

# COUNCIL MEETING AGENDA

Monday 16 March 2026  
Council Chambers, St Helens

John Brown, General Manager  
Break O'Day Council  
10 March 2026

## NOTICE OF MEETING

Notice is hereby given that the next meeting of the Break O'Day Council will be held at the St Helens Council Chambers on Monday 16 March 2026 commencing at 10.00am.

### CERTIFICATION

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



**JOHN BROWN**  
**GENERAL MANAGER**  
Date: 10 March 2026

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## AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL

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

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

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

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

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

## OPENING & INTRODUCTION

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

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

## ACKNOWLEDGEMENT OF COUNTRY

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

## LIVE AUDIO/VISUAL STREAMING OF COUNCIL MEETINGS

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

**03/26.1.0 ATTENDANCE**

**03/26.1.1 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

**03/26.1.2 Apologies**

Nil

**03/26.1.3 Leave of Absence**

Councillor Kylie Wright

**03/26.1.4 Staff in Attendance**

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

## **03/26.2.0 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.

Nil

## **03/26.3.0 COUNCILLOR'S QUESTIONS ON NOTICE**

Nil

## **03/26.4.0 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.

## **03/26.5.0 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.

## **03/26.6.0 CONFIRMATION OF MINUTES**

### **03/26.6.1 Confirmation of Minutes – Council Meeting 16 February 2026**

#### **OFFICER'S RECOMMENDATION:**

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

## **03/26.7.0 COUNCIL WORKSHOPS HELD SINCE 16 FEBRUARY 2026 COUNCIL MEETING**

There was a workshop held 2 March 2026 and the following items were listed for discussion:

- Presentation - East Coast Tourism Tasmania
- Pending Development Application Updates
- Protection of the scenic and natural values of the Break O'Day coastline – North East Bioregional Network
- Request to Waiver Interest and Penalty – Bent Street, Mathinna – PID 3257741
- Request to Waiver Interest and Penalty – 10 Chimney Heights, Stieglitz – Xu Family Group 2 Pty Ltd
- Animal Control Report
- Policy review – AM20 Water Refill Station Policy
- Wrinklers Subdivision Detention Basin
- Northern Tasmania Development Corporation Ltd (NTDC) – Receipt of Quarterly Report October-December 2025
- Website Redevelopment – Request to proceed to Tender
- Elected Member Recognition Policy and Procedure
- Honour boards for Recognition of Service

## 03/26.8.0 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.

### 03/26.8.1 DA 154-2025 – 6602 Esk Main Road, St Marys - Sign – Shipping Container and Associated Signage.

ACTION	DECISION
COUNCIL MEETING DATE	16 March 2026
PROPONENT	Private Forests Tasmania
OFFICER	Alex McKinlay – Planning Officer
FILE REFERENCE	DA 2025 / 00154
ASSOCIATED REPORTS AND DOCUMENTS	<ol style="list-style-type: none"> <li>1. Plans and Documents for Approval</li> <li>2. Representations (3)</li> <li>3. Planning Scheme Assessment</li> <li>4. Applicant’s Response to Representations</li> </ol>

#### 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 Sign - Shipping Container and Associated Signage on land situated at 6602 Esk Main Road, St Marys described in Certificate of Title 142933/1 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Location Plan of shipping container signage	A01	Private Forests Tasmania	Received 29/08/2025
Signage Side A Design	A02	Private Forests Tasmania	Received 29/08/2025
Signage Side B Design	A03	Private Forests Tasmania	Received 29/08/2025
Signage Side C Design	A04	Private Forests Tasmania	Received 29/08/2025
Signage Icon	A05	Private Forests Tasmania	Received 29/08/2025
3D Images with setback and dimensions with photo montages x 4	A06, A07, A08 and A09	Private Forests Tasmania	Received 23/12/2025
Additional Information	Nil	Private Forests Tasmania	5 November 2025
Additional Information	Nil	Private Forests Tasmania	22 December 2025

## CONDITIONS

CONDITION		TIMING
<b>1.</b>	<b>Approved Plans and/or Document</b>	
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.
<b>2.</b>	<b>Shipping Container and Signage</b>	
A	The shipping container is approved for the attachment of the signage forming part of this application only.	Prior to commencement of use and to be maintained at all times.
B	Upon completion of the project, the shipping container and associated signage must be removed in its entirety from the subject site. Should the intention be to install new signage on the shipping container, a new development application must be submitted as further planning approval will be required.	Upon completion of the project and to be maintained at all times.

## ADVICE

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

Mon-Friday 7 am to 6 pm

Saturday 9 am to 6 pm

Sunday and public holidays 10 am to 6 pm

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

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

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

<b>Development Permit Information</b>	<b>Details</b>
<i>Development Description</i>	Sign - Shipping Container and Associated Signage
<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 placement of a 6m by 2.4m shipping container which will be sealed shut and include signage on three sides of the structure.

## **PREVIOUS COUNCIL CONSIDERATION:**

Nil

## **OFFICER'S REPORT:**

### **1. The Proposal**

The applicant is seeking approval for the placement of a 20ft shipping container, to be welded shut with associated signage at 6602 Esk Main Road, St Marys (CT 142933/1). The signage will be displayed on three sides of the shipping container structure which is intended to be located 15m north of the southern boundary adjoining Esk Main Road with messaging that includes:

Side A: Tree farming for the future (6m x 2.6m)

Side B: Where cows graze and carbon stays (6m x 2.6m)

Side C: Stems for CO2 Project logo and tagline (2.4m x 2.6m).

### **2. Applicable Planning Assessment**

- 21.0 Agriculture Zone
- C1.0 Signs Code
- C8.0 Scenic Protection Code

### **3. Referrals**

- Due to the proximity of the proposed shipping container and associated signage to the Esk Main Road, a referral was issued on the 9/09/2026 to the Department of State Growth. The following comments were received on the 10/09/2026:

*'Based on the related documents, the proposed sign is outside the Esk Main Road reservation, therefore the Department has no objections to the proposed development.'*

*Having stated our position above, it is noted that the identified location on the northern side of the Esk Main Road would have the benefit of the eastbound over westbound traffic. However, there is a row of trees along the northern side of the road and a horizontal curve, just west of the proposed location so that the sightline for eastbound traffic may be hindered toward the proposed location. In this regard, it may be beneficial if the location could not be*

*further shifted toward the east. Any relocation of the proposed sign to the east, within the property boundary, won't change our above position'.*

#### 4. Assessment

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

*Tasmanian Planning Scheme – Break O’Day State Planning Provisions Version 14:*

- *C1.6.1 Design and siting of signs (P1.1 & P1.2)*
- *C1.6.3 Third party sign (P1)*
- *C8.6.2 Development within a scenic road corridor (P2)*

Detailed assessment against the provisions of the *Tasmanian Planning Scheme – Break O’Day* version 14 where the proposal was reliant on satisfying the performance criteria, is provided below.

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

#### Planning Assessment

##### **C1.0 Signs Code**

##### C1.6 Development Standards for Buildings and Works

##### C1.6.1 Design and siting of signs

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b> A sign must:</p> <p>a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and</p> <p>b) meet the sign standards for the relevant sign type set out in Table C1.6, excluding for the following sign types, for which there is no Acceptable Solution:</p> <p>i. roof sign; ii. sky sign; and iii. billboard.</p>	<p><b>P1.1</b> A sign must:</p> <p>a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and</p> <p>b) be compatible with the streetscape or landscape, having regard to:</p> <p>i. the size and dimensions of the sign; ii. the size and scale of the building upon which the sign is proposed; iii. the amenity of surrounding properties; iv. the repetition of messages or information; v. the number and density of signs on the site and on adjacent properties; and vi. the impact on the safe and efficient movement of vehicles and pedestrians.</p> <p><b>P1.2</b> If a roof sign, sky sign or billboard, the sign must:</p> <p>a) be located within the applicable zone for the relevant sign type set out in Table C1.6; b) meet the sign standards for the relevant sign type in Table C1.6; and</p>

- c) not contribute to visual clutter or cause unreasonable loss of amenity to the surrounding area, having regard to:
  - i. the size and dimensions of the sign;
  - ii. the size and scale of the building upon which the sign is proposed;
  - iii. the amenity of surrounding properties;
  - iv. the repetition of messages or information;
  - v. the number and density of signs on the site and on adjacent properties; and
  - vi. the impact on the safe and efficient movement of vehicles and pedestrians.

**Assessment against the Performance Criteria is required.**

**Performance Criteria Assessment**

The proposed shipping container and associated signage for the subject site at 6602 Esk Main Road, St Marys (CT 142933/1), is unable to satisfy the acceptable solution thereby requiring the performance criteria.

The signage intended to be attached to the shipping container has been characterised as a billboard and this particular sign type cannot be considered against the acceptable solution. However, the performance criteria can be considered appropriately satisfied as demonstrated in the completed assessment below:

**P1.1**

(a) The proposed billboard signage will be located on land subject to the 21.0 Agriculture Zone which is identified as one of the applicable zones for this sign type in Table C1.6 Sign Standards.

(b) The proposed billboard signage is compatible with the surrounding landscape as:

- i. Signage is intended to be installed on 3 sides of the shipping container with the following dimensions:
  - Side A: Tree farming for the future (6m x 2.6m)
  - Side B: Where cows graze and carbon stays (6m x 2.6m)
  - Side C: Stems for CO2 Project logo and tagline (2.4m x 2.6m).

The size and dimensions of the proposed billboard signage do not exceed the standards for billboards outlined within Table C1.6 Sign Standards with regard being given to the following:

Must:

- (a) have a maximum vertical dimension of 3m;
- (b) have a maximum horizontal dimension of 6m; and
- (c) not extend vertically or horizontally from the surface to which it is attached'

- ii. The signage is intended to be attached to a 6m by 2.4m shipping container with a total height of 2.6m.
- iii. The surrounding landscape can be characterised by the mostly flat and expansive grass paddocks with trees sparsely located along the Esk Main Road and across properties. The predominant uses within the area include agricultural activities and residential uses. Notably, the surrounding area

contains a mix of dwelling and associated outbuilding structures in addition to outbuildings for agricultural uses that are being undertaken. The proposed 14.4m<sup>2</sup> shipping container is relatively minor in size and will be sited adjacent to an established row of trees which will assist in partially obscuring the signage from the road.

- iv. While the intent of the signage is advertising the shelterbelt project, it is evident from the signage design that the 3 sides of the container will contain different messaging/information related to the project and will not be repetitive in nature.
- v. The subject site or adjacent properties do not currently have any signage.
- vi. As shown within the advertised documentation, the proposed shipping container with associated signage is intended to be sited 15m from the boundary adjoining the Esk Main Road and is not located within proximity of a footpath. A referral of this application was sent to the relevant road authority (Department of State Growth) on the 9/09/2025 with the following response/advice being provided on the 10/09/2025:

*'Based on the related documents, the proposed sign is outside the Esk Main Road reservation, therefore the Department has no objections to the proposed development.'*

*Having stated our position above, it is noted that the identified location on the northern side of the Esk Main Road would have the benefit of the eastbound over westbound traffic. However, there is a row of trees along the northern side of the road and a horizontal curve, just west of the proposed location so that the sightline for eastbound traffic may be hindered toward the proposed location. In this regard, it may be beneficial if the location could not be further shifted toward the east. Any relocation of the proposed sign to the east, within the property boundary, won't change our above position'.*

#### **P1.2**

- (a) As above, the proposed billboard signage will be located on land subject to the 21.0 Agriculture Zone which is identified as one of the applicable zones for this sign type in Table C1.6 Sign Standards.
- (b) As above, the proposed signage is intended to be installed on 3 sides of the shipping container with the following dimensions:
  - Side A: Tree farming for the future (6m x 2.6m)
  - Side B: Where cows graze and carbon stays (6m x 2.6m)
  - Side C: Stems for CO2 Project logo and tagline (2.4m x 2.6m).

The size and dimensions of the proposed billboard signage do not exceed the standards for billboards outlined within Table C1.6 Sign Standards with regard being given to the following:

Must:

- (a) *have a maximum vertical dimension of 3m;*
- (b) *have a maximum horizontal dimension of 6m; and*
- (c) *not extend vertically or horizontally from the surface to which it is attached'*

(c) The proposed billboard signage is unlikely to contribute towards visual clutter or cause an unreasonable loss of amenity to the surrounding area with regard being given to the below:

- i. Refer to the completed assessment for (b) above.
- ii. The signage is intended to be attached to a 6m by 2.4m shipping container with a total height of 2.6m. While the structure itself will not be utilised for storage, the size of this structure is quite minimal in comparison to existing outbuilding structures located on the subject site and surrounding properties.
- iii. As above, the surrounding landscape can be characterised by the mostly flat and expansive grass paddocks with trees sparsely located along the Esk Main Road and across properties. The predominant uses within the area include agricultural activities and residential uses. Notably, the surrounding area contains a mix of dwelling and associated outbuilding structures in addition to outbuildings for agricultural uses that are being undertaken. The proposed 14.4m<sup>2</sup> shipping container is relatively minor in size and will be sited adjacent to an established row of trees which will assist in partially obscuring the signage from the road. It is worth noting that the applicant has outlined the following within their written response to this performance criteria, *'The context of the sign has been developed with the intention to support the surrounding amenity. The content is simple and uses a colour – 'green pantone 346' – along with black and white text to complement the surrounding amenity and the landscape'*.
- iv. As above, while the intent of the signage is to advertise the shelterbelt project, it is evident from the signage design that the 3 sides of the container will contain different messaging/information related to the project and will not be repetitive in nature.
- v. As above, the subject site or adjacent properties do not currently have any signage.
- vi. As above, it is shown within the advertised documentation that the proposed shipping container with associated signage is intended to be sited 15m from the boundary adjoining the Esk Main Road and is not located within proximity of a footpath. A referral of this application was sent to the relevant road authority (Department of State Growth) on the 9/09/2025 with the following response/advice being provided on the 10/09/2025:

*'Based on the related documents, the proposed sign is outside the Esk Main Road reservation, therefore the Department has no objections to the proposed development.'*

*Having stated our position above, it is noted that the identified location on the northern side of the Esk Main Road would have the benefit of the eastbound over westbound traffic. However, there is a row of trees along the northern side of the road and a horizontal curve, just west of the proposed location so that the sightline for eastbound traffic may be hindered toward the proposed location. In this regard, it may be beneficial if the location could not be further shifted toward the east. Any relocation of the proposed sign to the east, within the property boundary, won't change our above position'.*

It is worth noting that in response to this performance criteria, the applicant has provided the following written response:

*'The shipping container advertisement is within visibility of a road (Esk Main Road) but not within sight lines, and the content and design of the advertisement itself has been considered so the likelihood of it having any indirect impact on the safe and efficient movement of vehicles on the road is very low. The content and design of the advertisement is simple and there is no illumination or complex graphic design'.*

Therefore, with regard being given to the above assessment, the performance criteria can be considered satisfied.

C1.6.3 Third party sign

Acceptable Solutions	Performance Criteria
<p><b>A1</b> No Acceptable Solution.</p>	<p><b>P1</b> A third party sign must be compatible with the natural and built environment of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>a) the content of the sign;</li> <li>b) the necessity for the advertisement to be in the location;</li> <li>c) opportunities for alternative locations or other methods to achieve the intended purpose (e.g. eligibility for Tasmanian Visitor Information System (TVIS) signs); and</li> <li>d) the likely impact on the operation and safety of a railway, road, footpath, or navigable water; and</li> <li>e) any advice from a State authority.</li> </ul>

**Assessment against the Performance Criteria is required.**

**Performance Criteria Assessment**

The proposed shipping container and associated signage for the subject site at 6602 Esk Main Road, St Marys (CT 142933/1), is unable to satisfy the acceptable solution thereby requiring the performance criteria.

As no acceptable solution is offered for this clause, assessment is required against the performance criteria. However, the proposed third-party signage is reasonably compatible with the natural and built environment of the surrounding area as demonstrated in the completed assessment below:

- a) As shown within the advertised documentation, the proposed signage is intended to be installed on 3 sides of the shipping container with the following dimensions and designs:
  - Side A: Tree farming for the future (6m x 2.6m)
  - Side B: Where cows graze and carbon stays (6m x 2.6m)
  - Side C: Stems for CO2 Project logo and tagline (2.4m x 2.6m).

In terms of the design of the signage, it is outlined within the written response to this performance criteria by the applicant, that sides A and C will include a combination of black and white text over a background colour of 'green pantone 346' (HEX HTML 6dcb99). Notably, the intended design for side C demonstrates the inclusion of a CO2 tree symbol consisting of black and green colours with a white background which includes a combination of black and green text. Additionally, the applicant has confirmed that the proposed signage will have a matte finish. Since the proposed signage has avoided the use of bright colours, contains simple graphic design and will neither be reflective nor

illuminated, it is reasonable to conclude that the content and design of the sign is unlikely to adversely impact on the amenity of the surrounding landscape.

- b) The predominant purpose of the signage is to advertise commuters along Esk Main Road of the shelterbelt planting being undertaken as part of Private Forests Tasmania's Stems for CO2 project on the subject site. Notably, it is evident from the operational map provided within the advertised documentation, that the proposed signage will be located within proximity to the defined Stems for CO2 Project Location/s.
- c) In response to this particular criterion, the applicant provided the following written response to this criterion:

*'The intended purpose of the shipping container advertisement is to advertise the operational shelterbelt planting for Private Forests Tasmania's Stems for CO2 project (as per map above) to Tasmanian landowners. The only method to advertise the project to the intended audience is with signage which can be installed adjacent to or within the location of the project operations (shelterbelt planting). The location options adjacent to the planting and visible to the intended audience (Tasmanian landowners) are limited, and therefore the suggested location is the best position. Other potential methods – including Tasmanian Visitor Information System (TVIS) signs – do not achieve the intended purpose'.*

The siting of the proposed signage as detailed above by the applicant, is quite logical as the predominant purpose is to advertise a project that is occurring within proximity to the signage.

- d) The proposed shipping container and associated signage does not adjoin a railway, footpath or navigable water but it is intended to be sited within proximity to the Esk Main Road which is currently owned and maintained by the Department of State Growth. Due to the proximity of the signage to the road, a referral was issued to the Department of State Growth on the 9/09/2025 with the following response/advice being provided on the 10/09/2025:

*'Based on the related documents, the proposed sign is outside the Esk Main Road reservation, therefore the Department has no objections to the proposed development.*

*Having stated our position above, it is noted that the identified location on the northern side of the Esk Main Road would have the benefit of the eastbound over westbound traffic. However, there is a row of trees along the northern side of the road and a horizontal curve, just west of the proposed location so that the sightline for eastbound traffic may be hindered toward the proposed location. In this regard, it may be beneficial if the location could not be further shifted toward the east. Any relocation of the proposed sign to the east, within the property boundary, won't change our above position'.*

- e) See completed assessment for (d) above.

**C8.0 Scenic Protection Code**

C8.6 Development Standards for Buildings and Works

C8.6.2 Development within a scenic road corridor

Acceptable Solutions	Performance Criteria
<p><b>A2</b> Buildings or works within a scenic road corridor must not be visible from the scenic road.</p>	<p><b>P2</b> Buildings or works within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to:</p> <ul style="list-style-type: none"> <li>a) the topography of the site;</li> <li>b) proposed reflectance and colour of external finishes;</li> <li>c) design and proposed location of the buildings or works;</li> <li>d) the extent of any cut or fill required;</li> <li>e) any existing or proposed screening;</li> <li>f) the impact on views from the road; and</li> <li>g) the purpose of any management objectives identified in the relevant Local Provisions Schedule.</li> </ul>
<p><b>Assessment against the Performance Criteria is required.</b></p> <p><b>Performance Criteria Assessment</b></p> <p>The proposed shipping container and associated signage for the subject site at 6602 Esk Main Road, St Marys (CT 142933/1), is unable to satisfy the acceptable solution thereby requiring the performance criteria.</p> <p>Due to the siting of the shipping container and associated signage in conjunction with the intended purpose of signs to be visible, the proposal is unable to achieve the requirements outlined within the acceptable solution. However, the performance criteria can be considered reasonably satisfied as evident in the completed assessment below:</p> <ul style="list-style-type: none"> <li>a) The topography of the subject site and surrounding area can be described as consisting of mostly flat land/paddocks within a valley which benefits from mountainous terrain being observable in all directions. Notably, the properties along Esk Main Road accommodate a combination of agricultural activities (e.g. livestock and cropping) and established residential uses within the valley via existing dwellings and outbuilding structure/s.</li> <li>b) The proposed signage does not incorporate reflective components and will consist of a matte finish with the following colours being nominated by the applicant: <ul style="list-style-type: none"> <li>• Sides A (<i>Tree farming for the future (6m x 2.6m)</i>) and B (<i>Side B: Where cows graze and carbon stays (6m x 2.6m)</i>) will include black and white text over a background colour of 'green pantone 346' (HEX HTML 6dcb99); and</li> <li>• Side C (<i>Stems for CO2 Project logo and tagline (2.4m x 2.6m)</i>) demonstrates the inclusion of a CO2 tree symbol consisting of black and green colours with a white background and further includes a combination of black and green text.</li> </ul> </li> <li>c) The signage is intended to be attached to a 6m by 2.4m shipping container with a total height of 2.6m which will have a setback of 15m to the southern boundary which adjoins the Esk Main Road. The design of the signage proposed to be attached to the structure is detailed above in the assessment completed for (b).</li> <li>d) N/A – neither cut nor fill is required for this application and accordingly no further assessment is required.</li> </ul>	

- e) The proposed 14.4m<sup>2</sup> shipping container is relatively minor in size and will be sited adjacent to an established row of trees which will assist in partially obscuring the signage from the road. This application does not include any proposed screening given that the intended purpose of signage is for it to be visible to commuters.
- f) As outlined within the completed assessment for (e) above, the proposed signage will be sited adjacent to an established row of trees. While the signage will be visible at varying degrees when commuters travel either east or west along the Esk Main Road, the proximity to existing vegetation will assist in reducing the overall visual impact of the signage.
- g) In terms of the relevant scenic value and management objectives that have been identified for the Esk Main Road, the following is outlined within the Break O'Day Local Provisions Schedule:
  - Scenic Value: *A rural and bush landscape, which changes as road users shift from the coastal to and inland setting'.*
  - Management Objectives:
    - (a) *'To maintain the dominant landscape elements when viewed from public roads; and*
    - (b) *To reduce the visual contrast between buildings and works and the natural landscape'.*

With consideration being given to the above assessment completed for (a) – (f), the positioning of the signage adjacent to an established row of trees including the 14.4m<sup>2</sup> structure that the signage will be attached to, will not significantly detract from the dominant landscape elements observable along the Esk Main Road. Additionally, unlike the traditional design of a billboard, the proposal is relatively minor in scale that it is unlikely to pose an unreasonable visual contrast between the signage and the surrounding landscape.

## 5. Representations

The application was advertised 10th January 2026 to 2nd February 2026 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. Three (3) representations were received prior to the closing date and time. The issues raised within the representations are as follows:-

### Representation 01

Issue	Response
Object to the unnecessary advertising near the highway.	While the objection is noted, please refer to the Planning Officer's completed assessment of the performance criteria from the Tasmanian Planning Scheme that are relevant to this current application.
Asserts that the proposed signage and shipping container are excessively large and will impact the scenic beauty of the drive into St Marys in addition to distracting drivers.	The signage is intended to be attached to a 6m by 2.4m (14.4m <sup>2</sup> ) shipping container with a total height of 2.6m. The dimensions for the signage are compliant with the sign standards required for billboards as seen in Planning Officers completed assessment. The size of the shipping container is quite minor in comparison to existing outbuildings currently existing on the subject site and surrounding properties.

Concludes that the sign does not add anything to the rural nature of the valley and does not contribute towards the local community.	The purpose of the signage is to advertise/notify commuters and surrounding landowners of the shelter belt planting project that will be undertaken on the subject site.
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## Representation 02

Issue	Response
Object to the proposed signage due to the large size, visual impact, impact on scenic views and the political nature of the signage.	<p>While the objection is noted, please refer to the Planning Officer's completed assessment of the performance criteria from the Tasmanian Planning Scheme that are relevant to this current application.</p> <p>The proposed signage is considered as being a Third-Party Sign, assessment was required against performance criteria <b>P1</b> of clause <b>C1.6.3 Third party sign</b> from the <b>C1.0 Signs Code</b>. As outlined in representation 01, it is worth noting that the purpose of the signage is to advertise/notify commuters and surrounding landowners of the shelter belt planting project that will be undertaken on the subject site.</p>

## Representation 03

Issue	Response
Excessive size of the proposed signage and will be larger than existing signage within Fingal Valley with reference being made to signs for shelter belts.	While the concerns over the signage are noted, the potential visual impact and the surrounding landscape/character of the area were taken into consideration as evident within the Planning Officer's completed assessment. It is worth noting there are exemptions within the Tasmanian Planning Scheme which could hypothetically facilitate the construction of large outbuilding structure/s exceeding 100m <sup>2</sup> which would pose a certain level of visual impact from the Esk Main Road regarding exemption <u>4.3.8 outbuildings in Rural Living Zone, Rural Zone or Agriculture Zone</u> and <u>4.3.9 agricultural buildings and works in the Rural Zone or Agriculture Zone</u> . Notably, the referenced outbuilding exemptions do not specify colour or reflectivity considerations/requirements.
Significant visual impact when travelling to and from the area with further reference being made to Council's recent refusal of the Telstra Tower. Asserts that the signage will have a similar impact on the local area with regard	Please refer to the Planning Officer's completed assessment of the performance criteria from the Tasmanian Planning Scheme that are relevant to this current application. While the comparison has been noted, the current

being given to the scenic and heritage values further noting the interruption of sight-lines to the nearby bushland and not being consistent with the character of the surrounding area.	proposal for signage attached to a 14.4m <sup>2</sup> shipping container with a total height of 2.6m is quite different in scope and location to the telecommunication tower which had a total height exceeding 26m.
Suggests that any sign should be no bigger than the sign which currently indicates an existing shelter belt on the highway that was planted by the students of St Marys School.	See above.
Asserts that the proposed signage is a political statement which may provoke dissent and division within the community and questions the need for the signage.	As outlined within the above representations, the purpose of the signage is to advertise/notify commuters and surrounding landowners of the shelter belt planting project that will be undertaken on the subject site. The content is specific to a project occurring on a property and does not appear to incite, antagonise or display graphic or controversial matters.
Believes the proposed signage would be unable to meet P2 of clause C8.6.2 Development within a scenic road corridor from the C8.0 Scenic Protection Code with regard being given to the points raised above.	While the objection is noted, please refer to the Planning Officer's completed assessment of the performance criteria from the Tasmanian Planning Scheme that are relevant to this current application.

