A.03	Matt Kennedy Drafting and Design	20/02/2025
Landscaping Plan	A.04	Matt Kennedy Drafting and Design	20/02/2025
Traffic Plan	A.05	Matt Kennedy Drafting and Design	20/02/2025
Site Drainage Plan	A.06	Matt Kennedy Drafting and Design	20/02/2025
BAL	A.07	Matt Kennedy Drafting and Design	20/02/2025
Type A Floor Plan	A.08	Matt Kennedy Drafting and Design	20/02/2025
Type B Floor Plan	A.09	Matt Kennedy Drafting and Design	20/02/2025
Type C Floor Plan	A.10	Matt Kennedy Drafting and Design	20/02/2025
Type C1 Floor Plan	A.11	Matt Kennedy Drafting and Design	20/02/2025
Type D Floor Plan	A.12	Matt Kennedy Drafting and Design	20/02/2025
Type E Floor Plan	A.13	Matt Kennedy Drafting and Design	20/02/2025
Type F Floor Plan	A.14	Matt Kennedy Drafting and Design	20/02/2025
Type A Elevations	A.15	Matt Kennedy Drafting and Design	20/02/2025
Type B Elevations	A.16	Matt Kennedy Drafting and Design	20/02/2025
Type C Elevations	A.17	Matt Kennedy Drafting and Design	20/02/2025
Type C1 Elevations	A.18	Matt Kennedy Drafting and Design	20/02/2025

Type D Elevations	A.19	Matt Kennedy Drafting and Design	20/02/2025
Type E Elevations	A.20	Matt Kennedy Drafting and Design	20/02/2025
Type F Elevations	A.21	Matt Kennedy Drafting and Design	20/02/2025
Streetscape Elevations 1	A.22	Matt Kennedy Drafting and Design	20/02/2025
Streetscape Elevations 2	A.23	Matt Kennedy Drafting and Design	20/02/2025
Shadow Diagrams – 9AM June 21	A.24	Matt Kennedy Drafting and Design	20/02/2025
Shadow Diagrams – 12PM June 21	A.25	Matt Kennedy Drafting and Design	20/02/2025
Shadow Diagrams – 3PM June 21	A.26	Matt Kennedy Drafting and Design	20/02/2025
RFI Response	A.27	Matt Kennedy Drafting and Design	20/02/2025
RFI Response	A.28	Matt Kennedy Drafting and Design	20/02/2025
RFI Response	A.29	Matt Kennedy Drafting and Design	20/02/2025
3D Visualisation	A.30	Matt Kennedy Drafting and Design	20/02/2025
Traffic Impact Assessment	Draft #4	Traffic & Civil Services	December 2024

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	
A	Undertake development in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval,	Prior to commencement of use and to be maintained at all times.

	unless otherwise amended by conditions of this approval.	
2	Stormwater Management	
A	<p>Submit and have approved by Council, storm water engineering design drawings which includes the design life of the proposed development (multiple dwellings) and compliance with AS3500 (as amended), current version of Australian Rainfall and Runoff incorporating Tasmanian requirements for Climate Change and sea-level rise and the <i>Urban Drainage Act 2013</i> Tasmania.</p> <p>Design drawings shall identify the requirement to install and upgrade existing Council owned infrastructure to service the development as well as any onsite detention required.</p> <p>Any overland flow paths are to be shown on the submitted engineering drawings.</p> <p>The final stormwater design must fully demonstrate that the development is capable of connecting to the public stormwater system in a manner acceptable to the Council or its delegate.</p> <p>Design drawings must be prepared and certified by a qualified professional engineer practicing in the fields of hydrology and hydraulics.</p>	Prior to commencement of work or issue of any consent under the <i>Building Act 2016</i> or <i>Urban Drainage Act 2013</i> .
B	Construct and upgrade where required, storm water infrastructure to service the development at no cost to Council and in accordance with the approved plans and documents of development.	Prior to commencement of work or issue of any consent under the <i>Building Act 2016</i> or <i>Urban Drainage Act 2013</i> .
C	Provide registered services easements in favour of Council over any drainage infrastructure within CT174171/11 in accordance with the approved plans and documents of development.	Prior to commencement of work or issue of any consent under the <i>Building Act 2016</i> or <i>Urban Drainage Act 2013</i> .
D	All driveways and hardstand areas must be designed to allow stormwater runoff to be adequately drained to the Council stormwater system.	Prior to the commencement of use and maintained at all times.
E	Filling land must not result in a concentration of stormwater flow onto other property, or cause ponding or other stormwater nuisance.	During site works and prior to the commencement of use and maintained at all times.
3	Erosion and Sediment Control	