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

## 6. Mediations

- No mediation occurred for this application.

## 7. Conclusion

In accordance with 6.10 of the *State Planning Provisions (Tasmanian Planning Scheme – Break O’Day)*, the application has been assessed against the objectives of the Scheme, in particular the 21.0 Agriculture Zone and all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and four (4) Performance Criterion. The received representation has been considered.

It is recommended for approval with conditions normally set to this type of development.

## STRATEGIC PLAN & ANNUAL PLAN:

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

#### Goal

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

*Key Focus Area:*

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

**LEGISLATION & POLICIES:**

*Tasmanian Planning Scheme – Break O’Day*

*Land Use Planning and Approvals Act 1993*

*Local Government (Building and Miscellaneous Provisions) Act 1993*

**BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:**

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

**VOTING REQUIREMENTS:**

Simple Majority

ACTION	DECISION
COUNCIL MEETING DATE	16 March 2026
PROPONENT	Marilla O’Sullivan and Nicholas McLeish
OFFICER	Alex McKinlay – Planning Officer
FILE REFERENCE	DA 2025 / 00221
ASSOCIATED REPORTS AND DOCUMENTS	<ol style="list-style-type: none"> <li>1. Plans and Documents for Approval</li> <li>2. Representation (1)</li> <li>3. Planning Scheme Assessment</li> </ol>

**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 Additional Use for Visitor Accommodation on land situated at 35 St Helens Point Road, Stieglitz described in Certificate of Title 81371/18 with access currently achieved over ‘Footway’ (CT 45005/1) and 37 St Helens Point Road, Stieglitz (CT 81371/19), be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Site Plan and Floor Plan	A01	Marilla O’Sullivan and Nicholas McLeish	Received 13/11/2025
Identification Survey	Job Number: 260103, Sheet 1 of 1	East Coast Surveying	15/01/2026
Coastal Erosion and Landslip Hazard Appraisal	GL25503Ab	Geoton Pty Ltd	28/08/2025

**CONDITIONS**

CONDITION		TIMING
<b>1.</b>	<b>Approved Plans and/or Document</b>	
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.
<b>2.</b>	<b>Nuisance</b>	
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.

<b>3.</b>	<b>Access to Council Maintained Road</b>	
A.	Prior to commencement of the visitor accommodation use on the subject site, written evidence must be submitted to the satisfaction of Council's Development Services Coordinator that a legal means of vehicular access from the edge of the council maintained road to the subject site including access over CT 45005/1 ('Footway') and CT 81371/19 (37 St Helens Point Road, Stieglitz) has been obtained.	Prior to commencement of use and to be maintained at all times.

## ADVICE

1. Use or development which may impact on Aboriginal cultural heritage is subject to the *Aboriginal Relics Act 1975*. If Aboriginal relics are uncovered during works then an Aboriginal site survey is required to determine the level of impact and the appropriate mitigation procedures.
  2. Prior to the commencement of the Visitor Accommodation Use, a completed and signed copy of a Building Self-Assessment Form must be submitted to Council via email to [admin@bodc.tas.gov.au](mailto:admin@bodc.tas.gov.au).
- B. That all external Referral Agencies for the development application be provided with a copy of the Council's decision (Permit).

	<b>Applicable Y/NA</b>	<b>Referral Agency</b>
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.

<b>Development Permit Information</b>	<b>Details</b>
<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>	One

## INTRODUCTION:

The applicant is seeking approval for an additional use, visitor accommodation within an existing single dwelling.

## PREVIOUS COUNCIL CONSIDERATION:

Nil

## OFFICER'S REPORT:

### 1. The Proposal

The applicant is seeking approval for an additional use of visitor accommodation being applied to the subject site at 35 St Helens Point Road, Stieglitz (CT 81371/18). The property is subject to the 10.0 Low Density Residential Zone of the Tasmanian Planning Scheme. Notably, the subject site has an existing two-bedroom dwelling, and this application seeks to apply the additional use of visitor accommodation to the entirety of the dwelling.

The subject site slopes down from St Helens Point Road to Treloggens Track, with native vegetation covering the majority of the site. The site accommodates an existing single dwelling, with associated driveway and car parking.

### 2. Applicable Planning Assessment

- 10.0 Low Density Residential Zone
- C2.0 Parking and Sustainable Transport Code
- C10.0 Coastal Erosion Hazard Code
- C15.0 Landslip Hazard Code

### 3. Referrals

- Nil

### 4. Assessment

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

*Tasmanian Planning Scheme – Break O’Day State Planning Provisions Version 14:*

- *C10.5.4 Uses located within a coastal erosion investigation area (P1)*
- *C15.5.1 Use within a landslip hazard area (P1.1)*

Detailed assessment against the provisions of the *Tasmanian Planning Scheme – Break O’Day* version 14 where the proposal was reliant on satisfying the performance criteria, is provided below.

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

## **Planning Assessment**

### **C10.0 Coastal Erosion Hazard Code**

#### **C10.5 Use Standards**

##### **C10.5.4 Uses located within a coastal erosion investigation area**

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> No Acceptable Solution.	<b>P1</b> A coastal erosion investigation area report for a use within a coastal erosion investigation area demonstrates that:  a) it is not located within a low, medium or high coastal erosion hazard band; b) it is located within a high coastal erosion hazard band and it meets the requirements in clause C10.5.1 P1; c) it is located within a non-urban zone and within a low or medium coastal erosion hazard band and it meets the requirements in clause C10.5.2 P1; or d) if it is for a critical use, hazardous use, or vulnerable use, it is located within a low, medium or high coastal erosion hazard band and it meets the relevant requirements in clause C10.5.3 P1, P2, P3 and P4.

#### **Assessment against the Performance Criteria is required.**

##### **Performance Criteria Assessment**

The additional use for visitor accommodation proposed for the existing dwelling on the subject site at 35 St Helens Point Road, Stieglitz, is unable to satisfy the acceptable solution thereby requiring assessment against the performance criteria.

The existing dwelling is located on land subject to the coastal erosion investigation area overlay and as there is no acceptable solution, further assessment is required against performance criteria P1. A coastal erosion investigation area report for a use within a coastal erosion investigation area prepared by GeoTon Pty Ltd demonstrated that it is not located within a low, medium or high coastal erosion hazard band. Therefore, the proposal complies with Performance Criteria P1 (a).

### **C15.0 Landslip Hazard Code**

#### **C15.5 Use Standards**

##### **C15.5.1 Use within a landslip hazard area**

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> No Acceptable Solution.	<b>P1.1</b> A use, including a critical use, hazardous use, or vulnerable use, within a landslip hazard area achieve and maintain a tolerable risk from exposure to landslip, having regard to:  a) the type, form and duration of the use; and b) a landslip hazard report that demonstrates that:

	<ul style="list-style-type: none"> <li>i. any increase in the level of risk from landslip does not require any specific hazard reduction or protection measure; or</li> <li>ii. the use can achieve and maintain a tolerable risk for the intended life of the use.</li> </ul> <p><b>P1.2</b> If landslip reduction or protection measures are required on land beyond the boundary of the site, the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the landslip reduction or protection measures.</p>
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**Assessment against the Performance Criteria is required.**

**Performance Criteria Assessment**

The additional use for visitor accommodation proposed for the existing dwelling on the subject site at 35 St Helens Point Road, Stieglitz, is unable to satisfy the acceptable solution thereby requiring assessment against the performance criteria.

The existing dwelling is located on land subject to the high landslip hazard band and is unable to achieve the requirements of any listed exemption outlined under *C15.4 Use or Development Exempt from this Code*. In response to assessment against this performance criteria being required, the applicant engaged the services of Geoton Pty Ltd to assist with preparing a response identify whether the additional use for visitor accommodation can maintain a tolerable risk regarding exposure to landslip.

Within the assessment prepared by Geoton Pty Ltd, it was identified that the subject site is in an existing area of inherent doubtful slope stability further noting that landslides are a natural ongoing geological process and as such, there will always be some level of risk. Notably, the assessment considered that the proposal for visitor accommodation to the existing dwelling would not increase the current landslide risk with regard being given to the following (note: refer to pp. 6 of the Geoton Pty Ltd report):

- *‘The change in use will not trigger, spread, or intensify the already existing landslide hazard;*
- *The change in use will not comprise any redevelopment of the site, there is no change to the size*
- *of the existing dwelling, and the number of bedrooms will not increase;*
- *The occupancy for the year is expected to be lower than the all-year-round occupancy of a residence; and*
- *The dwelling is connected to town sewage and therefore there is no wastewater load going into the ground’.*

To conclude the assessment against this clause, Geoton Pty Ltd confirmed that a tolerable risk can be maintained with no incremental risk for the proposed additional use of visitor

accommodation and further confirmed that this proposal does not necessitate any landslip reduction or protection measures.

## 5. Representations

The application was advertised 7th February 2026 to 20th February 2026 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. One (1) representation was received prior to the closing date and time. The issues raised within the representation are as follows:-

### Representation 01

Issue	Response
<p>Claims that they were not notified of the initial application previously lodged nor of the current application.</p>	<p>The latest version of the development application form included all affected landowners within the section of the form titled <i>'If Applicant Is Not The Owner'</i> and was signed by the applicant. In response to this assertion, the applicant was contacted and confirmation was sought as to whether all affected landowners as part of this application were notified in accordance with Section 52 (1) of the Land use Planning and Approvals Act 1993. It was noted within the Planning Officer's correspondence that should a representation be received and potential appeal lodged, the matter will be further determined by the Tasmanian Civil Administrative Tribunal.</p> <p>The applicant provided written confirmation via email on the 11/02/2026 that all affected landowners were notified of the current application. Additionally, the applicant further reiterated during a meeting conducted on the 18/02/2026 that all affected landowners associated with the current application were appropriately notified.</p>
<p>Have issues with the encroachment of the existing concrete driveway into 37 St Helens Point Road, Stieglitz, and notes that the matter has been raised with the applicant but has not been resolved.</p>	<p>While the encroachment of the driveway into 37 St Helens Point Road is predominantly a civil matter, it is recognised that the inclusion of an appropriate condition requiring the applicant to obtain legal means of access across both the footway and 37 St Helens Point Road will be necessary. The timing of compliance with the condition will be prior to the commencement of the additional use for visitor accommodation use and is to be maintained at all times.</p> <p>Please refer to condition 3A above.</p>

Questions whether the owners of the adjoining footway have been notified of the current application.	As above.
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The recommendation for approval has been made following due consideration of the representation and comments.

## 6. Mediations

- No mediations occurred for this application.

## 7. Conclusion

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

It is recommended for approval with conditions normally set to this type of development.

### STRATEGIC PLAN & ANNUAL PLAN:

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

#### Goal

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

#### *Key Focus Area:*

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

### LEGISLATION & POLICIES:

*Tasmanian Planning Scheme – Break O’Day*

*Land Use Planning and Approvals Act 1993*

*Local Government (Building and Miscellaneous Provisions) Act 1993*

### BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

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

### VOTING REQUIREMENTS:

Simple Majority

<b>ACTION</b>	<b>DECISION</b>
<b>COUNCIL MEETING DATE</b>	16 March 2026
<b>PROPONENT</b>	Alldraw Building Design
<b>OFFICER</b>	Rebecca Green – Senior Town Planning Consultant
<b>FILE REFERENCE</b>	DA 2024 / 00220
<b>ASSOCIATED REPORTS AND DOCUMENTS</b>	<ol style="list-style-type: none"> <li>1. Plans and Documents for Approval</li> <li>2. Representation (1)</li> <li>3. Planning Scheme Assessment</li> <li>4. Applicant’s Response to Representation</li> </ol>

**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 Residential - Construction of a Dwelling and Secondary Residence including Placement of a Shipping Container on land situated at 24309 Tasman Highway, St Helens described in Certificate of Title 84563/11 be APPROVED subject to the following plans / documents and conditions:

<b>Approved Plans / Documents</b>			
<b>Plan / Document Name</b>	<b>Reference Number</b>	<b>Prepared By</b>	<b>Dated</b>
Proposed Site Plan	Project No: 1385, Sheet No: 02	All Draw Building Design	3/03/2026, Rev: 3
Floor Plan	Project No: 1385, Sheet No: 03	All Draw Building Design	3/03/2026, Rev: 3
Elevations	Project No: 1385, Sheet No: 04	All Draw Building Design	3/03/2026, Rev: 2
Elevations	Project No: 1385, Sheet No: 05	All Draw Building Design	3/03/2026, Rev: 2
Elevations II	Project No: 1385, Sheet No: 06	All Draw Building Design	3/03/2026, Rev: 2
Roof & Drainage Plan	Project No: 1385, Sheet No: 08	All Draw Building Design	3/03/2026, Rev: 2
Existing Container	Project No: 1385, Sheet No: 17	All Draw Building Design	4/02/2026, Rev: 1
9am Shadow Diagram	Project No: 1385, Sheet No: 18	All Draw Building Design	24/02/2026, Rev: 2
10am Shadow Diagram	Project No: 1385, Sheet No: 19	All Draw Building Design	24/02/2026, Rev: 2
11am Shadow Diagram	Project No: 1385, Sheet No: 20	All Draw Building Design	24/02/2026, Rev: 2

12pm Shadow Diagram	Project No: 1385, Sheet No: 21	All Draw Design	Building	24/02/2026, Rev: 2
1pm Shadow Diagram	Project No: 1385, Sheet No: 22	All Draw Design	Building	24/02/2026, Rev: 2
2pm Shadow Diagram	Project No: 1385, Sheet No: 23	All Draw Design	Building	24/02/2026, Rev: 2
3pm Shadow Diagram	Project No: 1385, Sheet No: 24	All Draw Design	Building	24/02/2026, Rev: 2

## CONDITIONS

CONDITION		TIMING
<b>1</b>	<b>Approved Plans and/or Document</b>	
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.
<b>2</b>	<b>Dwelling and Secondary Residence</b>	
A	If a visitor accommodation use is sought for either the dwelling or the secondary residence proposed as part of this application, a further development application must be lodged with Council to seek approval for the allocation of an additional use for visitor accommodation.	Prior to use and maintained at all times.
<b>3</b>	<b>Shipping Container Colour</b>	
A	The proponent must submit to Council a proposed colour schedule for the exterior paint colour and finish of the shipping container, to the approval of Council's Development Services Coordinator.	Prior to the application of a building approval.
B	The shipping container must be painted/finished as approved by condition 2A above and to the satisfaction of Council's Development Services Coordinator.	Prior to occupancy of dwelling.
<b>4</b>	<b>Residential Use Car Parking</b>	
A	The areas shown to be set aside for vehicle access and car parking must be: <ul style="list-style-type: none"> <li>a. completed before the use of the development;</li> <li>b. surfaced with a pervious dust free surface and drained in a manner that will not cause stormwater nuisance.</li> </ul>	Prior to use and maintained at all times.
<b>5</b>	<b>Stormwater</b>	
A	All stormwater runoff from the development must be detained by on-site water storage systems and disposed of by means within the site, that will not result in soil erosion or other stormwater nuisance.	Prior to completion and to be maintained at all times.
B	Concentrated stormwater must not be discharged into neighbouring properties.	To be maintained at all times.

<b>6</b>	<b>Department of State Growth</b>	
A	Any works along the State Road reservation will require a permit, as per link below: <a href="https://www.transport.tas.gov.au/road_permits/permits_and_bookings/new_or_altered_access_onto_a_road_driveways">https://www.transport.tas.gov.au/road_permits/permits_and_bookings/new_or_altered_access_onto_a_road_driveways</a>	Prior to the commencement of any works in the State Road reservation.
<b>7</b>	<b>Nuisance</b>	
A	Use of the development must not create a nuisance as defined by the Environmental Management and Pollution Control Act 1994.	At all times.
B	During the period of construction, works on the site must not result in a concentration of flow onto other property, or cause ponding or other stormwater nuisance.	Prior to use and maintained at all times.
C	The driveway must be constructed in a manner that ensures sediment is neither tracked nor eroded across the property boundary.	Prior to use and maintained at all times.
D	All building wastes are to be removed to the appropriate waste disposal facility to prevent an environmental nuisance being caused outside of the works site.	At all times.
<b>8</b>	<b>Underground Infrastructure</b>	
A	All underground infrastructure including all forms of water, storm water, power, gas and telecommunication systems must be located prior to the commencement of any on-site excavation and / or construction works.	Prior to site works and maintained at all times.
<b>9</b>	<b>Effluent Disposal</b>	
A	Effluent disposal is subject to a technical assessment and issue of a Plumbing Permit by Council's Plumbing Permit Authority.	Prior to the commencement of use and maintained at all times.

## ADVICE

1. Use or development which may impact on Aboriginal cultural heritage is subject to the *Aboriginal Relics Act 1975*. If Aboriginal relics are uncovered during works then an Aboriginal site survey is required to determine the level of impact and the appropriate mitigation procedures.
2. Activities associated with construction works are not to be performed outside the permissible time frames listed:  
Mon-Friday 7 am to 6 pm  
Saturday 9 am to 6 pm  
Sunday and public holidays 10 am to 6 pm
3. Be advised that in accordance with the *Building Act 2016* assessment for building approval cannot commence until such time as Council is provided with full Building Design Plans and Specifications prepared by a Tasmanian Licenced designer.

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

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

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

Development Permit Information	Details
<i>Development Description</i>	Residential - Construction of a Dwelling and Secondary Residence including Placements of Shipping Container
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Building/Plumbing/DSG
<i>Attachments</i>	Nil
<i>Representations</i>	One (1)

#### INTRODUCTION:

The applicant is seeking approval for a single dwelling, including secondary residence and shipping container at 24309 Tasman Highway, St Helens.

#### PREVIOUS COUNCIL CONSIDERATION:

Nil

#### OFFICER’S REPORT:

##### 1. The Proposal

The applicant is seeking approval for use and development of a single dwelling, including a secondary residence and shipping container on the subject site located at 24309 Tasman Highway, St Helens (CT 84563/11). Specifically, the provided plans demonstrate that the following development and works form part of this application:

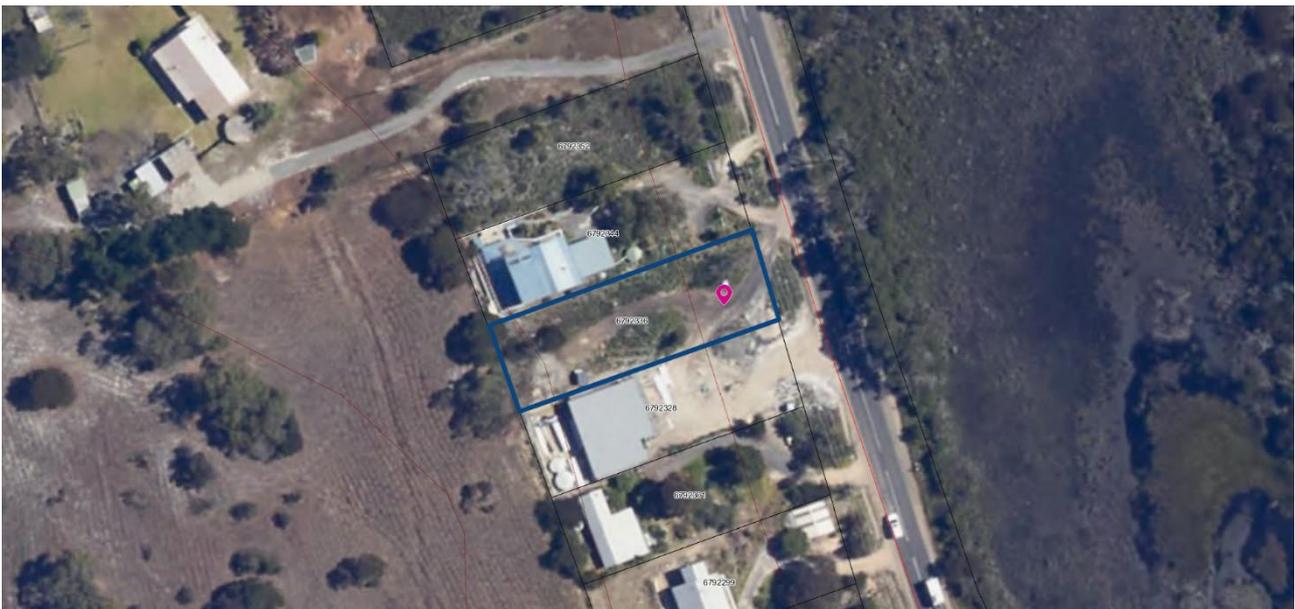
- Construction of a 143m<sup>2</sup> single dwelling, with 73.8m<sup>2</sup> deck, single storey in height with a maximum 7.585m, comprising 3 bedrooms, main with ensuite, bathroom, laundry, kitchen, meals and living and an additional lounge. Dwelling will be externally clad with a combination of vertical weatherboard gladding and ‘Nailstrip 265’ metal cladding. The roof will be clad with ‘Nailstrip 265’ metal cladding and Colorbond sheet metal.
- A 60m<sup>2</sup> secondary dwelling is also proposed and will accommodate a rumpus, bathroom and bedroom with attached deck.
- A shipping container 6.111m x 2.536m x 2.69m is also proposed.
- Construction of gravel driveway.
- Associated retaining walls.

- Minimum two car parking spaces to be constructed.
- Two 20,000l water tanks and static water supply for fire fighting purposes.

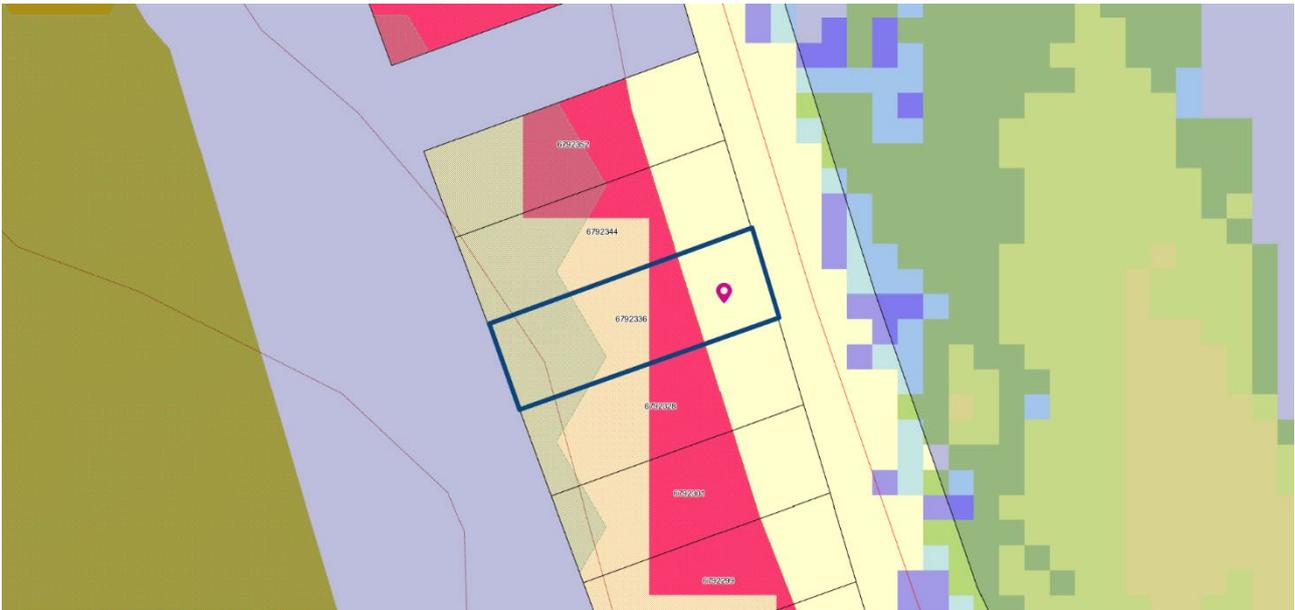
## 2. Description of the Site and Surrounds

The subject site can be described as having a slope from the western rear boundary down towards the eastern front boundary with an area of 1002m<sup>2</sup>. The property is vacant.

Direction	Planning Scheme Zone	Current Land Use
Northeast	26.0 Utilities Zone then 23.0 Environmental Management Zone	Road and PWS land
Southeast	BRE-P2.0 Coastal Settlement Particular Purpose	Residential – Single Dwelling
Southwest	22.0 Landscape Conservation Zone	Residential – Single Dwelling
Northwest	BRE-P2.0 Coastal Settlement Particular Purpose	Residential – Single Dwelling



Aerial Imagery



**Locality Plan**

**3. Applicable Planning Assessment**

LOCAL PROVISIONS SCHEDULE	APPLICABLE	NOTES
ZONE	YES	BRE-P2.0 Coastal Settlement
SPECIFIC AREA PLANS	NO	BRE-S1.0 SAFEGUARDING ST HELENS AERODROME
	NO	BRE-S2.0 STORMWATER MANAGEMENT

STATE PROVISIONS	PLANNING	CODES	TRIGGER	APPLICATION
C2.0 Parking and Sustainable Transport Code		C2.2	Applies to all use and development.	Applies.
C3.0 Road and Railway Assets Code		C3.2	Habitable building within a road attenuation area	Applies
C7.0 Natural Assets Code		C7.2	Priority Vegetation areas	Applies.
C11.0 Coastal Inundation Code		C15.2	Applies to land in a coastal inundation investigation area.	C11.4.1(a) - Exempt
C15.0 Landslip Hazard Code		C15.2	Use or development of land within a landslip hazard area.	C15.4.1(a) – Exempt.

#### 4. Referrals

- TasNetworks advised Council on 10 February 2025 that the development is not likely to adversely affect TasNetworks' operations.
- The Department of State Growth advised Council on 29 January 2025 that they have no objections to the proposed development. However, given that the existing access is a shared access with neighbouring property, any access works on the remainder of the existing access that is within the State Road Reservation will require a permit prior to any works are undertaken, as per the link below:  
[https://www.transport.tas.gov.au/road\\_permits/permits\\_and\\_bookings/new\\_or\\_altered\\_access\\_onto\\_a\\_road\\_driveways](https://www.transport.tas.gov.au/road_permits/permits_and_bookings/new_or_altered_access_onto_a_road_driveways)

#### 5. Assessment

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

*Tasmanian Planning Scheme – Break O’Day State Planning Provisions Version 14 and Local Provisions Schedule Version 5:*

- *BRE-P2.6.1 Building height (P1)*
- *BRE-P2.6.2 Setback (P1 & P2)*
- *C2.6.1 Construction of parking areas (P1)*
- *C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area (P1)*
- *C7.6.2 Clearance within a Priority Vegetation Area (P1.1 & P1.2)*

Detailed assessment against the provisions of the *Tasmanian Planning Scheme – Break O’Day* version 14 and Local Provisions Schedule version 5, where the proposal was reliant on satisfying the performance criteria, is provided below.

Further to receipt of a representation, the proponent has considered the concerns raised within the representation and provided an amended set of plans to address those issues. The changes made from the original advertised plans include: Dwelling maximum height reduced from 8.8m to 7.585m by way of cutting the dwelling further into the slope of the site, relocating and adjusting the angle of the dwelling from the southern boundary from 1.6m to 2.6m.

The amended set of plans have been assessed, superseding those placed on public notification.

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

## Planning Assessment

### **BRE-P2.0 PARTICULAR PURPOSE ZONE – Coastal Settlement**

#### BRE-P2.6 Development Standards for Dwellings

##### BRE-P2.6.1 Building height

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b> A dwelling must have a building height not more than 7m.</p>	<p><b>P1</b> The height of dwellings must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties having regard to:</p> <ul style="list-style-type: none"><li>a) the topography of the site;</li><li>b) the height of buildings on the site and adjacent properties;</li><li>c) the bulk and form of existing and proposed buildings;</li><li>d) sunlight to habitable rooms and private open space of dwellings; and</li><li>e) any overshadowing of adjoining properties.</li></ul>
<p><b>Performance Criteria Assessment</b></p> <p>The dwelling (as amended further to receipt of representation) reaches 7.585m in height as shown on elevations, however this is the highest point above natural ground level of the hipped roof profile. The original advertised plans detailed the dwelling to have a maximum height of 8.8m.</p> <ul style="list-style-type: none"><li>a) The encroachment in height is due to the topography of the site, being fairly steeply sloped and only relates to the main dwelling, not the secondary residence.</li><li>b) The subject site is currently vacant. The adjacent dwelling to the north has a maximum height of 7.4m. The adjacent dwelling to the south has a maximum height of 6.6m. The proposed dwelling height is compatible with the maximum height of adjacent buildings.</li><li>c) The bulk and form of the proposed is comparable to the dwelling at the north and the dwelling at the south adjoining lot.</li><li>d) The lot is oriented on a general east – west axis. Due to the orientation of the site, the southern adjoining property is to be considered in relation to any unreasonable loss of sunlight to habitable rooms and private open space. Amended plans, reducing the overall height above natural ground level of the proposed dwelling (8.8m advertised to 7.585m amended), increase in setback from the southern boundary from 1.6m advertised to 2.6m amended) demonstrate that the single habitable room window (kitchen) of the southern adjacent dwelling will not be overshadowed in any unreasonable way. It is anticipated on 21 June (winter solstice) that after 3pm the kitchen window may be overshadowed. The private open space of the of the southern adjacent dwelling will continue to received sufficient and adequate sunlight, and this area will not be unreasonably impacted from the proposal.</li><li>e) Overshadowing to the south side lot occurs from all north side lots. The proposal due to height and setback (as amended) will not cause an unreasonable impact on the southern adjoining dwelling.</li></ul>	

The proposal is consistent with the performance criteria.

**BRE-P2.6.2 Setback**

Acceptable Solutions	Performance Criteria
<p><b>A1</b> Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 10m.</p>	<p><b>P1</b> The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area having regard to:</p> <ul style="list-style-type: none"> <li>a) the topography of the site;</li> <li>b) the setbacks of surrounding buildings;</li> <li>c) the height, bulk and form of existing and proposed buildings;</li> <li>d) the appearance when viewed from roads and public open space adjacent to the site; and</li> <li>e) the safety of road users.</li> </ul>
<p><b>Performance Criteria Assessment</b></p> <p>The shipping container has a setback from the frontage of 6.6m minimum, with static fire fighting water tanks (at least the front tank) within 10m setback also.</p> <ul style="list-style-type: none"> <li>a) The site topography has some bearing on the shipping container location and the land must be modified to allow compliant vehicle passage. The location of the fire tanks have been considered in relation to the requirements of the Director’s Determination – Bushfire Hazard Areas, including consideration of hose lay, fire appliance access and physical separation from the habitable buildings on the site.</li> <li>b) The surrounding buildings also have the garages set in front of the dwelling, as well as a number of fire tanks, presumably for the same reason of the slope of the land and available access to the lot.</li> <li>c) The dwelling which forms the greater bulk of building has a compliant setback. The shipping container is not visually dominant in height or bulk. Although finished colours of the shipping container have not been provided, it would be reasonable to require that a colour schedule be provided to Council for approval of Council’s Development Services Coordinator.</li> <li>d) The lots, including the subject site, are set back from the road and separated by the vehicular access, many shared.</li> <li>e) The setback is sufficient to not cause a safety issue to road users.</li> </ul> <p>Performance criteria met.</p>	
<p><b>A2</b> Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 10m.</p>	<p><b>P2</b> The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>a) the topography of the site;</li> <li>b) the size, shape and orientation of the site;</li> <li>c) the setbacks of surrounding buildings;</li> <li>d) the height, bulk and form of existing</li> </ul>

- and proposed buildings;
- e) the existing buildings and private open space areas on the site;
- f) sunlight to private open space and windows of habitable rooms on adjoining properties; and
- g) the character of development existing on established properties in the area.

**Performance Criteria Assessment**

Due to the width of the site, the buildings must be sited less than 10m from a side boundary, including associated water tanks and retaining walls.

- a) The topography has little bearing on the side setbacks, except for the location of a number of retaining walls, required due to the cut required into the slope for the buildings.
- b) The lot is not dimensioned to allow a 10m setback to each side boundary.
- c) Surrounding buildings have similar and comparable setbacks, all reduced to be less than 10m. Dwelling to the north is located 2.0m to shared boundary. Dwelling to the south is located 1.79m to the shared boundary.
- d) The height, bulk and form of the proposed is reasonable in context of the site.
- e) The site is vacant.
- f) Overshadowing to private open space and to the singular kitchen window of the adjacent dwelling (to the south side lot) is reasonable in impact. It is noted that the assessment of the adjacent dwelling located to the south stated the following “Windows on the sides of the dwelling are narrow and at a height to allow light in but prevent issues of privacy”. Amended plans and shadow diagrams demonstrate the very minimal impact the proposal may have on adjacent properties.

The neighbouring dwelling will receive a small amount of overshadowing as it is close to the north boundary.

As the lots are on an east - west axis, some amount of overshadowing is expected to any lot south of another.

- g) The proposed is compatible with the surrounding existing development given all lots are generally on the same axis, similar in size and dimension and are sloped. Dwellings are generally to the west of the lots, presumably to capture water views, or for suitable building conditions, and generally will cause overshadowing to the lot to the south. The proposed is entirely similar to the neighbouring lots in terms of dwelling and outbuilding position on the lot. The setback zoning provisions considers a 20m separation between dwelling as a reasonable expectation for the amenity of the occupants (acceptable solution 10m on each adjacent property).

Around 2.5-3.5m separation physically is proposed between the proposal and adjacent dwellings including decks. Privacy is therefore a matter that needs further consideration for the amenity of the occupants. The proposed deck of the secondary residence is cut into the site, with the retaining wall, and fencing providing insufficient impact on the adjacent dwelling to the north. The main dwelling deck is located central to the site, orientated so as to not provide any direct overlooking toward an adjacent side property. The northern windows of the dwelling may impact privacy, however the angle of the northern elevation to the boundary, and the sill height of

windows on this elevation ensure minimal overlooking impact. The southern façade of the dwelling is blank, with no windows proposed.

It is considered that the siting of the dwelling will not cause an unreasonable loss of amenity to adjoining properties and the proposal is considered to be consistent with the performance criteria.

## C2.0 Parking and Sustainable Transport Code

### C2.6 Development standards for buildings and works

#### C2.6.1 Construction of parking areas

Acceptable Solutions	Performance Criteria
<p><b>A1</b> All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> <li>a) be constructed with a durable all weather pavement;</li> <li>b) be drained to the public stormwater system, or contain stormwater on the site; and</li> <li>c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</li> </ul>	<p><b>P1</b> All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <ul style="list-style-type: none"> <li>a) the nature of the use;</li> <li>b) the topography of the land;</li> <li>c) the drainage system available;</li> <li>d) the likelihood of transporting sediment or debris from the site onto a road or public place;</li> <li>e) the likelihood of generating dust; and the nature of the proposed surfacing.</li> </ul>
<p><b>Performance Criteria Assessment</b></p> <p>Proposed gravel driveway relies on performance criteria.</p> <p>All parking, access ways, manoeuvring and circulation spaces within the subject site will be concreted and will be readily identifiable and will be constructed so that they are useable in all weather conditions.</p> <p>The use is a single dwelling, which is anticipated to have 7-9 vpd.</p> <p>The land slopes down toward Tasman Highway.</p> <p>It is proposed that the driveway stormwater run off will be collected and likely discharged to the road reserve, further approval of the Crown will be required. Due to the minimal traffic movements and low speed of vehicles using the driveway, the likelihood of generating dust is minimal.</p> <p>The nature of the proposed surfacing is in keeping with the majority of adjacent properties and those in the area. The road authority will provide further approval for works within the road reservation should that be required.</p>	

Performance criteria met.

**C3.0 Road and Railway Assets Code**

**C3.6 Development standards for buildings or works**

**C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area**

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b> Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be:</p> <ul style="list-style-type: none"><li>a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building;</li><li>b) an extension which extends no closer to the existing or future major road or rail network than:<ul style="list-style-type: none"><li>i. the existing habitable building; or</li><li>ii. an adjoining habitable building for a sensitive use; or</li></ul></li><li>c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the <i>Noise Measurement Procedures Manual, 2<sup>nd</sup> edition, July 2008</i>.</li></ul>	<p><b>P1</b> Habitable buildings for sensitive uses within a road or railway attenuation area, must be sited, designed or screened to minimise adverse effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to:</p> <ul style="list-style-type: none"><li>a) the topography of the site;</li><li>b) the proposed setback;</li><li>c) any buffers created by natural or other features;</li><li>d) the location of existing or proposed buildings on the site;</li><li>e) the frequency of use of the rail network;</li><li>f) the speed limit and traffic volume of the road;</li><li>g) any noise, vibration, light and air emissions from the rail network or road;</li><li>h) the nature of the road;</li><li>i) the nature of the development;</li><li>j) the need for the development;</li><li>k) any traffic impact assessment;</li><li>l) any mitigating measures proposed;</li><li>m) any recommendations from a suitably qualified person for mitigation of noise; and</li><li>n) any advice received from the rail or road authority.</li></ul>

**Performance Criteria Assessment**

The proposed dwelling although a similar setback than the adjoining habitable buildings, protrudes slightly forward and therefore closer to the road and within a road attenuation area. The dwelling is setback 26.3m from the road boundary with living rooms to the east, closest to the road (deck will be located a setback of 24.7m from the road boundary). The dwelling has been sited as far to the west as possible, due to the topography of the land, whilst considering also the placement of the secondary residence and setbacks from bushfire prone vegetation.

The Department of State Growth have reviewed the proposal and have no concerns in relation to the siting of the dwelling.

The dwelling due to the physical distance to the east boundary has been sited to minimise adverse effects of noise, vibration, light and air emissions from the existing major road.

The proposal is consistent with the performance criteria.

**C7.0 Natural Assets Code**

**C7.6.2 Clearance within a priority vegetation area**

Acceptable Solutions	Performance Criteria
<p><b>A1</b> Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.</p>	<p><b>P1.1</b> Clearance of native vegetation within a priority vegetation area must be for:</p> <ul style="list-style-type: none"> <li>a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;</li> <li>b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;</li> <li>c) subdivision in the General Residential Zone or Low Density Residential Zone;</li> <li>d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;</li> <li>e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or</li> <li>f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.</li> </ul> <p><b>P1.2</b> Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <ul style="list-style-type: none"> <li>a) the design and location of buildings and works and any constraints such as topography or land hazards;</li> <li>b) any particular requirements for the buildings and works;</li> </ul>

	<ul style="list-style-type: none"> <li>c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;</li> <li>d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</li> <li>e) any on-site biodiversity offsets; and</li> <li>f) any existing cleared areas on the site.</li> </ul>
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**Performance Criteria Assessment**

P1.1 The relevant provision is P1.1 (b) in that the proposed clearance of native vegetation would be for buildings and works associated with a single dwelling.

P1.2 The vegetation on the site within the priority vegetation area is regrowth from previous disturbance, generally of bracken and grasses. Historical aerial imagery provides evidence of previous clearing.

- a) Given the topographical constraints of the land, the location for the dwelling are limited, especially when taking in to account potential impacts to neighbouring lots.
- b) The dwelling must accommodate onsite wastewater and stormwater overflow. Given the slope of the land, the dwelling must be set to the rear of the site to suitably allow gravity flow and retention of services.
- c) Bushfire considerations to the buildings have been made.
- d) No mitigation is proposed.
- e) The site is previously cleared and disturbed.
- f) The site is predominantly cleared with bracken and grasses as regrowth on the site.

The proposal is consistent with the performance criteria.

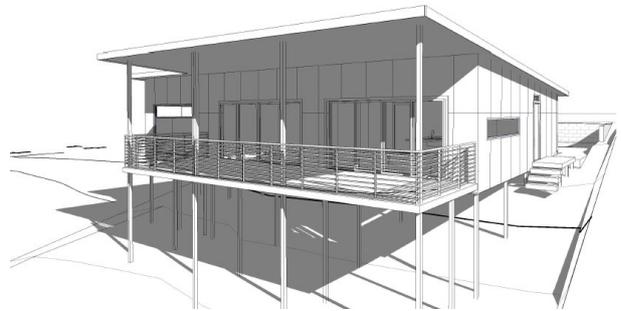
**6. Representations**

The application was advertised 29<sup>th</sup> November 2025 to 12<sup>th</sup> December 2025 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. One (1) representation was received prior to the closing date and time. The issues raised within the representation are as follows:-

<b>Representation - Issue</b>	<b>Response</b>
Concerns regarding the adjacent southern property kitchen window and glass entry door facing the site view and sunlight.	Due to the orientation and width of the lots in the area, it is expected that some variation to setback will be necessary to allow development on vacant land. The vacant land is zoned appropriately for residential use and development. The planning scheme does not consider nor afford existing dwellings a view, although the predominant direct of one’s view is to the east in this location. The planning scheme however does consider privacy and overshadowing. The planning scheme considers habitable room windows, the glass

entry door of the adjacent dwelling is not to a habitable room, and therefore only the kitchen window is of consideration in this assessment. This window when approved considered the design for privacy reasons. The original dwelling approval to the south approved two narrow rectangular kitchen windows to the north and larger windows/sliding doors to the east. An approved amendment reduced this to a single northern window. Larger windows/sliding doors to the east were provided, which also includes from the open plan living, meals and kitchen spaces.

Approved Amended Plans – DA 088-2021 (24307B Tasman Highway)



The proposed dwelling does not include any windows on the southern façade.

Further to receipt of the representation, the original advertised plans have been superseded with those that form part of this assessment. The proponent has not only lowered the overall maximum height of the dwelling above natural ground level, but has also moved the dwelling 1.0m metre further away from the southern boundary. Amended shadow diagrams have been provided and assessed, to be consistent with the relevant performance criteria.

The consideration by the proponent to the concerns raised, which now includes amended plans that can be supported when assessed against the relevant provisions of the planning scheme.

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

## 7. Mediations

Further to receipt of the issues raised in the representation, the proponent has amended plans to consider the concerns of the adjacent property owners. The amended plans have been provided to the representor; at the time of writing this report no further correspondence has been received from the representor.

## 8. Conclusion

In accordance with 6.10 of the *State Planning Provisions (Tasmanian Planning Scheme – Break O’Day)*, the application has been assessed against the objectives of the Scheme, in particular the Particular Purpose all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and seven (7) Performance Criterion. The received representation has been considered.

It is recommended for approval with conditions normally set to this type of development.

### STRATEGIC PLAN & ANNUAL PLAN:

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

#### Goal

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

#### *Key Focus Area:*

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

### LEGISLATION & POLICIES:

*Tasmanian Planning Scheme – Break O’Day*

*Land Use Planning and Approvals Act 1993*

*Local Government (Building and Miscellaneous Provisions) Act 1993*

### BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

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

### VOTING REQUIREMENTS:

Simple Majority

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



## COUNCIL RESOLUTIONS - MEETINGS - PUBLIC

10/03/2026

26  
GOALS

81%  
GOAL COMPLETION

## COUNCIL RESOLUTIONS PLAN

## COUNCIL RESOLUTIONS - FEBRUARY 2026

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
100%	16/02/2026	16/03/2026	<b>02/26.8.1.684 DA 222-2025 – 107 Scamander Avenue, Scamander - Residential - Demolition of Existing Dwelling and Construction of New Dwelling with Attached Deck</b>	1. After due consideration of the application received and pursuant to Section 57 of the <i>Land Use Planning &amp; Approvals Act 1993</i> and the <i>Tasmanian Planning Scheme – Break O'Day</i> , that the application for Residential - Demolition of Existing Dwelling and Construction of New Dwelling with Attached Deck on land situated at 107 Scamander Avenue, Scamander described in Certificate of Title 214180/4 be APPROVED subject to the following plans / documents and conditions:	Planning Permit issued 24th February 2026	Development Services Coordinator
100%	16/02/2026	16/03/2026	<b>02/26.13.3.688 Capital Works Budget Review</b>	That Council adopt the revised Capital Works Budget 2025/2026.	Council adopted the revised Capital Works Budget at the February Meeting 2026.	Business Services Manager
100%	16/02/2026	16/03/2026	<b>02/26.14.3.691 Unpaid Dog Registrations</b>	That Council undertake enforcement action in accordance with Registering Dogs: Section (8)(1) and s8(2) of the Dog Control Act 2000.	Infringement Notices issued to dog owners on 3 March 2026	Manager Infrastructure and Development Services
100%	16/02/2026	16/03/2026	<b>02/26.15.3.694 Expression of Interest – New Opportunities – 29 Talbot Street, Fingal</b>	1. That Council accept the "Fingal Village" proposal, submitted as an expression of interest for the use of the property at 29 Talbot Street, Fingal and enter into a lease arrangement with the Fingal Valley Neighbourhood House; and 2. That a monthly fee of \$50 a month be charged for the use of this facility	Fingal Valley Neighbourhood House have been advised of the Council decision, draft lease being worked on	Manager Community Services

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
100%	16/02/2026	16/03/2026	<b>02/26.16.2.696 Informativ eReview - Compliance Policy (EP02)</b>	That Council: 1. Notes the contents of this report and the operation of the Compliance Policy (EP02); 2. Acknowledges the legislative constraints on public disclosure of compliance outcomes; 3. Endorses the continued use of the Compliance Matrix as a risk-based enforcement tool; and 4. Increases education activities and continues prosecution in accordance with Councils Policy to the full extent available.	This review of the Policy was for information only. No further action required.	Development Services Coordinator
100%	16/02/2026	16/03/2026	<b>02/26.16.3.697 Future of Future Potential Production Forests in Break O'Day</b>	Council publicly supports securing Break O'Day Future Potential Production Forest Land with high conservation value in conservation reserves for the community to benefit from its natural values and biodiversity to ensure they are available for future generations to enjoy as we do.	the following statement has been published on Council's website: "Break O'Day Council supports securing Future Potential Production Forest Land with high conservation value in conservation reserves for the community to benefit from the natural values and biodiversity of these forests.  At Council's February 2026 Meeting it committed its support for <b>Future Potential Production Forests (FPPF) with high conservation value</b> being secured in <b>formal conservation reserves</b> . This would ensure that the natural values, biodiversity, and community benefits provided by these forests are protected for current and future generations.  Council's decision is underpinned by the Goal of the Break O'Day Strategic Plan 2017-2027 for the Environment: <i>To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.</i>  It follows concern in our community in recent years. And efforts by Council to see the uncertain future of FPPF in Break O'Day resolved with consultation by the Tasmanian Government, to ensure the best outcome for our community.  Council is aware that after many years the Tasmanian legislation for FPPF only allows for it to return to <i>Permanent Timber Production Zone</i> land and that the future of FPPF in Tasmania is a state issue.  Further background on Future Potential Production Forest Land is available in an information sheet by the Department of State Growth, and a Guide to the FPPF legislation by the Environment Defenders Office."	NRM Facilitator
100%	16/02/2026	16/03/2026	<b>02/26.16.4.698 Draft Coastal Adaptation Pathways Plan - Scamander Coastal Hazards Risk</b>	Council receives the <i>Draft Scamander Coastal Hazards and Pathways Adaptation Plan</i> and release it for public comment until 15 March 2026.	The Draft Scamander Adaptation Pathways Plan has been released and an invitation to comment promoted.	NRM Facilitator

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
100%	16/02/2026	16/03/2026	<b>02/26.16.5.699 Protection of the scenic and natural values of the Break O' Day coastline – North East Bioregional Network</b>	That Council defer consideration to a future Council Meeting	A draft project brief has been prepared. Further consideration is required to be given to internal training with staff and councillors regarding the implementation of the overlay that will also help inform the brief to ensure the project scope is accurate.	Senior Town Planner
100%	16/02/2026	16/03/2026	<b>02/26.17.3.702 Nomination of Municipal Emergency Management Coordinator and Deputy</b>	That pursuant to Section 23 of the <i>Emergency Management Act 2006</i> , Council nominate Chris Hughes as the Municipal Emergency Management Coordinator and Angela Matthews as the Deputy Municipal Emergency Management Coordinator for a term of five (5) years commencing immediately.	State Emergency Services advised of the appointment	General Manager
100%	16/02/2026	16/03/2026	<b>02/26.17.4.703 Northern Tasmania Development Corporation Members Agreement</b>	It is recommended that: 1. Council agree to renew its membership of Northern Tasmania Development Corporation for the period 1 July 2026 to 30 June 2029; and 2. Authorises the Mayor and General Manager to execute the Northern Tasmania Development Corporation Members Agreement 2026-2029	Northern Tasmania Development Corporation Membership Agreement for the period 1 July 2026 to 30 June 2029 was signed by the General Manager and common seal applied on 24 February 2026.	General Manager
100%	16/02/2026	16/03/2026	<b>02/26.17.5.704 Australian Local Government Association (ALGA) – 2026 National General Assembly of Local Government – Call for Motions</b>	That Council submit motions as agreed.	No motions were provided	General Manager
100%	16/02/2026	16/03/2026	<b>02/26.17.6.705 Local Government Priority Reform Program 2024-26, Local Government Electoral Bill</b>	That Council provide a submission based on the two points identified in this report.	Council submitted its feedback to the Office of Local Government and the Local Government Association of Tasmania (LGAT) on the <i>Local Government Electoral Reform Exposure Draft Legislation and Prior Consultation Report</i> on 23 February 2026.	General Manager
100%	16/02/2026	16/03/2026	<b>02/26.17.7.706 Local Government Priority Reform Program 2024-26, Local Government Amendment (Electoral Reforms) Bill 2025</b>	That Council provide a submission based on the five points in this report.	Council submitted its feedback to the Office of Local Government and the Local Government Association of Tasmania (LGAT) on the <i>Local Government Electoral Reform Exposure Draft Legislation and Prior Consultation Report</i> on 23 February 2026.	General Manager
100%	16/02/2026	16/03/2026	<b>02/26.17.8.707 Integrity Commission – Misconduct, risks and the regulation of gifts and donations in local government</b>	That Council provide a submission based on the comments in this report and any additional comments identified by Councillors.	Council submitted feedback to the Integrity Commission and Local Government Association of Tasmania (LGAT) relating to the <i>Local Government Gifts and Donations Consultation Paper</i> on 23 February 2026.	General Manager

## ANNUAL GENERAL MEETING RESOLUTIONS 2025

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
24%	09/12/2025	30/06/2026	<b>AGM/25.7.1 Budget for a full time Weed Officer and full time Animal Control Officer - North East Bioregional Network</b>	We request the Break O Day Council commit to budgeting for a full time Weed Officer and full time Animal Control Officer in order to reflect the critical importance of managing weeds and feral (and domestic) animals as a key strategy to safeguard our precious natural environment and wildlife?	A report is to be prepared for the Council as part of the next budget cycle.	Manager Infrastructure and Development Services

## COUNCIL RESOLUTIONS 2025

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
50%	21/07/2025	31/08/2025	<b>07/25.15.4.647 CCTV Cameras at Mathinna Recreation Ground</b>	07/25.15.4.647 Moved: Clr I Carter/ Seconded: Clr K Wright  That Council investigate the installation of security cameras at the Mathinna Recreation Ground in response to ongoing reports of alleged inappropriate or anti-social behaviour occurring on weekends and pursue relevant grant funding opportunities to cover the associated installation costs.  CARRIED UNANIMOUSLY	Quote has been received - Waiting for grants opportunity to become available	Manager Community Services
25%	15/09/2025	06/11/2025	<b>09/25.11.1.573 Installing Pedestrian Crossings in St Helens – Mayor Tucker</b>	That Council investigate, with the appropriate authorities, the feasibility of installing two additional pedestrian crossings in the main centre of St Helens on Cecilia Street – one located near the Post Office and one near the Bakery.	An on-site briefing was held on Tuesday, 7 October with Mayor Tucker, the Manager of Infrastructure & Development Services, and the Works Operations Manager to discuss traffic refuge options. Current pedestrian refuge standards have changed since the installation of the existing refuge on Cecilia Street near Portland Hall. Drawings detailing the proposed installation are being prepared for review by the Council and State Growth	Manager Infrastructure and Development Services
20%	17/11/2025	30/06/2026	<b>11/25.11.1.622 Pollarding Trees on the Northern Side of Tully Street – Mayor Tucker</b>	That in Council's budget for the 2026/27 financial year, funds be allocated to pollard the trees on the northern side of Tully Street.	A qualified arborist has been arranged to inspect the trees and provide recommendations.	Manager Infrastructure and Development Services