A	Submit and have approved by Council, an Erosion and Sediment Control Plan prepared by a suitably qualified person, and prepared in accordance with the Tasmanian Government publication 'Soil & Water Management on Building & Construction Sites'.	Prior to commencement of works and to be maintained current at all times during construction.
B	Implement the requirements and recommendations of the Erosion and Sediment Control Plan.	During site works and for any period of maintenance identified within the Plan and until such time as ground surfaces are stabilized.
C	The developer must ensure that pollutants such as mud, silt or chemicals are not released from the site.	At all times.
D	All worked areas not covered by structures must be promptly and progressively stabilised (e.g. revegetated) so that they will not erode and/or act as a source of sediment transfer.	During site works and to be maintained at all times.
4	Driveway Crossover	
A	Upgrade the termination of BayVista Rise to integrate seamlessly with the sealed surface of the entrance to the development site to ensure surfaces are sealed and trafficable in all weather conditions.	Prior to the commencement of use.
B	Works must not be undertaken within the public road reserve without prior approval for the works by Council's Works Department.	Prior to undertaking any works within the Council Road Reserve.
5.	Infrastructure Repair	
A	The owner must, at their expense, repair any Council services (e.g. pipes, drains) and any road, crossover, footpath or other Council infrastructure that is damaged as a result of any works carried out by the developer, or their contractors or agents pursuant to this permit. These repairs are to be in accordance with any directions given by the Council.	Prior to the commencement of use.
6.	Water and Sewerage (TasWater)	
A	All works must be in accordance with the conditions of the Submission to Planning Authority Notice by TasWater, TWDA 2023/00877-BODC .	Prior to the commencement of use.
7.	Construction Management Plan	
A	Submit and have approved by Council, a Construction Management Plan (CMP). The CMP is to outline in sufficient detail the processes that will be employed	Prior to commencement of work or issue of any consent

	to minimise impacts on the surrounding community during construction and site works.	under the <i>Building Act 2016</i> or <i>Urban Drainage Act 2013</i> .
8.	Stockpiles of Construction and Landscaping Materials	
	Locate any stockpiles of construction and landscaping materials and other site debris clear of drainage lines and clear of any position from which it could be washed onto any footpath, nature strip, roadway or into any drain or watercourse.	During site works.
9.	Residential Use Car Parking	
	<p>The areas shown to be set aside for vehicle access and car parking must be:</p> <ul style="list-style-type: none"> f. completed before the use of the development; g. provided with space for access turning and maneuvering of vehicles on-site to enable them to enter and leave the site in a forward direction; h. surfaced with an impervious dust free surface; and i. drained to the public stormwater system. j. Ensure safe pedestrian access on designated pedestrian paths by providing separation from vehicles in accordance with Table E6.5 Pedestrian access of the <i>BOD Interim Planning Scheme 2013</i>. 	Prior to the commencement of use.
10.	Building Wastes	
	All building wastes are to be removed to the appropriate waste disposal facility to prevent an environmental nuisance being caused outside of the works site.	During site works and to be maintained at all times.
11.	Landscaping	
A.	Landscaping is to be provided in accordance with endorsed plans A.04 Landscaping Plan.	Prior to use and to be maintained at all times.
B.	Landscaping plants must not include Environmental Weeds as listed in Appendix 3 – Environmental Weeds (<i>Break O’Day Interim Planning Scheme 2013</i>).	To be maintained at all times.

ADVICE

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

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

Mon-Friday 7 am to 6 pm

Saturday 9 am to 6 pm

Sunday and public holidays 10 am to 6 pm

3. Be advised that in accordance with the *Building Act 2016* assessment for building approval cannot commence until such time as Council is provided with full Building Design Plans and Specifications prepared by a Tasmanian Licenced designer.

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

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

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

Development Permit Information	Details
<i>Development Description</i>	Residential – Multiple Dwellings (13)
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Works Permit – Access and Stormwater
<i>Attachments</i>	TasWater SPAN
<i>Representations</i>	Nil

CARRIED UNANIMOUSLY

FILE REFERENCE	DA 2024 / 00245
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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 Telecommunications Facility on land situated at 14 Bowen Street, St Helens described in Certificate of Title 32105/1 be REFUSED.
- B. That all external Referral Agencies for the development application be provided with a copy of the Council’s decision (Permit).

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

- C. That the following information be included in the Permit – Not applicable.

INTRODUCTION:

The applicant is seeking approval for a Telecommunications Facility at 14 Bowen Street, St Helens.



Locality Plan

The regulatory framework for the Telecommunications industry is described within **Section 3** of the applicant submitted planning report. Essentially the industry is regulated through the *Telecommunications Act 1997*, under which the Government established the *Telecommunications Code of Practice 2021*. As the proposed Telecommunications Facility is not considered to be a low-impact facility, development approval under the *Tasmanian Planning Scheme – Break O’Day*, is required.

The Australian Communications and Media Authority (Australian Government) maintains a register of telco industry codes and standards for carriers and carriage service providers. These are available on the following website – www.acma.gov.au/industry-codes-and-standards-telcos.

Information regarding the regulatory environment and telecommunications facilities and health is located in section 4.6.3 EME & Health Standards of the applicant submitted planning report. Electromagnetic Energy (EME) safety is informed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and the World Health Organisation.

“It is Telstra’s responsibility to comply with the mandated standard for RF EME set down by ARPANSA, which is the safety standard recommended by the World Health Organisation. The safety standard works by limiting the network signal to a level low enough to protect all people of all ages, animals and birdlife, in all environments, 24 hours a day. The safety limit itself is precautionary, in that it has a significant safety margin built into it” (Section 4.6.3 EME & Health Standards, Planning Report, Service Stream Limited – Planning Report).

COUNCIL DECISION:

03/25.6.2.554 Moved: Clr K Chapple / Seconded: Clr L Johnstone

- 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 Telecommunications Facility on land situated at 14 Bowen Street, St Helens described in Certificate of Title 32105/1 be REFUSED.
- B. That all external Referral Agencies for the development application be provided with a copy of the Council’s decision (Permit).

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

- C. That the following information be included in the Permit – Not applicable.

CARRIED UNANIMOUSLY

The Mayor advised the Council that it had now concluded its meeting as a Planning Authority under Section 25 of the Local Government (Meeting Procedures) Regulations 2015.

03/25.7.0 COUNCIL MEETING ACTIONS

03/25.7.1 Outstanding Matters

- Clr Kristy Chapple – St Marys Exhibition Centre
- Clr Liz Johnstone – St Marys Exhibition Centre
- Clr Ian Carter – Online Access Centre Funding
- Clr Janet Drummond – Indigenous name for St Patricks Head (Lumeragenena Wuggelena)
- Clr Ian Carter – Review of Bus Stops Within Municipality
- Clr Liz Johnstone – Binalong Bay Barbeque

03/25.8.0 PETITIONS

Nil

03/25.9.0 NOTICES OF MOTION

Nil

Nil

Regulation 29 of the Local Government (Meeting Procedures) Regulations 2005 specifies that in putting a Question Without Notice a Councillor must not offer an argument or opinion, draw any inference or make any imputations except so far as may be necessary to explain the question.

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

Councillor Question without Notice

Councillor Johnstone
17 March 2025

February Question

Will the General Manager as a first step ask Council staff to engage Tasmanian licensed engineers to provide a low cost structural solution for the St Marys Exhibition Building to solve the lateral bracing problem?

Response

The Council General Manager will be guided by Council's decisions in relation to the future of the building. The low cost structural solution put forward by community will be considered amongst other alternative options. It would be premature to engage a Tasmanian Licenced engineer to prepare drawings for this solution at this point in time until the future use of the building is finalised.

At the February Council meeting I asked if the General Manager would as a first step ask Council staff to engage licensed engineers to provide a low-cost structural solution to preserve the Exhibition Building.

The General Manager said that the Council's decisions in relation to the future of the building would consider a low-cost structural solution as well as other alternative options. The General Manager also said it would be premature to prepare a low-cost structural solution until the future use of the building is decided by Council.

Accordingly my question to the General Manager is:

Are the other alternative options for the future of the Exhibition Building those put forward in the St Marys Exhibition Building FAQ or are there other options being considered?

Reply

The General Manager advised that suggestions put forward by the community are being considered and if there are other options available, they will be presented to Council for consideration.