## COUNCIL RESOLUTIONS 2024

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
90%	15/01/2024	05/02/2024	<b>01/24.9.2.290 Binalong Bay Parking, Traffic and Pedestrian Safety – Mayor Tucker</b>	<p><i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:</i></p> <p>Council Officers review the existing Binalong Bay Foreshore Master Plan and develop a project scope that can be used to engage an expert to provide a report on the following:</p> <ol style="list-style-type: none"> <li>1. Improved Parking Accessibility</li> <li>2. Assessment of Additional Parking Areas, traffic calming and pedestrian safety improvements.</li> </ol>	Binalong Bay Master Plan has been reviewed and a draft consulting services brief prepared and will be addressed as part of the Liveability Strategy to be developed.	Manager Infrastructure and Development Services
75%	20/05/2024	24/06/2024	<b>05/24.9.1.358 Developing walking trails around and within the Scamander Complex precinct – Clr Carter</b>	<p><i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:</i></p> <p>That Council considers options to develop walking trails around and within the Scamander Complex precinct.</p>	At the Special Council Meeting on Wednesday, 29 October 2025, Council endorsed the Senior Town Planner's recommendation to release the Draft Scamander–Beaumaris Structure Plan for public consultation and engagement from Monday, 3 November to Sunday, 30 November 2025 (4 weeks). Item 05/24.9.1.358, regarding developing walking trails around and within the Scamander Complex precinct (Clr Carter), is linked to the structure plan development process.	Manager Infrastructure and Development Services
75%	15/07/2024	31/08/2024	<b>07/24.9.1.401 Lease/ management agreement for the front garden of the old hospital site at St Helens – Clr Carter</b>	<p><i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:</i></p> <p>That Council immediately pursue a lease/ management agreement for the front garden of the old hospital site at St Helens, from the State Government, and open it up as public open space.</p>	Discussions with the owner of the site have recommenced and Council's interest in securing this piece of land has been reinforced. Follow up contact made on 8/10/24 with Homes Tasmania regarding Council's request and again following the February 2025 Council meeting and several times since including the latest time on 2/12/25. Meeting held on 18/12/25 with Homes Tas representatives, where Council was asked to identify exactly what is required in terms of green space. An indicative Plan was prepared by a Surveyor indicating an area of approximately 990m2 would be required. This provides a depth of 24m from the Cecilia street frontage.	General Manager

Current Co...	Meeting ...	Due Date	Goal	Resolution / Action	Update	Owner
100%	21/10/2024	16/12/2024	<b>10/24.15.2.470 Future use of the old Council offices – 29 Talbot Street, Fingal</b>	<ol style="list-style-type: none"> <li>1. That Council call for Expressions of Interest for the use of the building located at 29 Talbot Street, Fingal which more recently was leased to Integrated Living.</li> <li>2. That Council allow the SES response vehicle to be parked in the garage located on the property at 29 Talbot Street, Fingal to ensure quick response to incidents in the Fingal Valley.</li> </ol>	Council decided to pause this process due to the Fingal Post office in case a new facility was required. Council will again run the process at a later time.	Manager Community Services

## COUNCIL RESOLUTIONS 2023

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

## COUNCIL RESOLUTIONS 2022

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

## 03/26.10.0 PETITIONS

Nil

## 03/26.11.0 NOTICES OF MOTION

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

Nil

## 03/26.12.0 MAYOR'S & COUNCILLOR'S COMMUNICATIONS

### 03/26.12.1 Mayor's Communications for Period Ending 16 February 2026

17.02.2026	<b>St Helens</b>	– Member of the public meeting, to discuss community ideas.
17.02.2026	<b>St Helens</b>	– Carlo Di Falco MP Member for Lyons, meeting involving the General Manager which covered matters of interest to Council and the community.
18.02.2026	<b>St Helens</b>	– Michael Ferguson MP meeting.
18.02.2026	<b>St Helens</b>	– St Helens Police Station, official opening attended by Premier of Tasmania the Hon Jeremy Rockliff MP, the Hon Felix Ellis MP, Minister for Police, Fire and Emergency Management.
18.02.2026	<b>St Helens</b>	– Country Universities Centre (CUC) Eastern Tasmania, official opening attended by the Hon Andrew Giles MP, Federal Minister for Skills and Training, alongside the Premier of Tasmania, the Hon Jeremy Rockliff MP, the Hon Felix Ellis MP, Minister for Skills and Jobs and the Hon Rebecca White MP.
18.02.2026	<b>St Helens</b>	– Visit to the St Helens Fire Station with Jeremy Rockliff, providing an opportunity to meet and acknowledge our local volunteers for the important work they do supporting the community.
18.02.2026	<b>St Helens</b>	– Politics in the Pub at Easy Tiger, attended with the General Manager, providing an opportunity to engage with Premier Rockliff and a number of other Members of Parliament who were in attendance.
18.02.2026	<b>St Helens</b>	– Premier Jeremy Rockliff, meeting involving the General Manager which discussed potential impact of the new Spirits of Tasmania on local visitation and coastal camping; Local Government legislative changes; Integrity Commission discussion paper and ongoing funding for the Regional Jobs Hubs.
23.02.2026	<b>MS Teams</b>	– LGAT General Management Committee.
02.03.2026	<b>St Helens</b>	– Council Workshop.
10.03.2026	<b>MS Teams</b>	– Northern Tasmania Regional Land Use Strategy (NTRLUS) Steering Committee Meeting.

11.03.2026	<b>Fingal</b>	– Eating with Friends at Fingal Valley Neighbourhood House.
16.03.2026	<b>St Helens</b>	– Council Meeting.

### 03/26.12.2 Councillor’s Reports for Period Ending 16 February 2026

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

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

## 03/26.13.0 BUSINESS AND CORPORATE SERVICES

### 03/26.13.1 Corporate Services Department Report

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

#### OFFICER'S RECOMMENDATION:

That the report be received.

#### INTRODUCTION:

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

#### PREVIOUS COUNCIL CONSIDERATION:

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

#### OFFICER'S REPORT:

Financial management activities continued to track as expected during the reporting period. Monthly financial statements and variance reporting were completed, with ongoing discussions held with management regarding budget performance and emerging end-of-year positions. Early modelling work for the 2025–2026 Rates Resolution continued, including further consideration of differential rating structures and minimum rate scenarios.

A significant focus this month was supporting the Tasmanian Audit Office as part of the current audit cycle. Corporate Services responded to requests for information, reviewed and updated Australian Auditing Standards (ASA) responses and confirmed that Council's risk register and governance documentation remain current. Preparation and coordination of the Audit Panel meeting and associated reporting also continued during the period.

All required information and documentation was completed and provided to Council's insurers to support renewal of coverage for the next financial year. This is always a significant task to complete and staff involved have done an excellent job providing the insurers the detailed information required to maximise insurance coverage while constraining cost escalations.

Progress continued on Council's ICT and digital transformation program. The Request for Quotation process for Council's ICT managed services has now closed, with submissions received and currently being assessed. This process represents a key step in Council's broader digital transformation journey and will inform future decisions around service delivery, capability and value for money.

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

Corporate Services maintained service continuity throughout the period, including during periods of staff training, audit activity and planned leave. Routine corporate services functions continued to be delivered, including payroll processing, accounts support, reception coverage and internal coordination with other departments to support day-to-day Council operations.

Preparation works also continued on a number of core annual activities, including the review of the Rates and Charges Policy, an update to the Financial Management Strategy and further refinement of the Long Term Financial Plan. This work is informing upcoming budget workshops and discussions with Council and provides an important foundation for sound and informed decision-making in the weeks ahead.

### Investments

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

Date Rolled Over	Maturing	Term (Months)	Principle Amount	Interest	Total Amount	Interest Rate	Bank	STATUS
04.04.2025	04.07.2025	3	1,000,000.00	11,493.42	\$ 1,011,493.42	4.61%	Westpac	MATURED
07.03.2025	08.09.2025	6	1,000,000.00	23,568.49	\$ 1,023,568.49	4.65%	Bendigo	MATURED
04.04.2025	03.10.2025	6	1,000,000.00	23,186.30	\$ 1,023,186.30	4.65%	Bendigo	MATURED
09.07.2025	09.11.2025	4	1,000,000.00	14,005.48	\$ 1,014,005.48	4.26%	CBA	MATURED
10.07.2025	10.12.2025	5	1,000,000.00	17,815.07	\$ 1,017,815.07	4.25%	Bendigo	MATURED
11.07.2025	12.01.2026	6	1,500,000.00	31,931.51	\$ 1,531,931.51	4.20%	Bendigo	MATURED
12.08.2025	12.02.2026	6	1,500,000.00	31,532.05	\$ 1,531,532.05	4.17%	Westpac	MATURED
09.09.2025	10.03.2026	6	1,500,000.00	31,125.00	\$ 1,531,125.00	4.15%	Westpac	MATURED
30.09.2025	30.04.2026	7	1,000,000.00	24,150.00	\$ 1,024,150.00	4.14%	Westpac	CURRENT
30.09.2025	30.05.2026	8	1,000,000.00	27,733.33	\$ 1,027,733.33	4.16%	Westpac	CURRENT
09.12.2025	09.06.2026	6	1,000,000.00	21,950.00	\$ 1,021,950.00	4.39%	Westpac	CURRENT
09.12.2025	09.07.2026	7	1,000,000.00	25,783.33	\$ 1,025,783.33	4.42%	Westpac	CURRENT
30.09.2025	30.08.2026	11	1,500,000.00	57,475.00	\$ 1,557,475.00	4.18%	Westpac	CURRENT
16.02.2026	16.09.2026	7	1,500,000.00	41,562.50	\$ 1,541,562.50	4.75%	Westpac	CURRENT
16.02.2026	16.10.2026	8	1,500,000.00	47,800.00	\$ 1,547,800.00	4.78%	Westpac	CURRENT

Council also has a 5 Year Term Deposit which earns approximately \$22,920.55 per quarter (depending on timing of when interest is paid) in interest as provided below:

Date Rolled Over	Maturing	Term (Months)	Principle Amount	Interest	Total Amount	Interest Rate	Bank	STATUS
14.02.2024	13.02.2029	60	2,000,000.00	Approx 22,920.55 per quarter	\$ 2,000,000.00	4.70%	Westpac	CURRENT

**2024/2025 Rates Summary - 3 March 2026**

	2025/2026		2024/2025	
	%	\$	%	\$
<b>Rates Brought Forward</b>				
Outstanding Rate Debtors		1,018,129.97		813,964.84
Less Rates in Credit		-326,736.45		-296,603.81
<b>Net Rates Outstanding at 30 June 2025</b>	<b>4.46</b>	<b>691,393.52</b>	<b>3.61</b>	<b>517,361.03</b>

Rates and Charges Levied	94.58	14,666,969.98	95.72	13,709,930.13
Interest and Penalty Charged	0.97	149,718.96	0.67	95,951.73
<b>Total Rates and Charges Demanded</b>	<b>100.00</b>	<b>14,816,688.94</b>	<b>100.00</b>	<b>13,805,881.86</b>

Less Rates and Charges Collected	75.39	11,691,553.87	75.27	10,780,728.49
Less Credit Journals and Supp Credits	1.62	251,413.28	1.67	239,684.41
Remissions and Discount	4.34	673,712.35	4.48	642,270.66

<b>Unpaid Rates and Charges as at 3 March 2026</b>	<b>18.64</b>	<b>2,891,402.96</b>	<b>18.58</b>	<b>2,660,559.33</b>
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	2025/2026	2024/2025
<b>Remissions and Discounts</b>		
Early Payment Discount	132,263.29	119,874.78
Pensioner Rebates	541,449.06	522,395.88
	<b>673,712.35</b>	<b>642,270.66</b>

<b>Number Rateable Properties</b>	6,920	6,901
<b>Number Unpaid Rateable Properties</b>	3,398	1,537
<b>% Properties Not fully paid</b>	<b>49.10</b>	<b>22.27</b>

**Right to Information (RTI) Requests**

One1

**132 and 337 Certificates**

	132	337
February 2026	74	27
January 2025	68	37
February 2025	50	20

**Debtors/Creditors @ 10 March 2026**

**DEBTORS INFORMATION**

**Invoices Raised**

Current			Previous Year	
Month	Mth Value	YTD 25/26	Month	YTD 24/25
119	\$ 8,123,026.42	435	72	465

**CREDITORS INFORMATION**

**Payments Made**

Current			Previous Year	
Month	Mth Value	YTD 25/26	Month	YTD 24/25
361	\$ 1,146,055.42	2971	272	2286

**STRATEGIC PLAN & ANNUAL PLAN:**

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

Goal

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

Strategy

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

**LEGISLATION & POLICIES:**

N/A

**BUDGET AND FINANCIAL IMPLICATIONS:**

N/A

**VOTING REQUIREMENTS:**

Simple Majority

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

**OFFICER'S RECOMMENDATION:**

That the following reports for the month ending 28 February 2026 be received:

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

**INTRODUCTION:**

Presented to Council are the monthly financial statements.

**PREVIOUS COUNCIL CONSIDERATION:**

Council considers financial reports on a monthly basis.

**OFFICER'S REPORT:**

The financial statements as shown below show the financial position of Council as at 28 February 2026.

## Profit and Loss

Break O'Day Council

For the 8 months ended 28 February 2026

Account	Actual YTD	Budget YTD	Budget Variance YTD	Budget Variance % YTD	Annual Budget	Notes
<b>Trading Income</b>						
Rates	14,431,322	14,369,102	62,220	0%	14,369,102	
User Fees	1,065,856	953,762	112,094	12%	1,477,883	1
Operating Grants	2,177,711	1,877,969	299,742	16%	4,217,477	2
Interest & Investment Income	658,435	587,127	71,308	12%	1,048,000	3
Contributions	64,830	5,524	59,306	1074%	6,037	4
Other Revenue	120,469	33,161	87,308	263%	49,739	5
<b>Total Trading Income</b>	<b>18,518,622</b>	<b>17,826,645</b>	<b>691,977</b>	<b>4%</b>	<b>21,168,238</b>	
<b>Gross Profit</b>	<b>18,518,622</b>	<b>17,826,645</b>	<b>691,977</b>	<b>4%</b>	<b>21,168,238</b>	
<b>Capital Grants</b>						
Grants - Capital Other	350,000	0	350,000	0%	0	
Grants - Commonwealth Capital	1,015,451	0	1,015,451	0%	0	
Grants - Roads to Recovery	0	690,568	(690,568)	-100%	1,035,853	
Grants - State Capital	1,077,016	545,000	532,016	98%	1,130,000	
<b>Total Capital Grants</b>	<b>2,442,466</b>	<b>1,235,568</b>	<b>1,206,898</b>	<b>98%</b>	<b>2,165,853</b>	6
<b>Other Non Operating Income</b>						
Net Gain/Loss on Disposal of Assets	71,826	40,000	31,826	80%	100,000	
<b>Total Other Non Operating Income</b>	<b>71,826</b>	<b>40,000</b>	<b>31,826</b>	<b>80%</b>	<b>100,000</b>	
<b>Total Non Operating Revenue</b>	<b>2,514,293</b>	<b>1,275,568</b>	<b>1,238,725</b>	<b>97%</b>	<b>2,265,853</b>	
<b>Operating Expenses</b>						
Employee Costs	4,333,796	4,487,035	(153,239)	-3%	6,939,061	
Materials & Services	5,012,618	5,844,533	(831,915)	-14%	8,747,236	7
Interest	25,531	27,258	(1,727)	-6%	42,076	
Depreciation	3,601,799	3,505,842	95,957	3%	5,258,739	
Other Expenses	216,997	221,614	(4,617)	-2%	342,536	
<b>Total Operating Expenses</b>	<b>13,190,740</b>	<b>14,086,282</b>	<b>(895,542)</b>	<b>-6%</b>	<b>21,329,648</b>	
<b>Operating Net Profit</b>	<b>5,327,882</b>	<b>3,740,363</b>	<b>1,587,519</b>	<b>42%</b>	<b>(161,410)</b>	
<b>Net Profit (Including Non Operating Revenue)</b>	<b>7,842,174</b>	<b>5,015,931</b>	<b>2,826,243</b>	<b>56%</b>	<b>2,104,443</b>	

### Notes

- User Fees are \$112k (12%) higher than budget YTD, which is primarily due to higher than anticipated building activity, particularly in relation to Building Surveying Services.
- Operating Grants are \$300k (16%) higher than budget YTD, which is primarily due to grant funds carried forward from the prior year being higher than expected.
- Interest & Investment Income is \$71k higher than budget YTD, which is predominantly due to Interest & Penalties on Overdue Rates being higher than anticipated
- Contributions revenue is \$59k higher than budget, which is due to unbudgeted Public Open Space contributions having been received.
- Other Revenue is \$87k higher than budget, which is mainly due to a refund from Aurora regarding an overcharge of 2024/25 power charges.
- Capital grants are \$1.2m higher than budget, which is primarily due to grant funds carried forward from the prior year in relation to the Black Summer Bushfire Recovery and LRCI Phase 4 grant funded projects, together with grant funding for the Georges Bay Walkway/Parnella linkage being received earlier than anticipated.
- Materials & Services are down \$832k (14%) on budget, which is primarily due to delays in spending on strategic and grant funded projects.

**Balance Sheet**  
 Break O'Day Council  
 As at 28 February 2026

Account	28-Feb-26	30 June 2025
<b>Assets</b>		
<b>Current Assets</b>		
Cash & Cash Equivalents	4,483,650	7,454,872
Investments	12,000,298	5,000,000
Trade & Other Receivables	3,874,739	1,424,890
Inventory	249,351	311,419
Other Assets	2,838	2,838
<b>Total Current Assets</b>	<b>20,610,876</b>	<b>14,194,019</b>
<b>Non-current Assets</b>		
Trade and Other Receivables	14,392	14,392
Property, Plant & Equipment	231,233,104	234,834,103
Right of Use Asset	734,211	734,211
Investment in Water Corporation	36,442,103	36,442,103
Other Investments	30,000	30,000
Mineral Resources Bond	151,500	151,500
<b>Total Non-current Assets</b>	<b>268,605,310</b>	<b>272,206,309</b>
<b>Total Assets</b>	<b>289,216,186</b>	<b>286,400,328</b>
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Trade & Other Payables	344,465	1,873,953
Contract Liabilities	0	810,172
Lease Liability	75,199	75,199
Interest Bearing Loans & Borrowings	300,956	384,494
Provisions	1,014,570	1,014,570
Trust Funds and Deposits	577,435	577,244
<b>Total Current Liabilities</b>	<b>2,312,626</b>	<b>4,735,633</b>
<b>Non-current Liabilities</b>		
Lease Liabilities	659,012	659,012
Interest Bearing Loans & Borrowings	609,491	609,491
Provisions	731,066	731,066
<b>Total Non-current Liabilities</b>	<b>1,999,570</b>	<b>1,999,570</b>
<b>Total Liabilities</b>	<b>4,312,195</b>	<b>6,735,203</b>
<b>Net Assets</b>	<b>284,903,990</b>	<b>279,665,126</b>
<b>Equity</b>		
Accumulated Surplus	52,112,329	46,873,465
Reserves	232,791,661	232,791,661
<b>Total Equity</b>	<b>284,903,990</b>	<b>279,665,126</b>

## Statement of Cash Flows

Break O'Day Council

For the 8 months ended 28 February 2026

Account	YTD	2025
<b>Operating Activities</b>		
Receipts from customers	1,191,440	1,689,665
Receipts from rates	12,182,032	13,414,011
Receipts from Operational Grants	1,340,543	3,087,319
Contributions	66,473	53,665
Interest received	445,035	899,801
Dividends received	213,400	465,600
Payments to employees	(4,481,588)	(6,398,399)
Payments to suppliers	(6,108,518)	(8,787,643)
Finance Costs	(37,169)	(143,733)
Cash receipts from other operating activities	735,883	1,288,954
Cash payments from other operating activities	2,997	(3,002)
<b>Net Cash Flows from Operating Activities</b>	<b>5,550,530</b>	<b>5,566,237</b>
<b>Investing Activities</b>		
Proceeds from sale of property, plant and equipment	79,009	58,175
Payment for property, plant and equipment	(3,336,622)	(7,251,921)
Payment for investments	(7,000,298)	4,500,000
Capital Grants received	1,820,116	2,623,201
Other cash items from investing activities	0	(151,500)
<b>Net Cash Flows from Investing Activities</b>	<b>(8,437,795)</b>	<b>(222,045)</b>
<b>Financing Activities</b>		
Proceeds of trust funds and deposits	(419)	16,401
Repayment of loans	(83,538)	(2,605,557)
Repayment of lease liabilities	0	(25,932)
<b>Net Cash Flows from Financing Activities</b>	<b>(83,957)</b>	<b>(2,615,088)</b>
<b>Net Cash Flows</b>	<b>(2,971,222)</b>	<b>2,729,104</b>
<b>Cash and Cash Equivalents</b>		
Cash and cash equivalents at beginning of period	7,454,872	4,725,768
Net change in cash for period	(2,971,222)	2,729,104
Cash and cash equivalents at end of period	4,483,650	7,454,872

# Break O'Day Council

## Capital Works Revised Budget 2025-2026

For the 8 months to 28 February 2026

Project Details	YTD @ 28/2/2026	Revised Budget 2025/2026	Remaining Budget
<b>Plant &amp; Equipment</b>			
Replace K17MB Infrastructure & Development Services Manager	43,475	45,000	1,525
Replace J40VD Asset Officer	45,097	45,097	(0)
Replace Plant 1220 John Deer Backhoe	-	190,000	190,000
Replace Plant 1269 Valley Crew Town Maintenance Truck	-	150,000	150,000
Replace Plant 1303 - Hitachi ZX33U-5A Excavator	-	120,000	120,000
Replace Plant 1304 - Excavator Plant Trailer (for Plant 1303)	-	20,000	20,000
Emergency Evacuation Generator & Trailer (Grant Funded)	2,796	-	(2,796)
Replace Plant 1343 - IQ4DC Building Maintenance Van	-	50,000	50,000
Replace Plant 1383 - MTB Motorcycle	8,344	8,344	(0)
Replace Plant 1385 - MTB Motorcycle	8,344	8,344	(0)
Additional MTB Motorcycle	8,344	8,344	(0)
Replace Plant 1380 - I40PS Town Maintenance Ute with tip tray	-	45,000	45,000
Replace Plant 1393 - J68EV Builders truck	-	60,000	60,000
Replace Plant 1416 - K42PQ General Manager	-	55,000	55,000
Replace Plant 1413 - K91MG Building Services Officer	-	45,000	45,000
Replace Plant 1360 DMax 4x4 Crew Cab	58,173	58,173	(0)
Replace Plant 1361 H40ZN - Kia Sportage Pool Car	-	45,000	45,000
Replace 1382 - MTB Vehicle	61,659	121,659	60,000
Small Plant - VARIOUS 2025/2026	21,895	45,000	23,105
Plant 1269 - Coastal Crew Truck Tray and Crane Assembly	62,105	116,141	54,036
Plant 1022 - Small Tipper Truck Tray and Chip Bin	58,405	86,141	27,736
Vehicle Management Tracking System	-	30,000	30,000
Waste collection truck	591,690	591,690	0
<b>Total Plant &amp; Equipment</b>	<b>970,328</b>	<b>1,943,933</b>	<b>973,605</b>
<b>Furniture &amp; IT</b>			
CCTV - additional cameras and installation	-	100,000	100,000
New Ricoh Printer - Main Print Room	10,790	-	(10,790)
New Format LCD 98" Screen (replacing existing Projector & Screen)	16,659	16,659	0
Video Conferencing System- General Manager's Office	10,388	10,388	0
<b>Total Furniture &amp; IT</b>	<b>37,836</b>	<b>127,047</b>	<b>89,211</b>
<b>Buildings</b>			
Hub 4 Health - Internal Renovations as per endorsed management plan	-	30,000	30,000
Refurbish St Marys Sports Complex Main Toilet/Shower Facility	34,950	75,000	40,050
Installation of New Roof Mounted Solar Panels - St Marys	14,826	40,000	25,174
Pyengana Hall Roof Replacement	-	60,000	60,000
Replacement of Roof Cladding - St Marys Tennis Club	2,592	15,000	12,408
St Helens Depot Office Roof & Insulation Replacement	-	15,000	15,000
St Marys Exhibition upgrades	-	100,000	100,000
St Marys Tip Shop - New Power Supply (Solar)	4,000	35,000	31,000
Portland Hall Upgrades	-	50,000	50,000
Council Chambers additions and improvements	18,421	29,324	10,903
Falmouth - New Toilet design	258,317	250,000	(8,317)
Falmouth Community Centre - Internal Alterations	116,263	152,475	36,212
Pyengana Recreation Ground Improvements	-	10,000	10,000
Binalong Bay - Village Green BBQ Replacements	45,896	14,986	(30,910)
Memorial Park Toilet Block Replacement	21,677	50,000	28,323
St Helens Foreshore - Amenities	-	50,000	50,000
<b>Total Buildings</b>	<b>516,943</b>	<b>976,785</b>	<b>459,842</b>
<b>Parks, Reserves &amp; Other</b>			
Special Project Scamander Coastal Hazards Project	66,475	236,886	170,411
Rec trails strategy implementation - stage 1	-	100,000	100,000
Playground equipment replacement program	-	98,637	98,637
Lions Park Playground Review	-	12,000	12,000
Dog exercise area St Helens Improvements	-	10,000	10,000
St Marys Dog Park	10,341	18,131	7,790

# Break O'Day Council

## Capital Works Revised Budget 2025-2026

For the 8 months to 28 February 2026

Project Details	YTD @ 28/2/2026	Revised Budget 2025/2026	Remaining Budget
St Helens Cemetery Master Plan improvements	48,188	49,807	1,619
Georges Bay Walking Track Extension	4,850	973,750	968,900
St Helens Walkway Lighting Project (FUNDED)	121,240	124,856	3,616
Scamander Sports Complex Masterplan	14,515	20,000	5,485
St Helens Memorial Park - Irrigation system improvements incl groundworks	-	10,000	10,000
<b>Totals Parks, Reserves &amp; Other</b>	<b>265,610</b>	<b>1,654,067</b>	<b>1,388,457</b>
<b>Roads - Streetscapes &amp; Carparking</b>			
Cecilia Street/Georges Bay Esplanade junction	-		0
Carparking acquisition and assoc. costs	-	550,000	550,000
<b>Total Streetscapes</b>	<b>-</b>	<b>550,000</b>	<b>550,002</b>
<b>Roads - Footpaths</b>			
Footpath - Binalong Bay Road	-	100,000	100,000
Footpaths - Miscellaneous	99,552	100,000	448
Lindsay Parade to Sunny Bank Close		30,000	30,000
Binalong Bay Footpaths internal thoroughfares		100,000	100,000
<b>Total Footpaths</b>	<b>99,552</b>	<b>330,000</b>	<b>230,448</b>
<b>Roads - Kerb &amp; Channel</b>			
<b>Total Kerb &amp; Channel</b>	<b>-</b>		
<b>Roads - Resheeting</b>			
25/26 Road Resheeting - various	126,528	700,000	573,472
Ansons Bay Road- Resheeting	163,585		(163,585)
<b>Total Resheeting</b>	<b>290,112</b>	<b>700,000</b>	<b>700,000</b>
<b>Roads - Reseals</b>			
St Marys - Story Street Esk Main Road to Groom Street	-	60,000	60,000
25/26 Reseals TBC	195,365	800,000	604,635
<b>Totals Reseals</b>	<b>195,365</b>	<b>860,000</b>	<b>860,000</b>
<b>Roads - Reconstructions / Construction</b>			
Mangana Road - Rehabilitation/reconstruction 25/26	-	350,000	350,000
<b>Totals - Roads Construction, Digouts &amp; Other</b>	<b>-</b>	<b>350,000</b>	<b>350,002</b>
<b>Totals Roads &amp; Footpaths</b>	<b>585,028</b>	<b>2,790,000</b>	<b>2,690,452</b>
<b>Bridges</b>			
Bridge 185 - Gilles Road	7,954	307,000	299,046
Bridge 2684 - Pedder Street	6,637	200,000	193,363
<b>Total Bridges</b>	<b>14,590</b>	<b>507,000</b>	<b>507,000</b>
<b>Stormwater</b>			
Minor stormwater Jobs	59,294	150,000	90,706
Penelope Street	9,960	9,960	(0)
Aulichs Lane, St Marys	-	90,220	90,220
Tully Street / Northern end of Cecilia St Stormwater System Upgrade	3,035	62,744	59,709
New SW main - Brown Street		90,000	90,000
Renewal of SW Main - Talbot Street, Fingal	61,107	100,000	38,893
<b>Total Stormwater</b>	<b>133,397</b>	<b>502,924</b>	<b>369,527</b>
<b>Waste Management</b>			
Replace Pay Booth - Fingal WTS	-	20,000	20,000
Ansons Bay WTS - Bulk Bin Loading Ramp Upgrade		30,000	30,000

# Break O'Day Council

## Capital Works Revised Budget 2025-2026

For the 8 months to 28 February 2026

Project Details	YTD @ 28/2/2026	Revised Budget 2025/2026	Remaining Budget
Scamander WTS - Waste Compactor	11,119	1,054,315	1,043,196
Scamander WTS - Landfill Design & Construction	65,085	232,072	166,987
<b>Total Waste Management</b>	<b>76,204</b>	<b>1,336,387</b>	<b>1,260,183</b>
	-		
<b>Total Capital</b>	<b>2,599,936</b>	<b>9,838,143</b>	<b>7,738,278</b>

**03/26.14.0 WORKS AND INFRASTRUCTURE**

**03/26.14.1 Works and Infrastructure Report**

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

**OFFICER’S RECOMMENDATION:**

That the report be received by Council.