18.02.2025	St Helens	– Reconciliation Action Plan (RAP) – Workshop number 4 working on developing the RAP.
18.02.2025	St Helens	– Ms Wendy Askew MP and Ms Susie Bower (Liberal Candidate for Lyons) meeting involving General Manager John Brown to discuss Council's election priority projects.
19.02.2025	St Helens	– Ms Angela Offord (Independent Candidate for Lyons), meeting involving General Manager John Brown to present Council's priority projects for the 2025 federal election.
20.02.2025	MS Teams	– Local Government Association of Tasmania (LGAT) General Management Committee meeting.
24.02.2025	St Helens	– Special Workshop of Council.
26.02.2025	Hobart	– Local Government Association of Tasmania (LGAT), consultation workshop focussed on gathering feedback from General Managers Mayors.
03.03.2025	St Helens	– Council Workshop
04.03.2025	Launceston	– LGAT Workshop - Identification and awareness of child abuse for Elected Members.
12-13.03.2025	Sydney	– Australian Local Government Association (ALGA) Local Government Technology Leadership Summit
14.03.2025	Fingal - St Marys	Black Summer Bushfire Projects Opening Events: – Mangana Telecommunications Tower – Fingal Community Shed: Plaque unveiling and building showcase – St Marys Multi-purpose and Evacuation Centre: Plaque unveiling and open day, featuring community demonstrations of the building's uses
17.03.2025	St Helens	Council Meeting

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

Clr Carter attended the meeting on behalf of Clr Chapple and minutes will be provided.

- NRM Special Committee – Clr Janet Drummond

No meeting has been held but there is a working group meeting on 26 March 2025, providing a briefing for shore bird breeding. Clr Drummond is unable to attend and Clr Johnstone will be attending on her behalf.

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

Clr LeFevre advised Damian Mather has been selected to replace Grace Keath in the ECTT Acting CEO role for 6 months. Grace is taking leave to travel and visit family.

Damian won the position over a very strong field. He is at present the Acting CEO of Destination Southern Tasmania and is deemed to be strong in his understanding of community-based planning, a skill that is essential with the Positive Impact Plan underway.

New Board members are being sought and applications close on 17 March at 5pm. Several board members have resigned due to job changes. Mark Jones has joined the Board as the Tourism Tasmania delegate.

The Freycinet Master Plan is seen by many as underfunded at \$19 million. There are various organisations that are advocating for more funding to implement the proposed changes to the area.

The Telstra Cells on Wheels was a success but removed by Telstra earlier than agreed causing issues for locals and visitors on the Australia Day long weekend, especially on the Bay Of Fires.

Alison Anderson (Episteme) is working through a steering committee from ECTT to deliver the Positive Impact Plan. A survey will soon be launched followed by Town Hall feedback/information sessions and drop in Cafes. Shack owners and absent residents are also an important group that will be catered for in ensuring all who are interested have the opportunity to provide thoughts on future tourism on the East Coast.

- Mental Health Action Group – Cllr Barry LeFevre
Nil

- Access and Inclusion Advisory Committee – Cllr Janet Drummond

The next meeting is scheduled for 25 March 2025. Cllr Drummond is not available to attend and Cllr Wright will chair the meeting on her behalf.

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

No meeting has been held. The community can still provide feedback through the website and consultants are visiting the area in May 2025 and will speak with community members.

Meeting adjourned at 11:00am for morning tea and resumed at 11:14am

03/25.13.0 BUSINESS AND CORPORATE SERVICES

03/25.13.1 Corporate Services Department Report

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

That the report be received.

INTRODUCTION:

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

COUNCIL DECISION:

03/25.13.1.555 Moved: Clr K Wright / Seconded: Clr V Oldham

That the report be received.

CARRIED UNANIMOUSLY

03/25.13.2 Monthly Financial Report

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

That the following reports for the month ending 28 February 2025 be received:

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

INTRODUCTION:

Presented to Council are the monthly financial statements.

COUNCIL DECISION:

03/25.13.2.556 Moved: Clr V Oldham/ Seconded: Clr K Chapple

That the following reports for the month ending 28 February 2025 be received:

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

CARRIED UNANIMOUSLY

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:

03/25.13.3.557 Moved: Clr I Carter/ Seconded: Clr L Johnstone

That the report be received.

CARRIED UNANIMOUSLY

FILE REFERENCE	002\024\007\
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OFFICER'S RECOMMENDATION:

The Council adopt the revised LG51 Related Party Disclosure Policy and associated Procedure.

INTRODUCTION:

The LG51 Related Party Disclosure Policy has been reviewed and updated to ensure continued compliance with Australian Accounting Standard AASB 124 – Related Party Disclosures (AASB 124). The revised policy and associated procedure clarify the definition of Key Management Personnel (KMP), improve disclosure processes, and align with best practices recommended by the Tasmanian Audit Office.

COUNCIL DECISION:

03/25.13.4.558 Moved: Clr B LeFevre/ Seconded: Clr K Chapple

The Council adopt the revised LG51 Related Party Disclosure Policy and associated Procedure.

CARRIED UNANIMOUSLY

03/25.14.0 WORKS AND INFRASTRUCTURE

03/25.14.1 Works and Infrastructure Report

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

That the report be received by Council.

INTRODUCTION:

This report provides a summary of details relating to Works Operations and Capital Projects for the reporting period February 2025.

COUNCIL DECISION:

03/25.14.1.559 Moved: Clr L Johnstone/ Seconded: Clr K Wright

That the report be received by Council.

CARRIED UNANIMOUSLY

03/25.14.2 Animal Control Report

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

That the report be received by Council.

INTRODUCTION:

This is a monthly update for animal control undertaken since the last meeting of Council.

COUNCIL DECISION:

03/25.14.2.560 Moved: Clr I Carter/ Seconded: Clr K Chapple

That the report be received by Council.

CARRIED UNANIMOUSLY

03/25.15.0 COMMUNITY DEVELOPMENT

03/25.15.1 Community Services Report

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

That the report be received.

INTRODUCTION:

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

COUNCIL DECISION:

03/25.15.1.561 Moved: Clr B LeFevre/ Seconded: Clr V Oldham

That the report be received by Council.

CARRIED UNANIMOUSLY

03/25.15.2 Hub4Health – Management Plan

FILE REFERENCE	004\002\009\
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OFFICER'S RECOMMENDATION:

That Council adopt the Management Plan that has been developed for the existing Hub4Health facility located at Portland Court, St Helens.

INTRODUCTION:

Council was successful in receiving grant funding to reinvigorate and manage the former Hub4Health. Expressions of interest were called to develop a Management Plan for the facility known as Hub4Health.

COUNCIL DECISION:

03/25.15.2.562 Moved: Clr J Drummond/ Seconded: Clr L Johnstone

That Council adopt the Management Plan that has been developed for the existing Hub4Health facility located at Portland Court, St Helens.

CARRIED UNANIMOUSLY

FILE REFERENCE

018\019\082\

OFFICER'S RECOMMENDATION:

- That Council note the quality and diversity of applications to this year's community grants program. Council set an annual budget for this program of \$30,000 In order to fund the Community Funding Program. The total value of grants requested came in at over \$100,000. Council seek to provide as much funding as possible to support our community group and events through this grant process. To that end Council agree to reallocate the following approved funding in the 2024 – 2025 operating budget across to the Community Funding Program:
 - Fingal Coal Shovelling event - \$2,000 (this event will not be occurring this financial year);
 - Australia Day Event - \$10,000 – (under spend funds from the event for reallocation); and
 - Venue Hire -: \$1,120
- Council confirm that the total funds now available for distribution are \$43,120.
- That Council allocate funds to following projects through the Community Grants Program 2024 – 2025:

Organisation or Group name	Description of Project	Amount Requested from Council	Contribution from Organisation or Group	Other Approved Grants	Unsecured	Total Budget for Project
Georges Bay Dragon Board Club Inc	To purchase paddles, life jackets and uniforms	\$10,000	\$1,600			\$11,600
Georges Bay Music (Suncoast Jazz Club)	To host a musical event	\$1,800				\$1,800
Falmouth Community Centre	To purchase chairs and chair kart	\$7,428.30				\$7,428.30
St Helens Bowls Club & Community Club	To install supports around playing surfaces to assist players safer access and egress	\$1,400				\$1,400

	from the green					
Scamander Bowls Club	To purchase bowls mats	\$1,440				\$1,440
Mathinna Community and Landcare Group	Fencing and garden works at St Georges Church	\$9,500				\$9,500
With One Voice Break O'Day Choir	Provide transport to and from weekly choir practices	\$2,400	\$4,000			\$6,400
Pyengana Cricket Club	Practice net repairs	\$2,000				\$2,000
St Helens Football Club Inc t/a East Coast Swans	Reverse Cycle Unit System	\$3,500	\$3,760.50		\$11,000	\$18,260.50
Stem for Girls	Preparing Girls fir AI Age	\$2,500				\$2,500
Mary and the Elephant Film Nights and other Gatherings	Sit, grab a drink and chat with us	\$600	\$200			\$800
North East Bioregional Network	East Coast School Shorebird Postcard Project	\$550	\$1,000			\$1,550
		<u>\$43,118.30</u>	\$ 10,560.50		\$11,000	\$ 64,678.80

INTRODUCTION:

Council allocates \$30,000 annually through the Community Funding Program to support community organisations and groups to undertake projects and programs in Break O'Day. A total of 13 application were received by the closing date on Monday 24 February 2025. An assessment process has been undertaken and all projects comply with the grant criteria to be eligible for funding. The funding requested in total far exceeded the project budget.