**INTRODUCTION:**

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

**PREVIOUS COUNCIL CONSIDERATION:**

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

**OFFICER’S REPORT:**

<b>Works Operations</b>	<b>February 2026</b>	<b>March 2026</b>
<b>Aerodrome</b>	Routine inspections.	Routine inspections. OLS Survey PAN Ops review
<b>Town Maintenance</b>	Township mowing all towns. Assist with set up of Triathlon event (St Helens) Tree maintenance: St Helens (Medea Cove Esp, Kings Park), Binalong Bay (alongside main road footpath to improve pedestrian access) St Columba Falls Road, St Marys skatepark, Fingal Recreation Ground and Fingal Park. Kerb and footpath vegetation removal to commence mid-month – all towns.	Township mowing all towns including playgrounds and recreation grounds. Tree maintenance: Stump grinding has commenced and the crews will work through all townships. Tree assessments being undertaken by a qualified arborist – Tully Street, Kings Park and suspected poisoned tree near the Fire Station at Binalong Bay. Removal of dead trees and overhanging branches at the St Helens Cemetery.

		Kerb and footpath vegetation removal ongoing during March, all towns.
<b>Road Network</b>	Road slashing: Lottah, Pyengana, Weldborough.  Grading - Ansons Bay Road, North Ansons Road and Eddystone Point Road.  Shoulder – gravel edging - Ansons Bay Road & Mathinna Plains Road.	Roadside slashing St Marys - Gardiners Creek Road, Irishtown Road, Lower Germantown Road. Upper Esk Road and Roses Tier Road pending.  Maintenance grading North Ansons Road, sections of Ansons Bay Road as required and Upper Scamander Road.
	Routine track inspections & maintenance.	Routine track inspections & maintenance.
<b>Weed Management</b>	<b>Fingal:</b> Capeweed, broadleaf, thistles, caper spurge, hemlock.  <b>Georges Bay Walking Track:</b> Thistles, broadleaf, African boxthorn.  <b>Scamander:</b> Gorse, Spanish heath, broadleaf.  <b>St Marys:</b> Spanish heath, thistles.	<b>Aerodrome:</b> Spanish heath.  <b>Binalong Bay:</b> Water heath, Spanish heath, bonespeed, mirror bush, blue periwinkle.  <b>St Helens:</b> Spanish heath, thistles, flat weeds.  <b>St Marys:</b> Spanish heath, thistles, boneseed, gorse.  <b>Stieglitz:</b> Petty spurge, blue butterfly bush, thistles.
<b>Asset Management</b>	Building & Playground inspections.	

## CAPITAL WORKS PROGRAM

Item	Comment
Bridge 185 – Gillies Road	Design and design certification have been completed, and material procurement is underway. Council will deliver the bridge replacement works, with the construction schedule to be confirmed. A temporary bypass will be provided for affected residents and the works schedule notified to residents closer to construction.
Bridge 2684 – Pedder Street	In-progress: on-site Scheduled Works- March/April 2026
Georges Bay Walking Track Extension	In-progress: Design has been finalised. Flora & Fauna study completed. AHT assessment next.
Scamander WTS – Waste Compactor	Technology options and costing details were presented to Councillors at the February Councillor Workshop as a prelude to the 2026/2027 capital budget preparation cycle discussions.
Scamander Inert Landfill Development	Master Plan and Draft Detail design are completed. To be submitted to EPA for review.
Scamander Coastal Hazards Project	Project remains in progress.

Storm Water – Aulichs Lane, St Marys	Minor design change after consultation with landowner. Materials purchased. Installation TBA after conferring changed design with TasWater given sewer infrastructure in vicinity of new stormwater main.
Road Resealing	In-progress: Resealing works.
Road Re-sheeting	In-progress.
Mangana Road	Reconstruction of a 300m section. Works to commence during March.
Tully Street – Northern end: Stormwater System Design	In-progress: Engineering design.
<b>Scamander Avenue footpath upgrade</b>	<b>Completed.</b>

## WASTE MANAGEMENT

	General Waste to Copping Landfill			Inert Waste to St Helens Inert Landfill			Kerbside Recyclables Collection			Co-mingled		
	24/25 MT	25/26 MT	Month Diff	24/25 MT	25/26 MT	Month Diff	24/25 MT	25/26 MT	Month Diff	24/25 MT	25/26 MT	Month Diff
<b>Jul</b>	222	233	11	0	212	212	43	39	-4			
<b>Aug</b>	224	215	-9	30	0	-30	41	36	-5			
<b>Sep</b>	167	607 <sup>1</sup>	440	20	0	-20	40	36	-4			
<b>Oct</b>	240	338 <sup>2</sup>	98	0	0	0	56	53	-3			
<b>Nov</b>	224	238	14	121	0	0	48	42	-6			
<b>Dec</b>	282	258	-24	0	0	0	56	48	-8			
<b>Jan</b>	352	324	-28	0	0	0	73	57	-16			
<b>Feb</b>	221	TBA <sup>3</sup>		0	0	0	51	44	-7			
<b>Mar</b>	215			0			48					
<b>Apr</b>	247			0			51					
<b>May</b>	198			0			45					
<b>Jun</b>	182			0			38					
<b>Total</b>	<b>2,774</b>	<b>2,213</b>		<b>171</b>	<b>212</b>		<b>590</b>	<b>355</b>				

### Notes

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

## **Green Waste Mulch – St Helens Waste Transfer Station**

- Double shredded material – sold out.
- Single shredded material – in stock.
- Next shredding campaign – late March – includes production of double shredded material.

## **Waste Strategy 2025-2026**

Draft document completed for internal management review.

## **Weldborough Bulk Waste Bin Facility**

Letter written to Weldborough residents about misuse of the bin facility and the dumping of prohibited items at the site and requesting compliance.

## **Department of Natural Resources and Environment Tasmania**

- St Helens WTS and Inert landfill - Site visit by two officers from the Waste Levy & Data – Waste & Resource recovery Business Unit on 3<sup>rd</sup> March 2026
- St Helens Inert landfill – Draft of revised EPN reviewed and response provided to the EPA (Waste and Waste Water Regulation | Contaminated Land & Waste Regulation).

## **Circular North Technical Committee**

The Manager Infrastructure & Development Services attended the Committee meeting of Thursday 19 February 2026 at Launceston.

## **SUB-DIVISION INSPECTIONS.**

- Nil inspection in the reporting period.
- Inspections scheduled in March for stormwater infrastructure – Wrinklers Subdivision Stages 4 & 5.

## **TRANSPORT MASTER PLAN**

Draft master plan completed and currently under internal review by management.

## **STRATEGIC PLAN & ANNUAL PLAN:**

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

#### Goal

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

#### Strategy

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

**LEGISLATION & POLICIES:**

N/A

**BUDGET AND FINANCIAL IMPLICATIONS:**

N/A

**VOTING REQUIREMENTS:**

Simple Majority

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

**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.

**PREVIOUS COUNCIL CONSIDERATION:**

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

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

<b>Month End</b>	<b>Dogs Registered</b>	<b>Unpaid Registrations</b>	<b>Total</b>
<b>July</b>	1,073	309	1,382
<b>August</b>	1,206	157	1,363
<b>September</b>	1,277	92	1,369
<b>October</b>	1,299	78	1,377
<b>November</b>	1,311	61	1,372
<b>December</b>	1,324	57	1,381
<b>January</b>	1,343	53	1,396
<b>February</b>	1,347	51	1,398

Summary Statistics for reporting period: 23 January to 28 February 2026

2025-2026 YTD	Category	Binalong Bay, The Gardens, Ansons Bay	Mangena, Fingal, Mathina	Falmouth, 4 Mile	Seymour, Denison	Beaumaris, Diana Basin	Scamander	St Helens, Stieglitz, Pyengana	St Marys, Cornwall	PERIOD TOTAL	2025-2026 YTD
1	Dog - Attack on a person (Serious)									0	1
3	Dog - Attack on a person (Minor)									0	4
0	Dog -Attack on another animal (Serious)									0	0
2	Dog -Attack on another animal (Minor)									0	2
0	Dog - Declared Dangerous									0	0
11	Dog - Barking									0	11
3	Dog - Chasing a person							1		1	4
8	Dog - Impounded							1		1	12
0	Dog - in Prohibited Area									0	0
3	Dog - Lost Dogs Reported									0	3
1	Dog - Rehomed									0	1
12	Dog - Wandering/at large			1						1	14
8	Verbal Warnings			1						1	15
8	Unregistered Dog Notices									0	8
5	Caution Notices								1	1	6
4	Infringement Notices									0	4
5	Infringement Notice - Disputes									0	5
26	Written Letter to Dog owners – various matters.								1	1	27
22	Patrols - Township/Urban Areas			1		3	3	5	2	14	55
29	Patrols - Beaches/Foreshore					4				4	50
2	Kennel Licence - Issued									0	2
7	Other animals		1							1	8
3	Other - RSPCA intervention									0	3
163	TOTAL	0	1	3	0	7	3	7	4	25	235

**STRATEGIC PLAN & ANNUAL PLAN:**

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

Goal

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

Strategy

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

**LEGISLATION & POLICIES:**

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

**BUDGET AND FINANCIAL IMPLICATIONS:**

N/A

**VOTING REQUIREMENTS:**

Simple Majority

<b>ACTION</b>	<b>DECISION</b>
<b>PROPONENT</b>	Council Officer
<b>OFFICER</b>	David Jolly, Manager Infrastructure and Development Services
<b>FILE REFERENCE</b>	002\024\003\
<b>ASSOCIATED REPORTS AND DOCUMENTS</b>	Draft Policy – AM20 Water Refill Station Policy

**OFFICER’S RECOMMENDATION:**

That Policy AM20 Water Refill Station Policy, be accepted without amendment.

**INTRODUCTION:**

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

**PREVIOUS COUNCIL CONSIDERATION:**

Adopted 16 March 2020 – **Minute No 03/20.13.3.42**

Amended 17 April 2023 – **Minute No 04/23.14.3.85**

**OFFICER’S REPORT:**

This Policy was previously reviewed in April 2023 and is therefore due for revision.

No amendments have been recommended to the policy.

**STRATEGIC PLAN & ANNUAL PLAN:**

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

Goal

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

Strategy

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

**LEGISLATION & POLICIES:**

As identified in the policy.

**BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:**

N/A

**VOTING REQUIREMENTS:**

Simple Majority



## POLICY NO AM20 WATER REFILL STATION POLICY

<b>DEPARTMENT:</b>	Infrastructure Services
<b>RESPONSIBLE OFFICER:</b>	Manager Infrastructure & Development Services
<b>LINK TO STRATEGIC PLAN:</b>	Adopt environmental sustainability principles in undertaking Council activities
<b>STATUTORY AUTHORITY:</b>	Local Government Act 1993
<b>OBJECTIVE:</b>	To provide potable Water Refill Stations in high demand public places within the Break O'Day Municipality to help reduce the environmental impact of drinking bottled water and the number of plastic bottles going to landfill.
<b>POLICY INFORMATION:</b>	Adopted 16 March 2020 – Minute No 03/20.13.3.42 Amended 17 April 2023 – Minute No 04/23.14.3.85

### POLICY

#### 1. RESPONSIBILITIES

The Manager Infrastructure & Development Services is responsible for the implementation of this policy.

#### 2. INTRODUCTION

Council recognise the negative impact that discarded plastic bottles have on the environment and natural resources; and the benefits in avoiding the generation of waste from single use, disposable packaging, such as from bottled water.

Bottled water consumes in its production and distribution resources and energy. The impact of 'end of use' litter and plastic pollution affecting natural waterways and the ocean is well documented.

To reduce the environmental impact of discarded water bottles Council is seeking to provide readily available and alternative source of potable drinking water, through the strategic placement of Water Refill Stations in high demand locations within the Break O'Day Area.

Under this policy, Council will assess all requests for the installation of Water Refill Stations against the following criterion.

1. Proposed Installation Site
2. Compliance with relevant legislation, standards and best practice positioning guidelines.
3. Public safety and accessibility.
4. Availability to connect to potable water supplies.
5. Materials of Construction.
6. Asset Life-cycle cost.



### 3. POLICY APPLICATION

Council will only consider installing a Water Refill Station that demonstrates an installation will meet or exceed the policy objective and criterion.

### 4. CRITERION

#### 4.1 Proposed Installation Site

To promote the use of Water Refill Stations, stations will only be considered where a proposed installation is in a prominent area and is not obscured by the surroundings.

Appropriate sites are:

- high pedestrian traffic areas, such as town shopping precincts and high use playgrounds.
- open spaces where there are opportunities to do physical activity.
- open spaces where there are planned BBQ facilities and picnic tables.

The limitation on the number of units for any one prominent area is one refill station.

Water Refill Stations have high asset life cycle costs. Giving consideration to an installation does not mean that an installation will be approved.

Council will consider only two types of stations:

- Full stations in shopping precinct areas.
- Where installed adjacent to a toilet block, park or reserve a suitable spring loaded or push tap set up and which may incorporate a dog bowl in the set up.

#### 4.2 Public Safety & Access

Water Refill Stations shall be designed for public safety and access and inclusion (AS 1428) that give consideration to Site Location, Site Set-out, Safety & Hygiene and drainage/soakage trench requirements.

#### 4.3 Potable Water Supply

Water Refill Stations shall only be connected to existing reticulated potable town water supplies.

Where the quality of a town water supply has variable water clarity, odour, temperature, and/or taste, water filtration may be required.

#### 4.4 Materials of Construction

Water Refill Stations shall be constructed from materials that are resistant to vandalism and corrosion (coastal climate) and which can be cleaned with ease. Stations by design shall be durable with a useful operational life of 15 to 20 years.



#### **4.5 Asset Life Cycle Cost**

A whole of life cycle cost analysis shall be prepared for each proposed Water Refill Station installation and provided to the Council.

#### **5. MONITORING & REVIEW**

This Policy will be reviewed every three (3) years in line with the Council's Policy Framework or earlier in the event of major changes to legislation or related policies, procedures or if deemed necessary by the General Manager.

**03/26.15.0 COMMUNITY DEVELOPMENT**

**03/26.15.1 Community Services Report**

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

**OFFICER’S RECOMMENDATION:**

That the report be received.

**INTRODUCTION:**

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

**PREVIOUS COUNCIL CONSIDERATION:**

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

**OFFICER’S REPORT:**

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

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

**2025 – 2026 Community, Council Events, Programs and Initiatives**

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

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

<b>Contributions to Events</b>		
Swimcart	1,000	
St Helens Athletic Carnival	2,500	\$2,500
Carols by Candlelight	1,600	801.85
Fingal Valley Coal Festival	2,000	
Pyengana Endurance Ride -	500	
St Helens Game Fishing Comp	2,000	2,000
Marketing Valley Tourism	2,500	
Bay of Fires Art Prize	10,000	\$10,000
Bay of Fires Winter Arts Event – Sandcastle Building	4,000	\$4,000
St Marys Community Car & Bike Show	2,000	
East Coast Masters Golf Tournament	2,500	2,500
BODRA Winter Lights	2,000	\$2,000
Suicide Prevention	1,000	\$1,000
Pyengana Easter Carnival	1,000	
Australia Day Event – Woodchopping	\$5,000	2,000
Misc Donations & Events	7,500	
Wellbeing Festival	3,500	
Mannalargenna Day	2,500	2,500
<b>Council Sponsorship</b>		
Funding for BEC Directory	2,000	Directory no longer being produced
St Helens Marine Rescue	3,000	3,000
Business Enterprise Centre (BEC)	28,000	14,000
<b>Council Sponsorship</b>		
Seniors Day	3,000	2,000
Australia Day event	5,000	
Volunteer Week	2,500	
Mental Health Week	500	
International Disability Day event	1,000	
Christmas Decorations	6,000	
<b>Specific Programs &amp; Initiatives</b>		
Youth Services	8,000	
Welcome to Town Christmas Signs	1,500	\$1,500

Updates on current projects being managed by Community Services:

### Reconciliation Plan

Council staff are preparing a document more focused on Council working with our local community with more focus on local actions. This will be presented at future Council meeting.

## **Community Grants & Art Grants – Are now open**

Applications for our Community Grants and Art Grants programs are now closed and are currently being assessed by Councillors. A report will be prepared and presented to the March, 2026 Council meeting.

## **Bay of Fires Master Plan**

The consultants are currently finalising the draft document so that it can be forwarded to Parks & Wildlife for sign off before the community engagement sessions can be undertaken. Once we receive sign off from PWS on the draft document, community engagement sessions will be organised and advertised.

## **Scope of works – Rail trail – Cornwall to St Marys**

Council staff have prepared a draft scope of works and concept plan outlining the project's vision and proposed construction. The trail's construction will require Council to obtain external funding. Harvesting operations are currently underway in the area surrounding the proposed trail. Once these operations are completed, the scope of works documents will be reviewed and finalised in preparation for seeking expressions of interest.

## **Community Events/Activities**

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

### **March 2026**

- 6-8 – St Helens Game Fishing Club – Portland Hall
- 11 – Tasmanian Disability commissioner – Portland Hall
- 21 – Tasmanian Guilting Guild – Portland Hall
- 27 – St Helens District High School – St Helens Recreation Grounds
- 28 – Underdog Boxing Championships – Bendigo Bank Community Stadium

### **April 2026**

- 4-5 – Pyengana Easter Carnival – Pyengana Recreation Grounds
- 18- East Coast Swans Heritage Football Game – Pyengana Recreation Grounds
- 18-19 – Sheep Dog Trials – Fingal Recreation Grounds

## **Learner Driver Mentor Program**

On-road hours have increased slightly this month, with one mentor returning after a short break. We also congratulate one of our long-term students on obtaining her provisional licence a fantastic achievement for both the mentor and the learner.

Total on-road hours – 25

Total Mentors - 2

Learner in car - 8

Waiting list – 12

Graduated – 1

Below is a brief report on the Break O’Day Triathlon held in St Helens on Sunday, 1 February 2026. The event was very well attended, with strong participation across all age groups and excellent support from spectators. The atmosphere was vibrant, and feedback from participants and volunteers has been overwhelmingly positive. Overall, it was a successful and well-coordinated community event.



President: Tammy Fidler | 0401 666 294  
Treasurer: Natacha Bennett | 0448 224 009  
Email: [bodtrichallenge@gmail.com](mailto:bodtrichallenge@gmail.com)

## Overview

A total of **120 participants** registered for the event. The data provides a strong cross-section of the community, with representation across all age groups from children to older adults. The results demonstrate broad community engagement, family participation, and sustained adult involvement.

## Gender Participation

Participant gender distribution shows a relatively balanced outcome:

- **Male participants:** 69 (57.5%)
- **Female participants:** 51 (42.5%)

This indicates strong female participation alongside slightly higher male representation, supporting inclusive engagement across genders.

## Age Distribution

Participants ranged widely in age, highlighting the accessibility and appeal of the event across generations. Age was assessed based on **age at the event start date**, with the following breakdown:

- **0–12 years:** 28 participants
- **13–15 years:** 12 participants
- **16–18 years:** 4 participants
- **19–30 years:** 12 participants
- **31–40 years:** 20 participants
- **41–49 years:** 22 participants
- **50–59 years:** 15 participants
- **60 years and over:** 7 participants

The largest participation cohorts were:

- **Children aged 0–12**, indicating strong family involvement and youth engagement
- **Adults aged 31–49**, reflecting strong participation from working-age adults, many of whom are likely parents or guardians accompanying younger participants

Participation across older age groups (50+) further demonstrates the event's inclusivity and suitability for lifelong involvement.

## Youth and Junior Participation

Participants aged 18 years and under accounted for 44 registrations, representing over one-third of total participants. This highlights the event's effectiveness in engaging young people and supporting junior participation pathways.

## Adult Participation

Participants aged 19 years and over totalled 76 registrations, with particularly strong representation in the 31–49 age range. This suggests the event appeals not only as a youth activity but also as a recreational, fitness, or community-based activity for adults.

## Geographic Participation

Analysis of participant towns shows registrations were drawn from multiple locations, with several towns contributing multiple participants. This demonstrates the event's regional reach and its ability to attract participants beyond a single local catchment area.

## Key Observations

- Strong family and junior participation, particularly in the 0–12 age group
- Consistent adult engagement, especially in the 31–49 age bracket
- Balanced gender representation
- Broad geographic reach across towns and regions
- Inclusive event design supporting participants across all life stages

## Conclusion

The registration data demonstrates that the event successfully engaged a diverse and inclusive participant base across age, gender, and location. The strong presence of juniors, families, and adults highlights the event's value as a community-focused activity that supports participation, connection, and ongoing engagement across the lifespan.

## Community Wellbeing Project

Council staff have submitted the final report for the Wellbeing Project. It is currently with WLF who are undertaking an external audit.

## Youth

No report at this time

## **STRATEGIC PLAN & ANNUAL PLAN:**

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

#### Goal

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

#### Strategy

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

## **LEGISLATION & POLICIES:**

N/A

## **BUDGET AND FINANCIAL IMPLICATIONS:**

N/A

## **VOTING REQUIREMENTS:**

Simple Majority

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

#### OFFICER'S RECOMMENDATION:

That the report be received.

#### INTRODUCTION:

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

#### PREVIOUS COUNCIL CONSIDERATION:

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

#### OFFICER'S REPORT:

##### Visitor Information Report:

- Main tourists this month were from WA, NSW, VIC and overseas tourists from Italy, France, New Zealand, Norway
- Getting a lot of enquiries on the best route to get to Ben Lomond from St Helens.
- We now have our teardrop flag in place at the front indicating that we are open hopefully will make it easier for tourists to realise we are open.
- Finding that tourists are quite surprised that it is very busy in February and it is difficult to find accommodation and camping spots.

##### The History Room Curator Report:

- **Anniversary Exhibition:** Have taken down the Winifred Curtis Reserve display and have commenced working on the Anniversary display. Many objects being explored that have not been on display for many years.
- **St Helens Heritage Walk booklet and bollards:** Have a draft version of the revamped booklet that is currently being worked on. Met with Jayne Richardson in the Backroom on Weds 25<sup>th</sup> February 2026 regarding the QR codes and to work through images with the photographic archivists Glyn and Peter. Have also confirmed bollard placements around the main street in St Helens with some amendments needed.
- **PWS Image Request:** Provided digital images of the Endurance Mine plus others for new Interpretation panels being reinstalled at the Little Blue Lake.

- **Feb stats:** Comparable to previous years.

**Statistics:**

**Door Counts**

Month/Year	Visitor Numbers	Daily Average	History Room
February 2013	5,371	169.50	396
February 2014	6,053	216.17	430
February 2015	6,739	240.67	529
February 2016	6,943	239.41	203
February 2017	5,707	203.82	182
February 2018	4,529	161.75	209
February 2019	5,290	188.93	195
February 2020	4,190	144.48	165
February 2021	2,242	80.07	108
February 2022	2,397	85.61	105
February 2023	4,320	154.28	176
February 2024	4,359	150.31	161
February 2025	4,528	161.71	129
February 2026	4,133	147.60	147

**Revenue 2024/2025**

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

**Revenue 2025/2026**

Month	VIC Sales	HR Entry	HR Donations/Sales
July	3,388.09	144.00	94.30
August	4,008.96	0	67.60
September	4,214.96	287.00	117.50
October	6,802.55	378.00	131.60
November	9,270.70	433.00	194.40
December	8,194.47	349.00	30.10
January	10,500.45	660.00	154.85
February	11,480.78	589.00	374.20

March			
April			
May			
June			

**STRATEGIC PLAN & ANNUAL PLAN:**

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

Goal

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

Strategy

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

**LEGISLATION & POLICIES:**

N/A

**BUDGET AND FINANCIAL IMPLICATIONS:**

N/A

**VOTING REQUIREMENTS:**

Simple Majority

**03/26.16.0 DEVELOPMENT SERVICES**

**03/26.16.1 Development Services Report**

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

**OFFICER’S RECOMMENDATION:**

That the report be received.