COUNCIL DECISION:**03/25.15.3.563**Moved: Cllr L Johnstone/ Seconded: Cllr J Drummond*Cllr B LeFevre – declared he was a member of the St Helens and Scamander Bowls Clubs*

1. That Council note the quality and diversity of applications to this year's community grants program. Council set an annual budget for this program of \$30,000 in order to fund the Community Funding Program. The total value of grants requested came in at over \$100,000. Council seek to provide as much funding as possible to support our community group and events through this grant process. To that end Council agree to reallocate the following approved funding in the 2024 – 2025 operating budget across to the Community Funding Program:
 - Fingal Coal Shovelling event - \$2,000 (this event will not be occurring this financial year);
 - Australia Day Event - \$10,000 – (under spend funds from the event for reallocation); and
 - Venue Hire -: \$1,120
2. Council confirm that the total funds now available for distribution are \$43,120.
3. That Council allocate funds to following projects through the Community Grants Program 2024 – 2025:

Organisation or Group name	Description of Project	Amount Requested from Council	Contribution from Organisation or Group	Other Approved Grants	Unsecured	Total Budget for Project
Georges Bay Dragon Board Club Inc	To purchase paddles, life jackets and uniforms	\$10,000	\$1,600			\$11,600
Georges Bay Music (Suncoast Jazz Club)	To host a musical event	\$1,800				\$1,800
Falmouth Community Centre	To purchase chairs and chair kart	\$7,428.30				\$7,428.30
St Helens Bowls Club & Community Club	To install supports around playing surfaces to assist players safer access	\$1,400				\$1,400

	and egress from the green					
Scamander Bowls Club	To purchase bowls mats	\$1,440				\$1,440
Mathinna Community and Landcare Group	Fencing and garden works at St Georges Church	\$9,500				\$9,500
With One Voice Break O'Day Choir	Provide transport to and from weekly choir practices	\$2,400	\$4,000			\$6,400
Pyengana Cricket Club	Practice net repairs	\$2,000				\$2,000
St Helens Football Club Inc t/a East Coast Swans	Reverse Cycle Unit System	\$3,500	\$3,760.50		\$11,000	\$18,260.50
Stem for Girls	Preparing Girls fir AI Age	\$2,500				\$2,500
Mary and the Elephant Film Nights and other Gatherings	Sit, grab a drink and chat with us	\$600	\$200			\$800
North East Bioregional Network	East Coast School Shorebird Postcard Project	\$550	\$1,000			\$1,550
		<u>\$43,118.30</u>	\$ 10,560.50		\$11,000	\$ 64,678.80

CARRIED UNANIMOUSLY

03/25.16.0 DEVELOPMENT SERVICES

03/25.16.1 Development Services Report

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

That the report be received.

INTRODUCTION:

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

COUNCIL DECISION:

03/25.16.1.564 Moved: Clr B LeFevre/ Seconded: Clr I Carter

That the report be received.

CARRIED UNANIMOUSLY

FILE REFERENCE	017\005\003\
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OFFICER'S RECOMMENDATION:

That Council make a submission to the Threatened Species Scientific Committee's on its Draft Conservation Advice and assessment for the *Ostrea angasi* oyster reefs of southern Australia ecological community, providing qualified support for the tentative listing assessment of the marine community as threatened and sharing water quality data from Council's past estuary monitoring program in Georges Bay.

INTRODUCTION:

Council has been invited by the federal Department of Climate Change, Energy, the Environment and Water to comment on [draft Conservation Advice and listing assessment for *Ostrea angasi* oyster reefs of southern Australia](#). The Department has given Council an extension of time to provide a submission by 19 March, after its Meeting.

COUNCIL DECISION:**03/25.16.2.565**Moved: Clr L Johnstone/ Seconded: Clr K Wright

That Council make a submission to the Threatened Species Scientific Committee's on its Draft Conservation Advice and assessment for the *Ostrea angasi* oyster reefs of southern Australia ecological community, providing qualified support for the tentative listing assessment of the marine community as threatened and sharing water quality data from Council's past estuary monitoring program in Georges Bay.

CARRIED UNANIMOUSLY

03/25.17.0 GOVERNANCE

03/25.17.1 General Manager's Report

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

That the General Manager's report be received.

INTRODUCTION:

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

COUNCIL DECISION:

03/25.17.1.566 Moved: Clr J Drummond/ Seconded: Clr K Chapple

That the General Manager's report be received.

CARRIED UNANIMOUSLY

03/25.17.2 Northern Tasmania Development Corporation Ltd (NTDC) – Receipt of Quarterly Report Oct-Dec 2024

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 Oct-Dec 2024.

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:

03/25.17.2.567 Moved: Clr K Wright/ Seconded: Clr I Carter

That Council receive the quarterly report of the Northern Tasmania Development Corporation (NTDC) for the period Oct-Dec 2024.

CARRIED UNANIMOUSLY

Mayor Mick Tucker left the closed Council Meeting at 11:46am and Deputy Mayor Kristi Chapple took the Chair.

03/25.17.3 Election of Committee Members of the General Management Committee (GMC) and President of the Local Government Association of Tasmania (LGAT) 2025

FILE REFERENCE	039\002\008\
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OFFICER'S RECOMMENDATION:

That Council nominate Mayor Mick Tucker for the 2025 election of committee members of the General Management Committee (GMC) and President of the Local Government Association of Tasmania (LGAT).

INTRODUCTION:

The Tasmanian Electoral Commission have called for nominations for President and Committee members of the General Management Committee of the Local Government Association of Tasmania (LGAT).

COUNCIL DECISION:

03/25.17.3.568 Moved: Clr V Oldham/ Seconded: Clr B LeFevre

That Council nominate Mayor Mick Tucker for the 2025 election of committee members of the General Management Committee (GMC) and President of the Local Government Association of Tasmania (LGAT).

CARRIED UNANIMOUSLY

Mayor Mick Tucker returned to the meeting at 11:49am and Deputy Mayor Kristi Chapple vacated the Chair.

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

That the updated submission be endorsed subject to final comments.

INTRODUCTION:

Following the Tasmanian Government finalising their response to the Future of Local Government Review, the Government has commenced a process to make targeted amendments to the *Local Government Act 1993*.

COUNCIL DECISION:

03/25.17.4.569 Moved: Clr K Chapple/ Seconded: Clr I Carter

That the updated submission be endorsed subject to final comments.

CARRIED UNANIMOUSLY

FILE REFERENCE	039\004\018\
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OFFICER'S RECOMMENDATION:

That Council provide a submission to the State Government on the Local Government Electoral Bill based on the comments in this report and final comments at the Council Meeting.

INTRODUCTION:

The Government is inviting public comment on forward-looking reforms to how we conduct local government elections in Tasmania. This new framework will be implemented through a new standalone local government electoral bill and supporting regulations, which will be put in place ahead of the next council elections due in October 2026.

The discussion paper is organised around five key outcomes:

1. a more flexible and accessible format for local government elections
2. a better voting franchise for electors and changes to eligibility to run for office
3. better quality of public information at elections
4. strengthened donations disclosure and electoral advertising requirements
5. other changes to support the integrity of elections.

COUNCIL DECISION:**03/25.17.5.570**Moved: Clr K Chapple/ Seconded: Clr K Wright

That Council provide a submission to the State Government on the Local Government Electoral Bill based on the comments in this report and final comments at the Council Meeting.

CARRIED UNANIMOUSLY

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

That Council provide feedback to the State Government on the Discussion Paper: Local Government Regulations and Discussion Paper: Local Government (Meeting Procedures) Regulations.

INTRODUCTION:

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

Regulations last for 10 years and are then required to be 'rewritten' (or remade). This requirement is set out under *section 11(2) of the Subordinate Legislation Act 1992*. The current Meeting Regulations and General Regulations are due to expire in June 2025 and so need to be remade.

COUNCIL DECISION:**03/25.17.6.571**Moved: Clr V Oldham/ Seconded: Clr J Drummond

That Council provide feedback to the State Government on the Discussion Paper: Local Government Regulations and Discussion Paper: Local Government (Meeting Procedures) Regulations.

CARRIED UNANIMOUSLY

FILE REFERENCE	039\001\001\
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OFFICER’S RECOMMENDATION:

That Council submit motions which have been agreed at the March Council Meeting to the National General Assembly 2025.

INTRODUCTION:

The Call for Motions has been advertised for the National General Assembly (NGA) which will be held in June 2025.

COUNCIL DECISION:**03/25.17.7.572**Moved: Clr J Drummond/ Seconded: Clr K Chapple

That Council submit motions which have been agreed at the March Council Meeting to the National General Assembly 2025.