**INTRODUCTION:**

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

**PREVIOUS COUNCIL CONSIDERATION:**

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

**OFFICER’S REPORT:**

**KEY DEPARTMENT STRATEGIC OR OPERATIONAL MATTERS**

Recruitment process for Environmental Health Officer remains underway;  
Senior Town Planner has resigned, recruitment process to commence shortly;  
Development Services staff attended Northern Permit Authority Forum.

## PLANNING REPORT

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

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	EOFY 2024/2025
<b>NPR</b>	2	6		5	10	1	3	7					31	
<b>Permitted</b>		4	4	2	1		2	4					17	
<b>Discretionary</b>	15	15	5	11	21	22	4	10					103	
<b>Amendment</b>	1		1	1	3	2	2	4					14	
<b>Strata</b>														
<b>Final Plan</b>	1	2	4	1				4					12	
<b>Adhesion</b>														
<b>Petition to Amend Sealed Plan</b>														
<b>Boundary Rectification</b>														
<b>Exemption</b>														
<b>Total applications</b>	19	27	14	20	35	25	11	29					180	205

<b>Ave Days to Approve Nett *</b>	39.68	30.85	24.92	43.55	24.94	52.28	34.36	25.31					34.48	
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\* Calculated as Monthly Combined Nett Days to Approve/Total Applications

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

DA NO	LOCATION	DESCRIPTION	SECTION	Day to Approve Gross	Days to Approve Nett
006-2024 FINAL	Scamander	Final Plan of Survey - 2 Lot Subdivision	Final Plan	25	25
202-2025	Akaroa	Residential - Partial Demolition and Alterations/Additions to Dwelling	S57	47	46
236-2025	Scamander	Residential - Construction of a New Shed	S57	47	46
226-2025	Binalong Bay	Subdivision - Two (2) Lot Subdivision	S57	64	61
210-2025	Falmouth	Residential - Construction of a New Shed and Demolition of an Existing Outbuilding	S57	85	43
197-2025	Scamander	Residential - Retrospective Approval of Carport, Shed, Shed with Attached Awning and Retaining Wall	S57	83	62
200-2025	Scamander	Additional Use for Visitor Accommodation	S58	14	14
056-2022 FINAL	St Helens	Final Plan of Survey - 13 Lot Subdivision	Final Plan	22	19
015-2026	Stieglitz	Residential - Demolition of Existing Dwelling and Construction of New Dwelling with Attached Decks	NPR	10	10
018-2026	St Helens	Boundary Adjustment	S58	7	7
179-2025	St Helens	Retrospective - 5 Glamping Tents including parking, pathways and landscaping, 11 Cabins, 4 Ensuites, Removal of 15 Permanent and 6 Powered Sites, 2 Accommodation Structures, Bike Repair Structure and Bike Wash	S57	35	34

		Structure. Proposed - 11 Ensuites			
244-2025	Ansons Bay	Residential - Extension to Dwelling	S57	32	31
001-2026	St Helens	Construction of Farm Shed	NPR	20	17
069-2025 AMEND	St Helens	Minor Amendment	S56	14	14
020-2026	St Helens	Residential - Additions and Alterations to Existing Dwelling	NPR	7	7
010-2026	Scamander	Residential - Construction of a Secondary Dwelling with Attached Deck	NPR	12	11
006-2026	Scamander	Visitor Accommodation - Construction of a Yurt and Amenities Structure	S57	30	29
127-2025 AMEND	St Helens	Minor Amendment	S56	7	7
126-2025	Ansons Bay	Visitor Accommodation - Construction of Two Visitor Accommodation Units	S57	179	32
171-2025	St Helens	Residential - Construction of a Shed including an Attached Awning to the Existing Dwelling	S58	21	20
056-2023 FINAL	Falmouth	Final Plan of Survey - Two (2) Lot Subdivision - 2 x 2 Subdivision	Final Plans	16	16
057-2026 FINAL	Falmouth	Final Plan of Survey - Two (2) Lot Subdivision - 2 x 2 Subdivision	Final Plans	9	9
009-2026	St Marys	Residential - Construction of a Carport and Garage	S58	19	19
227-2025	Fingal	Residential - Construction of a New Dwelling and Shed with Amenities including Retrospective Approval of Existing Shed	NPR	62	0

030-2022 AMEND	St Marys	Minor Amendment - Dwelling & Shed	S56	10	10
047-2025 AMEND 2	Falmouth	Second Minor Amendment	S56	18	18
231-2025	Fingal	Residential - Retrospective Approval Change of Use Masonic Hall to Dwelling	NPR	71	32
222-2025	Scamander	Residential - Demolition of Existing Dwelling and Construction of New Dwelling with Attached Deck	S57	89	88
052-2024	Scamander	Alterations & Additions to Dwelling & Shed	NPR	8	7

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**Denotes Applications Requiring a Planning Authority Decision due to representations being received.**

## Strategic Planning Projects in the 2025/2026 financial year

Description	Percentage Complete	Current Update
Scamander-Beaumaris Structure Plan - Progress the project with the aim of addressing land use needs and development planning strategies for the Scamander-Beaumaris area; adoption by Council and commence progression of recommendations.	90%	Final Scamander – Beaumaris Structure Plan underway. Minor edits being undertaken and final report is planned to be presented to Council in April/May Council meeting.
Regional Land Use Strategy - Participate in the development of the new Northern Tasmania Regional Land Use Strategy, resulting in adoption by Council	Ongoing	Break O'Day participation in the review of the NTRLUS continues. <ol style="list-style-type: none"> <li>1. Commencement of Stage 3 has occurred at the February meeting (4/02) with the Inception Meeting with Mesh/Veris;</li> <li>2. RPG meetings are now fortnightly in anticipation of a 30 June completion date.</li> </ol>
Industrial Land Use Strategy - Finalise the Industrial Land Use Study resulting in adoption by Council, progress any Immediate Recommendations of the report/findings	85%	Further refinement pending completion of document. Final report is planned to be presented to Council in April/May Council meeting.
Scenic Areas Assessment - progress a Scenic Areas Assessment furthering previous work completed to inform any further amendments to the Local Provisions Schedule of the Tasmanian Planning Scheme	5%	Project brief was presented to Council at the February Workshop which generated very good discussion. Work continues on developing the project brief and mapping out critical stages of the project, including training.

# BUILDING PROJECTS REPORT

## Projects Completed in the 2025/2026 financial year

Description	Location	Updates
Demolition & Construction of New Public BBQ Facility and Associated work	Village Green, Binalong Bay	<p>Completed August 2025.</p>   
Building upgrades (External repainting)	St Marys Railway Station	Completed August 2025
Refurbish Toilet & Shower Facility	St Marys Sports Complex	Completed January 2026.

**Projects ongoing – Capital Works Program (Includes carried over projects previous financial years)**

<b>Description</b>	<b>Location</b>	<b>Updates</b>
Insurance Claim Works – Water Damage	Portland Hall (Senior Citizens Wing)	<ul style="list-style-type: none"> <li>• Works nearing completion.</li> </ul>
Air-conditioning upgrades & Commencement of Internal Painting	Council Office	<ul style="list-style-type: none"> <li>• Internal lighting upgrades to LED fittings Completed;</li> <li>• Air Conditioning Upgrades Completed;</li> <li>• Commencement of internal repainting to commence in May 2026.</li> </ul>
Additions & Internal Alterations	Falmouth Community Centre	<ul style="list-style-type: none"> <li>• Open to public;</li> <li>• Meeting to be scheduled to discuss completion of final scope of work (Carpark, Front door alterations &amp; painting)</li> </ul>
Demolition of Existing Toilet & Construction of New Facility	Beach Reserve, Falmouth	<ul style="list-style-type: none"> <li>• Open to Public;</li> <li>• Minor works still outstanding (Signage and landscaping works remain outstanding)</li> </ul>
Internal Renovations	Hub 4 Health, Portland Court, St Helens	<ul style="list-style-type: none"> <li>• Minor works have commenced with final works scope still being undertaken</li> </ul>
Installation of Roof Mounted Solar Panels & New Electric Heaters	St Marys Hall	<ul style="list-style-type: none"> <li>• Electric Heaters have been completed;</li> <li>• Quotations currently being sourced in relation to roof mounted solar panels.</li> </ul>
Replacement of Roof Cladding & Fence & Installation of Garden Shed.	St Marys Tennis Club	<ul style="list-style-type: none"> <li>• Re-Roofing Works now completed;</li> <li>• New Garden Shed, Fence and Associated works currently being scheduled pending advice from committee.</li> </ul>
New Solar Powered Power Supply & Electrical Fit-out	St Marys Waste Transfer Station	<ul style="list-style-type: none"> <li>• Requests for Quotes sent and closing 5.00pm Friday 27<sup>th</sup> March 2026.</li> </ul>
Installation of Roof Mounted Solar Panels	(Various sites being considered)	<ul style="list-style-type: none"> <li>• Requests for Quotes sent and closing 5.00pm Friday 27<sup>th</sup> March 2026.</li> </ul>

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

Description	Location	Updates
Repair Render & Repaint Front Facade	Portland Hall, St Helens	<ul style="list-style-type: none"> <li>• Works scoping to be conducted in conjunction with design work for Memorial Park toilet replacement.</li> <li>• New Budget approved in capital works program.</li> </ul>
Community Consultation, Design & Development Approval Phase – Public Toilet Replacement	Memorial Park, St Helens	<ul style="list-style-type: none"> <li>• Community engagement phase to commence as priority in conjunction with consultant designer who has now been appointed;</li> <li>• Initial Concept Plans have been completed, working up drawings for consultation phase.</li> </ul>
Replacement of Roof Cladding	Pyengana Hall	<ul style="list-style-type: none"> <li>• Budget approved in capital works program</li> <li>• Quotations currently being sourced.</li> </ul>
New Ceiling Insulation & Roof Replacement	St Helens Works Depot Office building	<ul style="list-style-type: none"> <li>• Budget approved in capital works program.</li> </ul>
Structural Stabilisation Works	St Marys Exhibition building	<ul style="list-style-type: none"> <li>• First meeting conducted 4<sup>th</sup> February 2026.</li> <li>• Pending engagement of structural engineer.</li> </ul>
New Public BBQ Facility – Design Phase	Pyengana Recreation Ground	<ul style="list-style-type: none"> <li>• Budget approved in capital works program.</li> </ul>
Toilet/Amenities Replacements – Design Phase	St Helens Foreshore	<ul style="list-style-type: none"> <li>• Budget approved in capital works program.</li> </ul>

The below table provides a summary of the building approval issued for the month including comparisons to the previous financial year.

<h2 style="margin: 0;">Building Services Approvals Report</h2> <h3 style="margin: 0;">February 2026</h3>
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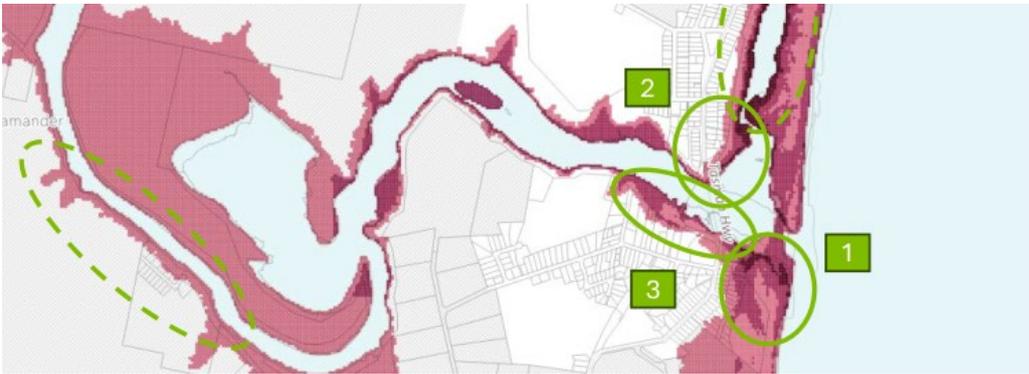
No.	BA No.	Town	Development	Value
1.	2025/00194	Falmouth	New Dwelling & Domestic Storage Shed	\$531,000.00
2.	2025/00035	St Helens	New Storage Shed	\$70,000.00
3.	2025/00036	Stieglitz	New Secondary Dwelling	\$300,000.00
4.	2025/00167	Stieglitz	Demolition, Alteration & Additions - Dwelling	\$200,000.00
5.	2025/00123-STAGE 1	St Helens	New Dwelling, Courtyard & Garage	\$250,000.00
6.	2025/00203	Scamander	New Dwelling & Domestic Storage Shed	\$495,000.00
7.	2026/00001	St Helens	New Farm Shed	\$69,000.00
8.	2024/00149	Beaumaris	Change of Use - Shed to Dwelling	\$30,000.00
9.	2025/00197	Scamander	Retrospective approval – New Shed including Awning, Shed (Low Risk) & Carport (Low Risk)	\$50,000.00
10.	2024/00019	St Helens	Demolition & New Dwelling, Deck, Courtyard & Landing	\$700,000.00
11.	2025/00208	Scamander	New Dwelling, Deck, Garage & Swim spa	\$350,000.00
12.	2025/00047	Falmouth	New Visitor Accommodation Deck, Retaining Wall, 2 x Shipping Containers & Solar Panels	\$587,000.00
13.	2025/00215	St Marys	Temporary Occupancy Permit – Mobile Tiny Home (Visitor Accommodation)	N/A
14.	2026/00024	St Helens	Plumbing only – Plumbing to Caravan	N/A

<b>ESTIMATED VALUE OF BUILDING APPROVALS FINANCIAL YEAR TO DATE</b>	<b>2024/2025</b>	<b>2025/2026</b>
	\$22,011,642.00	\$18,503,580.00

<b>ESTIMATED VALUE OF BUILDING APPROVALS FOR THE MONTH</b>	<b>MONTH</b>	<b>2025</b>	<b>2026</b>
	February	\$1,198,500.00	\$3,632,000.00

<b>NUMBER BUILDING APPROVALS FOR FINANCIAL YEAR TO DATE</b>	<b>MONTH</b>	<b>2024/2025</b>	<b>2025/2026</b>
	February	98	103

**ENVIRONMENTAL REPORT**

Description	Updates
<p>Biosecurity</p>	<p>Recent activity in the municipality by two state projects funded by the Weed Action Fund has been supported. One, looking at emerging weed threats, inspected an infestation of spiny rush (<i>Juncus acutus</i>) at Seymour. The other on foxglove, a newly declared weed, has been connected with the Council's MTB trail management teams who are working to control foxglove on trails at the Blue Tier.</p> <p>Binalong Bay foreshore reserve was visited with Parks and Wildlife Officers and North East Bioregional Network members to inspect its significant weed problems and review management.</p> 
<p>Break O'Day Council NRM Committee</p>	<p>A public call for Expressions of Interest in membership of the NRM Committee has been promoted for four weeks to mid-March.</p>
<p>Scamander Coastal Hazards and Flood Risk Management project</p>	<p>The Draft Coastal and Flood Adaptation Pathways Plan has been released for community consultation between mid-February and March. It focusses on the southern Dune Street foreshores as a key site, testing three scenarios for mitigating coastal and inundation risks with a assets cost/benefit analysis, to underpin prudent decision making and investment pathways as climate change affects to coastline and flood risks.</p> 

	Design and planning work is underway for mitigation works. They include improved monitoring and protocols for barway opening to reduce inundation and wave attack risks. And on-ground works for the Dune Street shores to mitigate immediate erosion risks. The Adaption Pathways Plan will guide future decisions on action to address residual and changing future risks from coastal and river hazards.
Water	St Marys Rivulet discussions with TasWater, who has been working on critical infrastructure crossing the Rivulet, regarding cooperation on issues with management of the stream (erosion and sedimentation). Council's interests have focussed on reducing flood risks along the Rivulet for the community, which is a related but different matter.
Dog Management and shorebirds	The North East Shorebird Working Group met in February. Draft Terms of Reference for the group were finalised following Council's input. Education and compliance efforts are making gains, but also suffer from significant challenges with limited resources and the behaviour of some members of the public. A Shorebird Survey by NRM North currently is collecting information on beach user attitudes and behaviour.

## PUBLIC HEALTH REPORT:

### Recreational Water Quality

The *Public Health Act 1997* requires Councils to monitor recreational waters (for primary contact) from December through to March each year, using the Tasmanian Recreational Water Quality Guidelines.

Results for the 2025-2026 sampling season in December and January are reported here.

Recreational water	1 Dec 2025		12 Jan 2026		16 Mar 2026	
	*Enterococci	#Rec. WQ	*Enterococci	#Rec. WQ	*Enterococci	#Rec. WQ
Grants Lagoon – Mouth (shallows)	<10	Good	<10	Good	<10	Good
Grants Lagoon - Footbridge	<10	Good	<10	Good	<10	Good
Grants Lagoon – Campground	<10	Good	<10	Good	<10	Good
Beauty Bay	10	Good	<10	Good	<10	Good
Yarmouth Creek	140	Moderate	<10	Good	<10	Good
Wrinklers Lagoon	<10	Good	<10	Good	<10	Good
Scamander River Mouth	<10	Good	<10	Good	<10	Good
Henderson Lagoon	<10	Good	<10	Good	<10	Good
Denison Rivulet	<10	Good	10	Good	10	Good

\* Enterococci /100ml # Recreational Water Quality class (from Tasmanian Guidelines)

The results for water samples indicate conditions for all these waters have been safe for swimming during the season according to the Tasmanian Recreational Water Quality Guidelines.

All natural waters may be subject to local poorer water quality from time to time due to weather, tidal impacts or other conditions.

### Immunisations

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

MONTH [P]	2025/2026		2024/2025	
	Persons	Vaccinations	Persons	Vaccinations
July - December	0	0	5	5
January - June	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>

### Sharps Container Exchange Program as at 10 March 2026

Current Year	Previous Year
2025/26	2024/25
49	49

### STRATEGIC PLAN & ANNUAL PLAN:

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

#### Goal

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

#### Strategy

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

### LEGISLATION & POLICIES:

N/A

### BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

### VOTING REQUIREMENTS:

Simple Majority

**03/26.16.2****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.**

<b>ACTION</b>	<b>DECISION</b>
<b>COUNCIL MEETING DATE</b>	16 March 2026
<b>PROPONENT</b>	North East Bioregional Network
<b>OFFICER</b>	D. Szekely, Senior Town Planner
<b>FILE REFERENCE</b>	AGM 25.7.4
<b>ASSOCIATED REPORTS AND DOCUMENTS</b>	Nil

**OFFICER’S RECOMMENDATION:**

That Council advise North East Bioregional Network:

1. In regard to a policy position on multiple dwellings for Tourism Accommodation in un-serviced areas, this would require further detailed consideration within any future Council strategic planning program and appropriate resourcing to initially determine the evidence for such a position and then to progress forward any recommendation of that investigation.
2. Council has already participated in the state review of the Strata Titles Act 1998, and no further submissions are proposed.
3. Should the NEBN wish to progress this in a more time sensitive manner, they may make direct submission to the State Government in relation to amendments to the State Planning Provisions and the Strata Titles Act 1998.

**PREVIOUS COUNCIL CONSIDERATION:**

**Council Workshop 2 February 2026**

**Council Meeting 16 February 2026**

**02/26.16.5.699**

Moved: Clr B LeFevre/ Seconded: Clr K Chapple

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

**Procedural Motion**

Moved: Clr L Johnstone/ Seconded Clr L Whittaker

That Council defer consideration to a future Council Meeting

**CARRIED UNANIMOUSLY**

**Annual General Meeting 9 December 2025**

AGM 25.7.4 Moved Mr T Dudley / Seconded Ms R Gallace

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

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

**CARRIED**

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

**OFFICER’S REPORT:**

At Council’s recent AGM, North East Bioregional Network put forward the following motion:

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

The motion includes concepts that may be experienced typically within un-serviced areas such as the Landscape Conservation Zone (LCZ) and Rural Living Zone (RLZ). In areas that are often termed ‘lifestyle areas’ and frequently within the coastal zone but not exclusively. It is my interpretation of the NEBN motion that this is what they are attempting to address. The Tasmanian Planning Scheme – Break O’Day provides a regulatory framework for Visitor Accommodation within these lifestyle living zones and makes the Use Class Visitor Accommodation **Discretionary** within the LCZ and **Permitted** within the RLZ. On application, Council as the Planning Authority is required to accept a valid application and assess it against the zone and code provisions relevant to the title, as the use is not prohibited within the relevant zones.

To ‘ban’ Visitor Accommodation within certain areas of the municipality, would require an amendment to Local Provisions Schedule to create a regulatory instrument to cause Visitor Accommodation to be prohibited in certain areas. The necessary investigation and reporting aimed at identifying evidence of the need and to support such an amendment would be extensive.

In regard to Strata Development, this is regulated through the Strata Titles Act 1998. Procedure for creating and amending Strata Schemes is contained within the above-mentioned Act. Prohibiting certain Strata Developments would require an amendment to the legislation. Deficiencies within the Strata Development legislation has been widely identified and the State Government continues to progress reforms to the legislation. Further information is available on the relevant website [Strata Titles Act 1998 - Current Reform | Department of Natural Resources and Environment Tasmania](#). Council has developed a Policy to assist in regulating Strata Schemes that requires structures to be built before a Strata Scheme is approved.

## **RECOMMENDATION:**

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

Council has already participated in the state review of the Strata Titles Act 1998, and no further submissions are proposed.

Should the NEBN wish to progress this in a more time sensitive manner, they may make direct submission to the State Government in relation to amendments to the State Planning Provisions and the Strata Titles Act 1998.

## **STRATEGIC PLAN & ANNUAL PLAN:**

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

### Goal

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

### *Key Focus Area:*

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

## **LEGISLATION & POLICIES:**

*Tasmanian Planning Scheme – Break O'Day*

*Land Use Planning and Approvals Act 1993*

*Local Government (Building and Miscellaneous Provisions) Act 1993*

## **BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:**

N/A

## **VOTING REQUIREMENTS:**

Simple Majority

**03/26.16.3**

**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**

<b>ACTION</b>	<b>DECISION</b>
<b>COUNCIL MEETING DATE</b>	16 March 2026
<b>PROPONENT</b>	North East Bioregional Network
<b>OFFICER</b>	D. Szekely, Senior Town Planner
<b>FILE REFERENCE</b>	AGM 25.7.4
<b>ASSOCIATED REPORTS AND DOCUMENTS</b>	Nil

**OFFICER’S RECOMMENDATION:**

That Council advise North East Bioregional Network that:

1. The re-introduction of the provisions regarding subdivision within the coastal zone within the Interim Scheme, into the Break O’Day Local Provisions Schedule has been extensively considered by the Tasmanian Planning Commission through the Break O’Day LPS process including the Hearings.
2. Should the NEBN wish to progress this further, they may make direct submission to the State Government in relation to amendments to the State Planning Provisions.

**PREVIOUS COUNCIL CONSIDERATION:**

**Council Workshop 2 February 2026**

**Council Meeting 16 February 2026**

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

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

**Procedural Motion**

Moved: Clr L Johnstone/ Seconded Clr L Whittaker

That Council defer consideration to a future Council Meeting

**CARRIED UNANIMOUSLY**

**Annual General Meeting 9 December 2025**

AGM 25.7.4    Moved Mr T Dudley / Seconded Ms R Gallace

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

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

## **CARRIED**

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

## **OFFICER’S REPORT:**

At Council’s recent AGM, North East Bioregional Network put forward the following motion:

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

At the time of which Break O’Day Council were drafting the Local Provision Schedule, direction from the State Government was that the 1km prohibition of subdivision within the Environmental Living Zone and Rural Resource Zone could not be transitioned into the LPS. This was extensively discussed and considered fully by the Tasmanian Planning Commission during the process of endorsing the *Break O’Day Local Provisions Schedule*, including the Hearings in September 2022 with the BOD LPS being gazetted in August 2023.

Any subdivision within the Coastal Zone is subject to the provisions within the Zone and any relevant Codes. It is reasonable to expect the State Planning Provisions to adequately ensure the State Coastal Code is being reflected in the provisions of the Scheme.

The Landscape Conservation Zone restricts subdivision to a minimum lot size 20 ha provided the performance criteria can be satisfied in total. Any subdivision potential is limited to those currently supporting a land area of 40ha or greater. The linear form of land development along the east coast within the Break O’Day Municipality is long established. No new cluster developments are being proposed, and no urban residential zone changes are proposed to convert large landholdings currently zoned Landscape Conservation to provide for urban/residential development. The extent of subdivision potential within the Landscape Conservation Zone is limited and the provisions within the Scheme are actively applied when an application for subdivision is received.

## **RECOMMENDATION:**

That NEBN be advised that the re-introduction of the provisions regarding subdivision within the coastal zone within the Interim Scheme, into the Break O’Day Local Provisions Schedule has been

extensively considered by the Tasmanian Planning Commission through the BOD LPS process including the Hearings.

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

#### **STRATEGIC PLAN & ANNUAL PLAN:**

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

##### Goal

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

##### *Key Focus Area:*

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

#### **LEGISLATION & POLICIES:**

*Tasmanian Planning Scheme – Break O’Day*

*Land Use Planning and Approvals Act 1993*

*Local Government (Building and Miscellaneous Provisions) Act 1993*

#### **BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:**

N/A

#### **VOTING REQUIREMENTS:**

Simple Majority

**03/26.16.4**                    **Protection of the scenic and natural values of the Break O’Day coastline – North East Bioregional Network - Higher standards for stormwater management than those in the current Break O’Day Stormwater SAP to protect coastal waterways and wetlands water quality and ecosystems.**

<b>ACTION</b>	<b>DECISION</b>
<b>COUNCIL MEETING DATE</b>	16 March 2026
<b>PROPONENT</b>	North East Bioregional Network
<b>OFFICER</b>	D. Szekely, Senior Town Planner
<b>FILE REFERENCE</b>	AGM 25.7.4
<b>ASSOCIATED REPORTS AND DOCUMENTS</b>	Nil

**OFFICER’S RECOMMENDATION:**

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

**PREVIOUS COUNCIL CONSIDERATION:**

**Council Workshop 2 February 2026**

**Council Meeting 16 February 2026**

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

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

**Procedural Motion**

Moved: Clr L Johnstone/ Seconded Clr L Whittaker

That Council defer consideration to a future Council Meeting

**CARRIED UNANIMOUSLY**

**Annual General Meeting 9 December 2025**

AGM 25.7.4    Moved Mr T Dudley / Seconded Ms R Gallace

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

- (i) A ban on strata titles and multiple dwellings for tourism accommodation outside of serviced settlements;

- (j) Reintroduce the prohibition on subdivision within 1km of the coast outside of settlements to prevent ribbon development and unrelated cluster development;
- (k) Higher standards for stormwater management than those in the current Break O’Day Stormwater SAP to protect coastal waterways and wetlands water quality and ecosystems; and
- (l) Establish a comprehensive and effective Scenic Protection Code which preserves the scenic beauty of the Break O’Day municipality.

**CARRIED**

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

**OFFICER’S REPORT:**

At Council’s recent AGM, North East Bioregional Network put forward the following motion:

**That Break O’Day Council support the following recommendations to protect the scenic and natural values of the Break O’Day coastline: Higher standards for stormwater management than those in the current Break O’Day Stormwater SAP to protect coastal waterways and wetlands water quality and ecosystems.**

The BRE-S2.0 Stormwater Management Specific Area Plan was adopted as part of the Local Provisions Schedule – Break O’Day after stormwater provisions were removed largely from the State Planning Provisions. Local government is largely responsible for:

- 1. Ensuring that the risk of flooding from stormwater is sufficiently identified and plan for through quantity and conveyance infrastructure management;
- 2. Ensuring that the risk of flooding from stormwater is sufficiently identified and planned for through appropriate development design; and
- 3. Managing the quality of stormwater to avoid any adverse effects of stormwater on receiving environments.

The SAP works to ensure firstly development is able to connect to council infrastructure or to the satisfaction of the General Manager. The performance criteria are activated when a more nuanced approach to stormwater management is required and lists matters any system must have regard to. How Council’s manage stormwater varies across jurisdictions, however generally it can be managed across:

- 1. Stormwater Asset Management Plan;
- 2. Stormwater System Management Plan
- 3. Stormwater Policy for Development.

An avenue for further work to be completed is the drafting of a Stormwater Policy for Development that addresses:

- a. Quantity and Conveyance;
- b. Quality. Stormwater quality requirements are addressed at the development stage to identify what level of stormwater quality management is required; and
- c. Development design.

**RECOMMENDATION:**

| 03/26.16.4Protection of the scenic and natural values of the Break O’Day coastline – North East Bioregional Network - Higher standards for stormwater management than those in the current Break O’Day Stormwater SAP to protect coastal waterways and wetlands

Council further the development of a Stormwater Policy for Development.

#### **STRATEGIC PLAN & ANNUAL PLAN:**

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

##### Goal

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

##### *Key Focus Area:*

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

#### **LEGISLATION & POLICIES:**

*Tasmanian Planning Scheme – Break O’Day*

*Land Use Planning and Approvals Act 1993*

*Local Government (Building and Miscellaneous Provisions) Act 1993*

#### **BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:**

N/A

#### **VOTING REQUIREMENTS:**

Simple Majority

**03/26.16.5**      **Protection of the scenic and natural values of the Break O’Day coastline – North East Bioregional Network - Establish a comprehensive and effective Scenic Protection Code which preserves the Scenic beauty of the Break O’Day municipality.**

<b>ACTION</b>	<b>DECISION</b>
<b>COUNCIL MEETING DATE</b>	16 March 2026
<b>PROPONENT</b>	North East Bioregional Network
<b>OFFICER</b>	D. Szekely, Senior Town Planner
<b>FILE REFERENCE</b>	AGM 25.7.4
<b>ASSOCIATED REPORTS AND DOCUMENTS</b>	Nil

**OFFICER’S RECOMMENDATION:**

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

**PREVIOUS COUNCIL CONSIDERATION:**

**Council Workshop 2 February 2026**

**Council Meeting 16 February 2026**

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

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

**Procedural Motion**

Moved: Clr L Johnstone/ Seconded Clr L Whittaker

That Council defer consideration to a future Council Meeting

**CARRIED UNANIMOUSLY**

**Annual General Meeting 9 December 2025**

AGM 25.7.4      Moved Mr T Dudley / Seconded Ms R Gallace

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

- (m) A ban on strata titles and multiple dwellings for tourism accommodation outside of serviced settlements;

- (n) Reintroduce the prohibition on subdivision within 1km of the coast outside of settlements to prevent ribbon development and unrelated cluster development;
- (o) Higher standards for stormwater management than those in the current Break O'Day Stormwater SAP to protect coastal waterways and wetlands water quality and ecosystems; and
- (p) Establish a comprehensive and effective Scenic Protection Code which preserves the scenic beauty of the Break O'Day municipality.

#### **CARRIED**

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

#### **OFFICER'S REPORT:**

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

**That Break O'Day Council support the following recommendations to protect the scenic and natural values of the Break O'Day coastline - Establish a comprehensive and effective Scenic Protection Code which preserves the Scenic beauty of the Break O'Day municipality.**

Development Services has already identified the need for further strategic work in terms of Scenic Areas within the municipality. A project brief is currently being developed for Council's consideration. The North East Bioregional Network has previously been made aware of Development Services project work in this area

#### **RECOMMENDATION:**

Development Service continue with the identified project work.

#### **STRATEGIC PLAN & ANNUAL PLAN:**

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

##### Goal

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

##### *Key Focus Area:*

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

#### **LEGISLATION & POLICIES:**

*Tasmanian Planning Scheme – Break O'Day*

*Land Use Planning and Approvals Act 1993*

*Local Government (Building and Miscellaneous Provisions) Act 1993*

**BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:**

N/A

**VOTING REQUIREMENTS:**

Simple Majority

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

**OFFICER'S RECOMMENDATION:**

That the General Manager's report be received.

**INTRODUCTION:**

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

**PREVIOUS COUNCIL CONSIDERATION:**

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

**OFFICER'S REPORT:****Meetings & Events Attended:**

17.02.2026	St Helens	– Carlo Di Falco MP Member for Lyons, meeting involving the Mayor which covered matters of interest to Council and the community including Council's priority projects, housing, Georges Bay Foreshore Multi-user Track, St Marys Pass and Telecommunications. Neighbourhood House funding and operations was raised by Mr Di Falco.
18.02.2026	St Helens	– St Helens Police Station, official opening attended by Premier of Tasmania the Hon Jeremy Rockliff MP, the Hon Felix Ellis MP, Minister for Police, Fire and Emergency Management and the Mayor.
18.02.2026	St Helens	– Country Universities Centre (CUC) Eastern Tasmania, official opening attended by the Hon Andrew Giles MP, Federal Minister for Skills and Training, alongside the Premier of Tasmania, the Hon Jeremy Rockliff MP, the Hon Felix Ellis MP, Minister for Skills and Jobs, the Hon Rebecca White MP and Mayor Mick Tucker.
18.02.2026	St Helens	– Politics in the Pub at Easy Tiger, attended with the Mayor, providing an opportunity to engage with Premier Rockliff and a number of other Members of Parliament who were in attendance to discuss a range of matters of local and regional importance. This included the usual subjects of childcare, housing, employment.

18.02.2026	<b>St Helens</b>	– Premier Jeremy Rockliff, meeting involving the Mayor which discussed potential impact of the new Spirits of Tasmania on local visitation and coastal camping; Local Government legislative changes; Integrity Commission discussion paper and ongoing funding for the Regional Jobs Hubs.
19.02.2026	<b>MS Teams</b>	– East Tas Education and Employment (ETEE), meeting of the Board to progress matters relating to the Study Hub Centre.
19.02.2026	<b>MS Teams</b>	– Break O’Day Employment Connect (BODEC) monthly Board Meeting.
24.02.2026	<b>MS Teams</b>	– Northern Region Emergency Management Committee (NREMC), meeting involving Council’s Municipal Coordinator and Deputy Coordinator, with Kristy Withers, the Regional Emergency Management Controller and the Emergency Management Coordinator. This was an opportunity to discuss any concerns and to meet Ms Withers.
25.02.2026	<b>MS Teams</b>	– Public Skills Australia webinar, attended presentation to hear the findings of the Skills Audit project which supports the National Local Government Workforce Skills and Capability Report 2026.
25.02.2026	<b>St Helens</b>	– St Helens Mobile Phone Tower, attended the Telstra and Amplitel community session, the meeting was a valuable opportunity for local residents to engage directly with Telstra and Amplitel team members and gain clarity about the project.
26.02.2026	<b>St Helens</b>	– Tasmania Police, meeting with newly appointed Police Inspector Danny Jackson, together with Council’s Community Services Manager and current St Helens Police Inspector Luke Manhood, providing an opportunity to welcome the new Inspector and discuss working relationship with Council.
02.03.2026	<b>St Helens</b>	– Council Workshop.
03.03.2026	<b>Hobart</b>	– Regional Jobs Hub Network, meeting of Hub chairs with the Hon Felix Ellis MP, Minister for Skills and Jobs to discuss ongoing Regional Jobs Hub funding and the 2026-27 Budget Submission.
03.03.2026	<b>Hobart</b>	– Northern Tasmanian Alliance for Regional Councils (NTARC), meeting with LGAT representatives to discuss broader sector participation in projects which are currently being undertaken through NTARC.
05.03.2026	<b>MS Teams</b>	– East Tas Education and Employment (ETEE), meeting of Board to progress matters relating to the Study Hub Centre.
05.03.2026	<b>St Helens</b>	– State Grants Commission, meeting involving Council’s Business Services Manager with the Commissioners to discuss its review of cost adjustors it applies to estimate councils’ expenditure requirements as part of the base grant assessment.

#### Meetings & Events Not Yet Attended:

06.03.2026	<b>MS Teams</b>	– Audit Panel.
06.03.2026	<b>Launceston</b>	– Circular North Steering Committee meeting.
06.03.2026	<b>Launceston</b>	– Northern Region General Managers, meeting.
12-13. 03.2026	<b>Hobart</b>	– LGAT General Manager’s Professional Development Workshop.
16.03.2026	<b>St Helens</b>	– Council Meeting.

General – The General Manager held regular meetings with Departmental Managers and individual staff when required addressing operational issues and project development. Meetings with community members included Ian Boyce and Jason Unwin, Sally Faulker and Michael Seymour (Scamander Sports Complex Committee).

### **Brief Updates:**

#### **CUC Eastern Tasmania**

The official opening of the Study Hub, CUC Eastern Tasmania, was attended by approximately 70 persons and was an excellent event. The level of Federal and State political representation was outstanding and it provided us and the Board with a fantastic opportunity to discuss the importance of this project and the connection with the Regional Jobs Hub, Break O’Day Employment Connect, which is quite a unique situation in the national context. This was particularly relevant for Minister Andrew Giles who is the Federal Minister for Skills and Training due to the synergies with his portfolio and we were able to brief him on the activities of the Jobs Hub and how the relationship with the Study Hub operates. In the near future an expression of interest process will commence to increase the membership of the CUC Eastern Tasmania management committee.

#### **Telstra Mobile Phone Tower**

The community forum on Wednesday 25 February drew in approximately 17 interested persons seeking more information and to discuss the proposal and concerns which were held. The General Manager had expected the attendance to be higher given the level of interest and comments in the community. Telstra and Amplitel had a number of representatives at the forum and Council needs to acknowledge the effort which they made.

#### **New St Helens Police Station**

Following the recent official opening of the new Police Station, the General Manager had the opportunity to tour this new facility last week. It is an impressive facility and when talking with the Tas Police staff who have been closely involved in the design, construction and fit out stages I was incredibly impressed with the level of thought and detail which has been brought to bear on this project. It is a credit to all of those who have been involved in this project from the outset, and there have been many of them at the various stages of the process. It must have been a ‘bitter sweet’ time for our local Inspector Luke Manhood who has put so much effort into this project, he only had the chance to work here for a couple of weeks before being transferred back to southern Tasmania. Our new local Inspector Danny Jackson has been handed the keys to a brand new Police Station and it is an incredibly attractive place to work. Local community members will only have a chance to see a small part of the overall facility and this will provide them with a bit of a feel for the new station. Those people unfortunate enough to be provided with temporary accommodation, it has a level of comfort appropriate for the situation whilst being functional and utilitarian.

## Communications Report

TOPIC	ACTIVITY	PROGRESS
<b>GENERAL COMMS</b>	BODC Newsletter	Sent out 1 week ago. Included stories on: <ul style="list-style-type: none"> <li>Falmouth's New Public Toilets Are Open.</li> <li>Tasman Highway Speed Limit Changes – St Helens.</li> <li>Have Your Say - Draft Scamander Coastal Hazards and Pathways Adaptation Plan.</li> </ul>
	BODC Website	<ul style="list-style-type: none"> <li>Community Pulse Program – 24 March 2026 at St Helens Football Club Rooms.</li> <li>Variety Kids Sports Day – 19 May 2026 at Bendigo Bank Community Stadium.</li> <li>Fingal Valley Neighbourhood House - Bay of Fires Youth Arts Prize – Theme 'No place like home' – Entries close 8 May 2026.</li> <li>Tasmanian Disability Inclusion Advisory Council Information Session – 11 March 2026 at Portland Hall.</li> </ul>
	Valley Voice: Five minutes with the Mayor	<ul style="list-style-type: none"> <li>New Police Station in St Helens.</li> <li>St Helens Welcomes New University Study Hub.</li> </ul>
	North Eastern Advertiser	<ul style="list-style-type: none"> <li>Strong Community Turnout for Mobile Tower Information Session.</li> <li>Aquatic Facility Survey - Thank You Break O'Day, A Strong Community Response.</li> </ul>
<b>SOCIAL MEDIA</b>	Break O'Day Council	<ul style="list-style-type: none"> <li>Citizenship Ceremony - welcomed three new Australian citizens to the Break O'Day community.</li> <li>Cat and Dog Management – Summer series. Weekly tips for responsible pet ownership.</li> <li>Expression of Interest - NRM Committee. Closes 15 March 2026.</li> <li>St Helens Mobile Tower – Community Drop in Session 25 February 2026.</li> <li>It Managed Services – Request for Proposal.</li> <li>Kinder Break O'Day Campaign.</li> </ul>
	Shared Social Media Posts	<ul style="list-style-type: none"> <li>TasWater - Stage 1 Water Restrictions – Scamander &amp; Lady Barron.</li> </ul>

		<ul style="list-style-type: none"> <li>• Circular North – Household Hazardous Waste Free Disposal – 7 March 2026.</li> </ul>
<b>GRANTS</b>	Primary Health Tasmania	<ul style="list-style-type: none"> <li>• Healthy Ageing Grants - Primary Health Tasmania is offering eligible organisations the opportunity to apply for a small grants program to support older Tasmanians living in the community to age healthily. Go to <a href="http://tasp.hn/healthyageinggrant">tasp.hn/healthyageinggrant</a> for more information and to apply. Applications close on Thursday 2 April 2026.</li> </ul>
<b>EMPLOYMENT</b>	Community Wellbeing Officer	<ul style="list-style-type: none"> <li>• Break O’Day Council is seeking a motivated and community-focused professional to join our Community Services team as a Community Wellbeing Officer. Applications closed 6 March 2026.</li> </ul>
<b>SURVEY</b>	University of Wollongong Australia	<ul style="list-style-type: none"> <li>• Coastal Weeds – This survey is looking at current practices, challenges and support needs relating to coastal weed control in the community to government levels and is part of a national Coastal Weeds Project funded by the Australian Government. Take the 15 minute online survey with this link <a href="https://uow.au1.qualtrics.com/jfe/form/SV_5ikKGDpgzuj351l">https://uow.au1.qualtrics.com/jfe/form/SV_5ikKGDpgzuj351l</a></li> </ul>
<b>EMAIL DATABASES</b>	<b>Continuing to develop</b>	Continuing to collect email addresses for the newsletter and township databases. This has been going well with all the consultation underway, which is used as an opportunity to promote our EDMs.

**Actions Approved under Delegation:**

NAME/DETAILS	DESCRIPTION OF USE OF DELEGATION	DESCRIPTION	DELEGATION NO / ACT
DA 2023/00056 30 Legge St, Falmouth	Affixing Common Seal	<b>FINAL PLAN OF SURVEY</b>	Number 21 – Miscellaneous Powers and Functions to the General Manager
DA 2023/00144 P1482+ Tasman Highway, St Helens	Affixing Common Seal	<b>FINAL PLAN OF SURVEY</b>	Number 21 – Miscellaneous Powers and Functions to the General Manager
Northern Tasmania Development Corporation 2026-2029	Affixing Common Seal	<b>MEMBERS AGREEMENT</b>	Number 21 – Miscellaneous Powers and Functions to the General Manager

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

DATE	DOCUMENT	ADDRESS	PID OR DA
02.02.2026	337 Certificate	Dalmayne Road, Gray (CT 168647/1)	3086858
03.02.2026	337 Certificate	39 Gray Road, St Marys	7320656
04.02.2026	337 Certificate	2 Atlas Drive, St Helens	6779465
05.02.2026	337 Certificate	Lot 3 MacQuarie Street, Seymour	2190215
09.02.2026	337 Certificate	9A Barnett Close, Binalong Bay	3402670
09.02.2026	337 Certificate	19A Aerodrome Road, Stielgitz	2099454
09.02.2026	337 Certificate	290 St Helens Point Road, Stieglitz	6786606
09.02.2026	337 Certificate	31 Gardiners Creek Road, St Marys	6402633
10.02.2026	337 Certificate	37 Winifred Drive, Scamander	9837145
10.02.2026	337 Certificate	7 Lawry Heights, St Helens	6781506
10.02.2026	337 Certificate	6 Malibu Street, Scamander	3362015
11.02.2026	337 Certificate	4 Annabel Drive, St Helens	9806669
12.02.2026	337 Certificate	3 Stewart Court, St Helens	2997924
16.02.2026	337 Certificate	18 Annabel Drive, St Helens	9748279
16.02.2026	337 Certificate	13 Petrel Place, Stieglitz	7689015
16.02.2026	337 Certificate	Lot 40 Wrinklers Drive, Scamander	9881365
18.02.2026	337 Certificate	36 Cecilia Street, St Helens	2696785
19.02.2026	337 Certificate	44 Annabel Drive, St Helens	9253619
19.02.2026	337 Certificate	264 St Helens Point Road, Stieglitz	6786745
19.02.2026	337 Certificate	2/1 Cherrywood Drive, Scamander	1917566
26.02.2026	337 Certificate	7/45 Quail Street, St Helens	2744476
26.02.2026	337 Certificate	16 Highcrest Avenue, Binalong Bay	6796791
26.02.2026	337 Certificate	23B Steel Street, Scamander	9445522
27.02.2026	337 Certificate	251 Lohreys Road, St Marys	7130203
27.02.2026	337 Certificate	46 Gardiners Creek Road, St Marys	3357259
27.02.2026	337 Certificate	1 Douglas Court, St Helens	7551323
27.02.2026	337 Certificate	56 Victoria Street, Fingal	6412997

**Tenders and Contracts Awarded:**

Nil

**STRATEGIC PLAN & ANNUAL PLAN:**

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

Goal

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

Strategy

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

**LEGISLATION & POLICIES:**

N/A

**BUDGET AND FINANCIAL IMPLICATIONS:**

N/A

**VOTING REQUIREMENTS:**

Simple Majority

<b>ACTION</b>	<b>DECISION</b>
<b>PROPONENT</b>	Council Officer
<b>OFFICER</b>	John Brown, General Manager
<b>FILE REFERENCE</b>	039\011\003\
<b>ASSOCIATED REPORTS AND DOCUMENTS</b>	Quarterly Report of the Northern Tasmania Development Corporation Ltd (NTDC) NTDC Finance Report 31 December 2025

**OFFICER'S RECOMMENDATION:**

That Council receive the quarterly report of the Northern Tasmania Development Corporation (NTDC) for the period October-December 2025.

**INTRODUCTION:**

The Northern Tasmania Development Corporation (NTDC) has been formed as an enterprise under the Local Government Act. Accordingly, NTDC provides quarterly reports to its shareholders including Break O'Day Council.

**PREVIOUS COUNCIL CONSIDERATION:**

Reports from NTDC are provided to, and considered by Council, quarterly.

**OFFICER'S REPORT:**

The Northern Tasmania Development Corporation (NTDC) has been formed as an enterprise under the Local Government Act.

Section 21 (5) of the Local Government Act requires Council's General Manager to report to Council at least every three (3) months on the performance of any activities of such an enterprise.

Accordingly, NTDC provides quarterly reports to its shareholders including Break O'Day Council in a format to comply with this requirement.

## **STRATEGIC PLAN & ANNUAL PLAN:**

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

#### Goal

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

#### Strategy

1. Create a positive brand which draws on the attractiveness of the area and lifestyle to entice people and businesses' to live and work in BOD.
2. Support and encourage innovation and growth in the economy through local leadership; infrastructure provision; support services and customer focused service delivery.

### Break O Day Annual Plan 2025 – 2026

#### **Stakeholder Management**

Northern Tasmania Development Corporation (NTDC) - Participate in NTDC activities focused on developing the regional economy.

## **LEGISLATION & POLICIES:**

*Section 21 Enterprise Powers - Local Government Act 1993.*

### 21. Enterprise powers

- (5) The general manager is to report to the council –
- (a) at least once every three (3) months in respect of the performance of any activities carried out pursuant to subsection (1) and any strategic issues related to those activities; and
  - (b) any adverse developments that significantly affect or are likely to significantly affect the financial viability, the operating viability or any other aspect of any of those activities.

## **BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:**

N/A

## **VOTING REQUIREMENTS:**

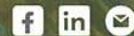
Simple Majority



Northern Tasmania Development Corporation LTD

# Quarterly Report

QUARTER TWO | OCT - DEC 2025



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## ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Palawa community of Lutruwita/Tasmania, the custodians of our country, and their elders, past, present and emerging.

This report has been prepared by NTDC.  
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# FINDING TRUE NORTH

Navigating a sustainable future in Northern Tasmania



## OUR VISION

Northern Tasmania is where people, ideas, businesses and industry thrive and grow

## OUR PURPOSE

We grow Northern Tasmania by:

- Leading regional collaboration
- Achieving regional outcomes and strategic goals
- Advocating for Northern Tasmania
- Implementing our Regional Economic Development Strategy (REDS)
- Championing regional leadership and local governance
- Creating an enabling environment for communities and industry development
- Understanding that our community benefits from sustainable regional development

## OUR VALUES



Connected



Clear



Creative



Curious

## OUR STRATEGIC GOALS

### Regional Development

Guide regional development in Northern Tasmania by implementing and actioning the Regional Economic Development Strategy (REDS).

### Regional Collaboration

Work together to agree on and achieve regional outcomes and advocate for and advance regional priorities, strategies and policies.

### Organisational Strength

Develop a robust organisation with a sustainable financial position, a nurtured team, and value for members, industry and community.

## KEY PERFORMANCE INDICATORS

Strategic Leadership  
100% Support

Project Management  
≥ 95% OTAB

Engaged Membership  
≥ 100% Retention

Project Delivery  
≥ 12 Projects

Organisational Culture  
≥ 95% Support

Continually Improve  
≥ 80% Satisfaction

Enhanced Reputation  
≥ 85% Positive

Diversified Revenue  
> 50% Non-council

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## Introduction

The year's final quarter was far from quiet as NTDC powered on with the Northern Tasmania Freight Intermodal Terminal project, built the concept of a Project Management Office, and explored shared services.

We are gratified to see five of our Member Councils vote to continue as members for the next three years, as we look forward to conversations with City of Launceston and Break O'Day Councils in mid-February. Flinders Council has agreed to join for the remainder of the current membership period. This provides a great opportunity to evaluate how we can work together, and we are delighted to welcome them back into the NTDC fold.

Three years ago, we worked with all our Member Councils to draft a strategic plan designed to guide and direct the growth of prosperity in our region. I am delighted at what we have managed to achieve through this time which is in no small part down to the culture of accountability, honesty and transparency that we have built together.

During the first half of this new year, NTDC will be inviting Council Members to participate in this process again – to ensure we continue to evolve as the needs of the region do.

Further to this, we are carefully examining the opportunities and possibilities to deliver shared services across our members to maximise negotiating power for the region, facilitate even more effective collaboration and to continue to deliver a strategic approach. This is an exciting opportunity for all at the table, and we are looking forward to exploring what we can achieve together.

Great news also from Events Tasmania committing to a further three years' funding for agriCULTURED. With certainty for the team comes new plans for the next event and you will hear more as plans start to evolve. Gastronomy has also had some strategic planning facilitated by our subcommittee Chair Paul Seaman, with outcomes of this being shared as they are further developed.

Late last year, two of our board members resigned due to expanding professional and family commitments. Freya Giffin who has been on the Board for three years is taking a step back to manage family and professional commitments. Mark Hogarth has recently invested with his wife Jess into a new real estate company – Three Rivers Real Estate – as well as retaining his role at Shaw contracting. Both have been extremely valuable contributors to our culture, governance and insights, and we will miss them.

We were pleased to receive nearly 60 applications to the board positions advertised. Following a selection process and check in with members, two new appointments have been made: Kristen Derbyshire, Chief People Officer from UTAS and Douglas Hunt, who has an extensive background in economic development across mainland States. We look forward to introducing Kristen and Doug to you over the coming months.



A handwritten signature in blue ink that reads "Allison Anderson".