CARRIED UNANIMOUSLY

FILE REFERENCE	039\001\001\
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OFFICER'S RECOMMENDATION:

That Council:

1. Supports the national federal election funding priorities identified by the Australian Local Government Association (ALGA); and
2. Supports and participates in the Put Our Communities First federal election campaign; and
3. Writes to the local federal member(s) of Parliament for Lyons, all known election candidates in the Lyons electorate and the President of the Australian Local Government Association expressing support for ALGA's federal election funding priorities.

INTRODUCTION:

The next Federal Election must be held by 17 May 2025.

Working in conjunction with its member state and territory associations, the Australian Local Government Association (ALGA) has developed a framework and resources for a national advocacy campaign that will run in the lead up to this election.

Based around the tagline of "Put Our Communities First", the goal is to secure additional federal funding that will support every council to play a bigger role delivering local solutions to national priorities.

All Australian councils have been asked to participate in this campaign to ensure a coordinated approach that will deliver the best possible outcomes.

COUNCIL DECISION:

03/25.17.8.573

Moved: Clr B LeFevre/ Seconded: Clr K Wright

That Council:

1. Supports the national federal election funding priorities identified by the Australian Local Government Association (ALGA); and
2. Supports and participates in the Put Our Communities First federal election campaign; and
3. Writes to the local federal member(s) of Parliament for Lyons, all known election candidates in the Lyons electorate and the President of the Australian Local Government Association expressing support for ALGA's federal election funding priorities.

CARRIED UNANIMOUSLY

IN CONFIDENCE

Moved: Cllr J Drummond/ Seconded: Cllr K Chapple

03/25.18.0 CLOSED COUNCIL

03/25.18.1 Confirmation of Closed Council Minutes – Council Meeting 17 February 2025

COUNCIL DECISION:

That the minutes of the Closed Council Meeting held on the 17 February 2025 be confirmed.

CARRIED UNANIMOUSLY

03/25.18.2 Outstanding Actions List for Closed Council

Nil

03/25.18.3 Closed Council Item Pursuant to Section 15(2)D of the Local Government (Meeting Procedures) Regulations 2015 Tender – St Marys and East Coast Childcare Needs Analysis

COUNCIL DECISION:

DECISION TO APPEAR IN THE PUBLIC MINUTES

That Council authorise the General Manager to negotiate and enter into a Contract with the preferred Tenderer for the St Marys and East Coast Childcare Needs Analysis.

CARRIED UNANIMOUSLY

02/25.18.4 **Closed Council Item Pursuant to Section 15(2)F of the Local Government (Meeting Procedures) Regulations 2015 - CBA Car Park – 18-24 Cecilia Street, St Helens**

COUNCIL DECISION:

DECISION TO APPEAR IN THE PUBLIC MINUTES

1. That Council believes that acquisition of the CBA Car Park area is of strategic importance to enhancing the liveability of the St Helens central business area
2. That the purchase cost of the property be funded from the cash reserves of Council.
3. Council officers develop the cost estimates to construct the base infrastructure including stormwater, utilities (water and electricity), kerbing and a sealed asphalt pavement for consideration by Council in the 2025-26 Budget.

CARRIED UNANIMOUSLY

02/25.18.5 **Closed Council Item Pursuant to Section 15(2)F of the Local Government (Meeting Procedures) Regulations 2015 - Old St Helens Hospital**

COUNCIL DECISION:

DECISION TO APPEAR IN THE PUBLIC MINUTES

That the General Manager be authorised to progress negotiations with Homes Tasmania

CARRIED UNANIMOUSLY

03/25.18.6 **Closed Council Item Pursuant to Section 15(2)I of the Local Government (Meeting Procedures) Regulations 2015 Tender – Update Regarding S137 Sale – 123 German Town Road, St Marys**

COUNCIL DECISION:

DECISION TO APPEAR IN THE PUBLIC MINUTES

That Council note the update provided.

CARRIED UNANIMOUSLY

03/25.18.7 Closed Council Item Pursuant to Section 15(2)(h) of the Local Government (Meeting Procedures) Regulations 2015 - Clr Gary Barnes Leave of Absence

COUNCIL DECISION:

DECISION TO APPEAR IN THE PUBLIC MINUTES

That Leave of Absence be granted to Clr Gary Barnes.

CARRIED UNANIMOUSLY

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

Moved: Clr J Drummond/ Seconded: Clr K Wright

03/25.19.0 MEETING CLOSED

Mayor Tucker thanks everyone for their attendance and declared the meeting closed at 12:29pm.

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MAYOR

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DATE