Dr Allison Anderson  
Chair

# Annual Workplan Update

PROJECT	PROGRESS	STATUS	
Regional Development	<ul style="list-style-type: none"> <li>Population Program</li> <li>NTRLUS review</li> <li>TRANSlink Intermodal Facility</li> </ul>	<ul style="list-style-type: none"> <li>Final draft Population Program 2025 completed</li> <li>Infrastructure Audit continued</li> <li>Funding secured for drafting of NTRLUS</li> <li>NTRLUS steering committee and RPG meetings held</li> <li>Investment Logic Mapping completed</li> <li>Procurement for Lead Design Consultant commenced</li> <li>Steering Committee &amp; Project Team meetings</li> <li>Risk, environment and planning workflows continued</li> <li>Northern Tasmania Investment Conference – speaking opportunity</li> <li>Northern Tas Investment Conference – speaking opportunity</li> </ul>	<ul style="list-style-type: none"> <li>On time</li> <li>On time</li> <li>On time</li> </ul>
Regional Collaboration	<ul style="list-style-type: none"> <li>Gastronomy Northern Tas</li> <li>Regional Collaboration Forums</li> <li>Regional Advocacy</li> </ul>	<ul style="list-style-type: none"> <li>Great2 Go pilot program refined</li> <li>ACCN Conference 2026 program and dates</li> <li>agriCULTURED 2026-29 funding secured</li> <li>Tamar Leaders Lunch – 15 October</li> <li>Tas Major Projects Conference – 23 September</li> <li>Northern Tas Investment Conference – 3-4 December</li> </ul>	<ul style="list-style-type: none"> <li>On time</li> <li>On time</li> <li>On time</li> <li>On time</li> <li>On time</li> </ul>
Organisation Strength	<ul style="list-style-type: none"> <li>NTDC Annual Planning</li> <li>Member Representation</li> <li>Audit, Finance &amp; Risk</li> <li>NTDC Communications</li> </ul>	<ul style="list-style-type: none"> <li>AGM &amp; MRG meetings held – 6 Nov</li> <li>Annual Report released</li> <li>Council CEOs/GMs meeting – 28 Nov</li> <li>AFR meetings held – 24 Nov</li> <li>Website build completed</li> </ul>	<ul style="list-style-type: none"> <li>On time</li> <li>On time</li> <li>On time</li> <li>On time</li> <li>On time</li> </ul>
Next Quarter New Goals	<ul style="list-style-type: none"> <li>Regional Future Forum</li> <li>Population Program</li> <li>NTRLUS Review</li> <li>TransLink Intermodal</li> <li>MRG AGM meetings</li> <li>Member funding agreement renewal</li> <li>Gastronomy Northern Tas</li> </ul>	<ul style="list-style-type: none"> <li>Scoping and planning with members</li> <li>Release finalised program</li> <li>Infrastructure Audit and Community engagement concludes, drafting commences</li> <li>Business Case, masterplan continuance. Lead Design commences</li> <li>To be held on 6 Nov</li> <li>Funding agreement renewal via Council vote x8 members</li> <li>ACCN Conference hosting 26/27 Mar</li> <li>agriCULTURED program planning</li> <li>Great2Go rollout</li> </ul>	

## Regional Land Use Strategy Review



This quarter saw a number of significant milestones achieved:

### **State of Play & Regional Strategic Directions released for community engagement**

From December, NTDC commenced pop-ups across local government areas, including attendance at local government events. supplementing this were presentations at Councillor workshops.

The four regional strategic directions proposed, will guide how the Regional Land Use Strategy is structured:

- Vibrant, liveable and safe communities
- Care for Country and Place
- Regionally and globally connected
- Diverse and adaptive economy

### **Confirmation of funding for stage 3 - NTRLUS drafting**

State Government confirmed a variation to NTDC's grant deed to provide for the final stage of the NTRLUS review, the drafting of a new strategy. Commencing in mid-December, Stage 3 will see a formal draft strategy submitted to the NTRLUS Steering Committee for consideration by 31 May 2026.

This funding commitment from State Government triggered the procurement for a suitably qualified consultancy to assist with the actual drafting of the future Regional Land Use Strategy.

### **Next Steps:**

- Extending the community consultation process to 15 March
- Completion of the Infrastructure Audit & Gap Analysis
- consolidating State of Play/RSD feedback
- Drafting of NTRLUS by chapters

## Northern Tas Investment Conference

During November, NTDC sponsored the Northern Tasmania Investment Conference. A great opportunity to discuss all things strategy and growth across many industries such as manufacturing, energy, and transport.

As part of the conference Jade Kaye, our Director of Major Projects, chaired day 2 of the event, while NTDC's Chair Alli Anderson facilitated a panel of experts to talk about the impacts of the TRANSlink Intermodal Facility. Thanks to our stand-out panelists; Ben Goodsir (CEO of Infrastructure Tasmania), Sam Tucker (Director, Commercial Project Delivery), Irene Duckett (Director, Ireneinc), and Josh Marshall (General Manager - Projects, TasRail).



## Tamar Leaders Lunch Series

15 October - Health & Inclusion  
Speakers - John Kirwan, Donna Bain, Dr Prashanth Reddy  
Facilitator - NTDC Chair Alli Anderson

Wonderful to celebrate Donna Bain, John Kirwan, and Dr Reddy, discussing the real challenges and opportunities inherent in the health sector as a social and economic institution of the North.

## Bell Bay Response Team

In response to a fluid series of circumstances facing the Bell Bay Industrial Precinct, NTDC was invited by the Minister of Business, Industry and Resources to join the Bell Bay Response Team. This group was setup to provide insights and advice to the State Government to inform a collective response to support regional communities and industry.

As recent events have illustrated relating to Liberty Bell Bay's future operations, it is more important than ever that the Response Team fulfills its role.

Team members include George Town Council, Bell Bay Advanced Manufacturing Zone, NTDC, Launceston Chamber of Commerce, Tasmanian Minerals and Energy Council, and State Govt agencies.

Work together to achieve regional outcomes and advance regional priorities, strategies and policies.

## MEETINGS AND COLLABORATIONS

Advocate for our region with key influencers whilst gaining knowledge and sharing insights with shapers of our future prosperity

### Meetings

We met with a range of key influencers this quarter including the following meetings:

- Cradle Coast Authority - population and land use
- Launceston Institute - Internships
- Minister Vincent - NTRLUS
- Launceston Chamber of Commerce - AGM
- Tasmania Leaders Program - Panel discussion
- Property Council - Northern Urban Renewal Committee
- RDA Tasmania - judging regional champions
- TICT State Tourism Awards
- Telstra CEO round table
- City of Hobart - cohosting of ACCN conference
- Bell Bay Response team - x2 meetings
- Events Tasmania - agriCULTURED
- LGAT - Population Network
- UTAS - Hydrogen research
- Tourism Tasmania - Tamar Valley Tourism Plan
- Brand Tasmania - population profiling
- Basketball Tasmania - venues and facilities



### Events and Forums

This quarter was full of events and forums allowing us to share knowledge on our key priorities as well as hear from experts on areas of importance to our region:

- Tamar Valley Leaders Lunch - 8 October
- Oz Harvest CEO Cook Off - 21 October
- NRM North Tamar Forum - 23 October
- NYPN Awards event - 24 October
- VNT Champions of Tourism event - 30 October
- RDA Regional Development Champions - 13 November
- LGAT Conference - 20/21 November
- Northern Tasmania Investment Conference - 3/4 November
- Food Policy Forum - 9 November
- Stadiums Tasmania forum - 24 November
- City of Launceston / 10 year strategy launch - 1 December

## **agriCULTURED 2026-29 Funding**

As custodians of this Tasmanian Festival of Gastronomy, NTDC couldn't be more proud of the team delivering this year's August event.

Talks, tastings, workshops, gatherings, curated dinners, shared knowledge, unexpected encounters: agriCULTURED brings together people working with land, food and culture, asking big questions, and sharing real stories.

Informed by the outcomes of agriCULTURED 2025, the team applied for a three year funding agreement with Events Tasmania. Great news to end the year was hearing that this agreement would be entered into, on similar terms to the preceding period.

agriCULTURED is set to be better than ever, as Tasmania's Festival of all things Gastronomy!



## **National Food Policy Forum**

Seventy-five passionate and experienced leaders from across Lutruwita/Tasmania and interstate met at St Luke's in Launceston on 9th December 2025 for a deep dive into action being taken across Tasmania to tackle food insecurity.

We convened this Forum with our Tasmanian partners both to showcase and celebrate the great work being done on the ground across the state, as well as to inform the Federal government of key needs and priorities to strengthen food security work in Tasmania and nationally. The Forum took place four months into the commencement of the development of Feeding Australia, the National Food Security Strategy

## **ACCN Conference 26-27 March**

Launceston will be co-hosting this annual conference in partnership with our twin Creative City, City of Hobart (for Literature). Program details to follow for member Council participation.

Connecting the threads of food, farming, culture, creativity and community to shape a food future that is equitable, sustainable and uniquely Tasmanian.

## Stakeholder Engagement Updates

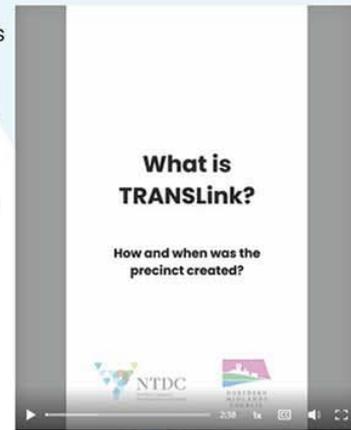
Northern Tasmania Intermodal Freight Terminal Project 2025 Wrap Up

As we wrapped up the year, our Director of Major Projects reported Stage 1 of 3 of the Northern Tasmania Intermodal Freight Terminal Project's business case being completed, with our health check with scheduled for Infrastructure Australia in January 2026.

It's fair to state that the project has been at pace, living the truth: "a project without a vision is just a dream and action without vision is just being busy".

We took a moment to reflect as we wrap up the year and were fortunate to be reminded of the project's vision by Mary Knowles OAM, Mayor of Northern Midlands Council.

Check out the video.

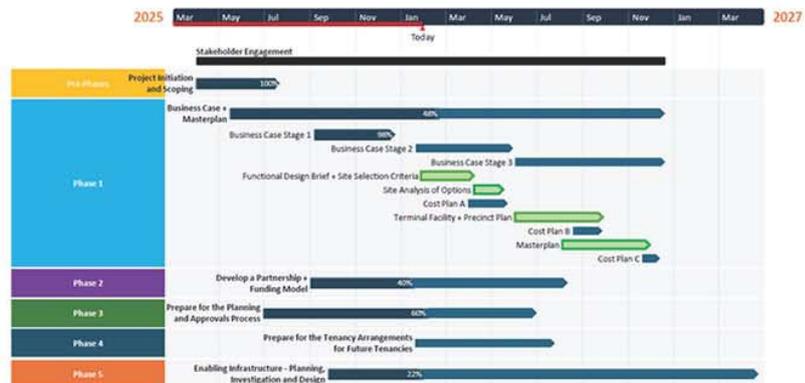


## Progress Against Project Timeline

The Northern Tasmania Intermodal Freight Terminal Project undertook its Stage 1 health check briefing with Infrastructure Australia on 29 January 2026 achieving a significant project milestone. Key deliverables included:

- Progression of Business Case design
- procurement for Lead Design Consultancy
- Freight demand analysis
- Land use impact analysis
- Environmental & planning pathway mapping

NTDC's Major Project Management of the planning for a northern logistics precinct near Launceston Airport

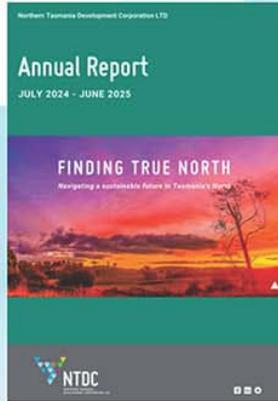


## NTDC AGM & MRG Meetings

NTDC met with members on 6 November for both a Member Representative Group meeting and Annual General Meeting. Key issues discussed included:

- a. tabling the Annual Report and audited financial statements
- b. Member agreement renewal 2026-2029
- c. Project Mgmt Office Updates
- d. Flinders Council – pro rata membership proposal
- e. Progress against NTDC’s Annual Workplan

A link to the Annual Report is here



## Welcoming Helene Dracup

In early October we welcomed Helene Dracup into the team as our new Office Manager. Helene has extensive experience working for local government with roles held in Meander Valley and City of Launceston councils.

With plenty happening here at NTDC, Helene has hit the ground running organising AGMs, office fit-outs and supporting the team on project delivery.

Welcome Helene, an absolute pleasure having you join our team.

You can contact Helene via [helene@ntdc.org.au](mailto:helene@ntdc.org.au)



## New NTDC Brand Creative

Working with King Thing Marketing, NTDC has undergone a refresh of our communication assets.

We have been conscious to avoid drastic change to the identity of the agency (ie. no new brand names or logos!) whilst ensuring we update our look and feel. Apart from this newsletter, a few examples are included below.

## ORGANISATIONAL STRENGTH

Develop a robust organisation that achieves a sustainable financial position, values and develops our team, and creates value for our members, industry and community.



**Defining the NTDC brand personality**

We are passionate about Northern Tasmania and the people and communities we serve. This passion for our region is present in how we conduct ourselves. We approach our role with a sense of pride, responsibility, and privilege. We are driven by a vision to deliver practical and strategic solutions that have a positive impact on the people of Northern Tasmania. We are Clear, Curious, Creative and Connected in how we understand the collective goals of our region and in how we enable these.



**Clear:**  
we are open, transparent and respectful, understanding that effective communication is critical.



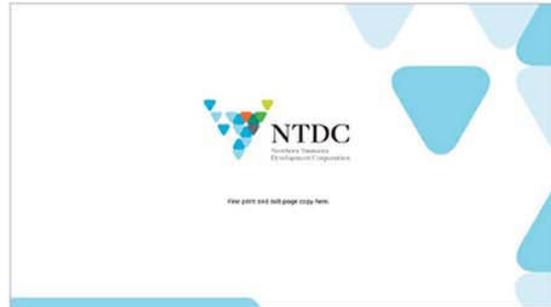
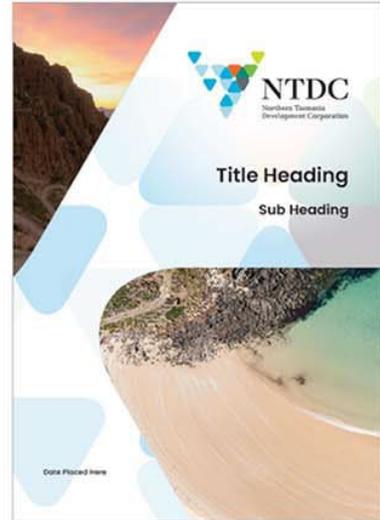
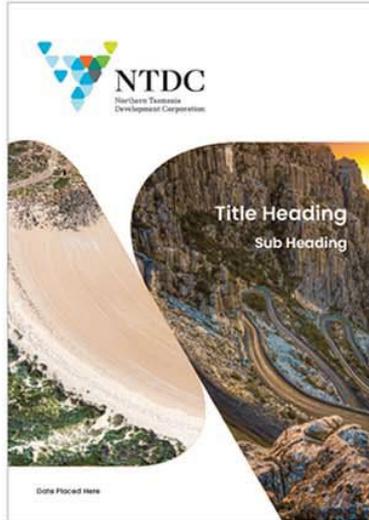
**Curious:**  
we encourage learning and continuous improvement, learning from our stories or success and failure.

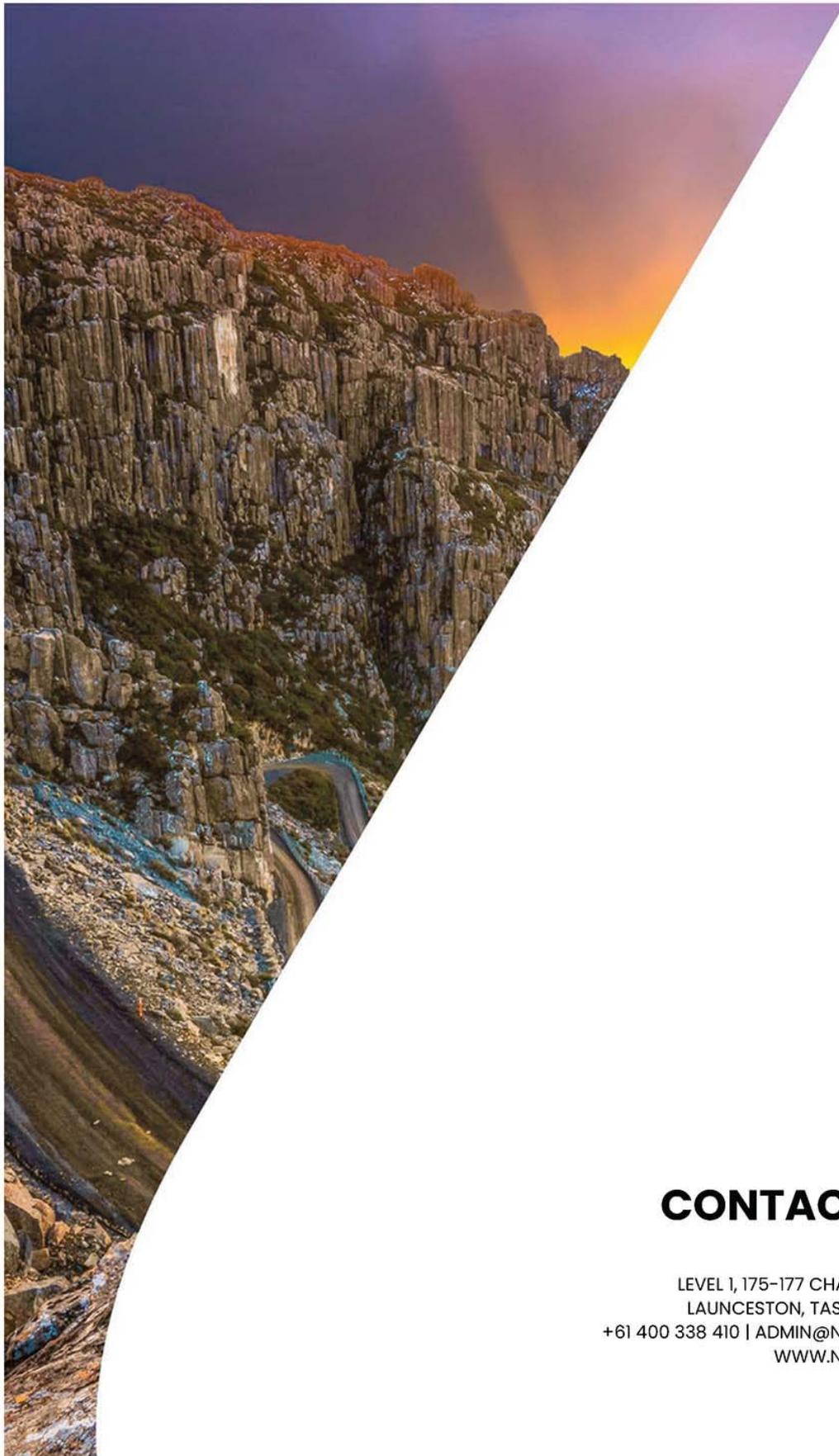


**Creative:**  
we are receptive to new ideas, challenge the status quo, think in global competitive terms, whilst supporting a 'Best of Region' approach.



**Connected:**  
we are Tasmanian, we leverage diversity and cultivate our connections with the environments and communities we work with.





## **CONTACT US**

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[WWW.NTDC.ORG.AU](http://WWW.NTDC.ORG.AU)

# Executive Summary

Northern Tasmania Development Corporation Ltd

ABN 13 585 842 417

For the 3 months ended 31 December 2025

Prepared by MDH Accounting Pty Ltd

# Budget Variance

## Northern Tasmania Development Corporation Ltd

For the 3 months ended 31 December 2025

	OCT-DEC 2025	OCT-DEC 2025 OVERALL BUDGET	VARIANCE %	JUL-DEC 2025	JUL-DEC 2025 OVERALL BUDGET	VARIANCE %
<b>Income</b>						
Council Contributions	113,330	133,329	-15% ↓	276,659	266,658	4% ↑
Other contributions	-	-	- —	43,050	30,000	44% ↑
Interest Earned	499	600	-17% ↓	8,820	8,789	0% ↑
Transfer from Sports Facility project	-	-	- —	23,200	-	- —
Miscellaneous Income	-	999	-100% ↓	321	1,998	-84% ↓
NTD Project Contribution	21,399	19,149	12% ↑	42,798	38,298	12% ↑
<b>Total Income</b>	<b>135,228</b>	<b>154,077</b>	<b>-12%</b>	<b>394,849</b>	<b>345,743</b>	<b>14%</b>
<b>Operating Expenses</b>						
Administrative Expenses	25,916	19,473	33% ↑	49,316	38,946	27% ↑
Board Expenses	19,980	18,311	9% ↑	35,525	34,436	3% ↑
Staff & Services contracts	92,482	103,804	-11% ↓	188,468	193,804	-3% ↓
Occupancy	12,115	9,000	35% ↑	13,538	18,000	-25% ↓
Travel & Accommodation	851	1,527	-44% ↓	1,897	3,054	-38% ↓
IT Upgrade & Office Relocation	10,895	2,127	412% ↑	15,247	4,254	258% ↑
IT Subscription	-	-	- —	43,050	43,050	- —
Branding	1,737	2,499	-30% ↓	1,737	4,998	-65% ↓
Sponsorship	2,000	-	- —	4,000	-	- —
Stakeholder Engagement	661	3,750	-82% ↓	1,161	7,500	-85% ↓
<b>Total Operating Expenses</b>	<b>166,639</b>	<b>160,491</b>	<b>4%</b>	<b>353,938</b>	<b>348,042</b>	<b>2%</b>
<b>Corporate Surplus/(Deficit)</b>	<b>(31,411)</b>	<b>(6,414)</b>	<b>-390%</b>	<b>40,911</b>	<b>(2,299)</b>	<b>1,880%</b>
<b>Project Funds</b>						
Movement in unexpended funds from previous year	(47,292)	-	- —	(49,432)	(942,928)	95% ↑
Project income	451,539	466,634	-3% ↓	800,886	968,318	-17% ↓
Council contribution returned	(69,625)	-	- —	(69,625)	-	- —
Transfer from Circular Economy grant funds	12,043	-	- —	12,043	-	- —
Project Spend	407,300	622,554	-35% ↓	792,736	1,245,108	-36% ↓
<b>Total Project Funds</b>	<b>(3,052)</b>	<b>(155,920)</b>	<b>98%</b>	<b>(41,281)</b>	<b>(1,219,718)</b>	<b>97%</b>
<b>Net Surplus/(Deficit)</b>	<b>(34,463)</b>	<b>(162,334)</b>	<b>79%</b>	<b>(370)</b>	<b>(1,222,017)</b>	<b>100%</b>

For internal purposes only. Also refer to executive summary.

# Profit and Loss

## Northern Tasmania Development Corporation Ltd

For the 3 months ended 31 December 2025

	RES DEMAND & SUPPLY	SPORTS FACILITY	REGIONAL PLANNING	GNT	TRANSLINK INTERMODEL	AGRICULTURED	TOTAL
<b>Income</b>							
Interest Earned	-	-	-	-	-	8	8
Other Contributions	-	-	-	-	400,000	-	400,000
Grants - agricultURED	-	-	-	-	-	21,875	21,875
Other Revenue - agricultURED	-	-	-	-	-	(344)	(344)
<b>Total Income</b>	-	-	-	-	400,000	21,539	421,539
<b>Other Income</b>							
Tfer from Circular Economy grant funds	-	-	-	12,043	-	-	12,043
<b>Total Other Income</b>	-	-	-	12,043	-	-	12,043
<b>Operating Expenses</b>							
Catering & Seminar - Projects	-	-	-	2,109	-	-	2,109
Contract wages	-	-	29,189	-	-	-	29,189
General Consulting	-	-	-	-	238,067	-	238,067
Project Expenses	-	-	500	4,539	66,048	2,664	73,751
Project Administration Charge	-	-	-	-	21,399	-	21,399
agricULTURED - Admin	-	-	-	-	-	2,023	2,023
agricULTURED - Program & Speaker Costs	-	-	-	-	-	1,540	1,540
agricULTURED - Staff & Contractors	-	-	-	-	-	25,623	25,623
agricULTURED - Functions & catering	-	-	-	-	-	100	100
<b>Total Operating Expenses</b>	-	-	29,689	6,648	325,514	31,951	393,801
<b>Funds for future spend</b>							
Movement in surplus for future spend	-	-	(29,689)	5,395	74,486	(10,411)	39,781
<b>Total Funds for future spend</b>	-	-	(29,689)	5,395	74,486	(10,411)	39,781
<b>Net Profit</b>	-	-	-	-	-	-	-

For internal purposes only.

# Balance Sheet

## Northern Tasmania Development Corporation Ltd

As at 31 December 2025

	31 DEC 2025	30 JUNE 2025
<b>Assets</b>		
<b>Bank</b>		
Cash at bank	1,217,134	908,946
<b>Total Bank</b>	<b>1,217,134</b>	<b>908,946</b>
<b>Current Assets</b>		
Accounts Receivable	31,810	264,701
Less Prov for Doubtful Debts	-	(16,141)
Petty Cash - NTD	500	500
Prepaid expenses	4,749	47,457
Security deposit paid	3,333	-
<b>Total Current Assets</b>	<b>40,392</b>	<b>296,517</b>
<b>Total Assets</b>	<b>1,257,526</b>	<b>1,205,463</b>
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Accounts Payable	2,498	72,060
Accrued expenses	4,750	14,510
ATO Integrated Client Account	12,580	26,404
Employee provisions	27,332	20,749
Superannuation Payable	5,758	4,975
NTWGM Circular Economy Grant	-	12,043
Contributions in advance	158,406	-
Surplus for future expenditure	891,007	940,439
<b>Total Current Liabilities</b>	<b>1,102,331</b>	<b>1,091,179</b>
<b>Total Liabilities</b>	<b>1,102,331</b>	<b>1,091,179</b>
<b>Net Assets</b>	<b>155,195</b>	<b>114,284</b>
<b>Equity</b>		
Accumulated Surpluses/(Losses)	114,284	128,772
Current Year Earnings	40,911	(14,489)
<b>Total Equity</b>	<b>155,195</b>	<b>114,284</b>

For internal purposes only. Also refer to executive summary.

# Executive Summary

## Northern Tasmania Development Corporation Ltd For the 3 months ended 31 December 2025

### Profit & Loss Statement

Corporate operating expenditure was 1.9% or \$6,800 under the YTD budget.

Timing differences include:

- Rent & oncosts \$4,461 under YTD budget
- Branding \$3,261 under YTD budget
- Stakeholder \$6,338 under YTD budget
- Website development \$620 under YTD budget
- Professional Development \$3,750 under YTD budget
- Project expenses \$12,498 under YTD budget

Permanent differences include:

- Accounting EOY over budget \$1,500 due to additional work required for agriCULTURED.
- IT Support over budget \$2,684
- Office relocation over budget \$10,471
- Cleaning over budget \$2,070
- Legal expenses over by \$5,583 due to work done on members agreement
- Sponsorship over budget \$4,000

### Balance Sheet

Accounts receivable amount is for City of Launceston contribution to GNT and this has been paid. A payment of \$11,000 was received from Flinders Island for member contributions for FY2022 and FY2023. Contributions in advance are the council contributions for FY2026 and these are amortised monthly. Surplus for future expenditure is grant and project funding.

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For internal purposes only.

<b>ACTION</b>	<b>DECISION</b>
<b>PROPONENT</b>	Council Officer
<b>OFFICER</b>	John Brown, General Manager
<b>FILE REFERENCE</b>	015\008\003\
<b>ASSOCIATED REPORTS AND DOCUMENTS</b>	Report of the Redistribution Committee for Tasmania

**OFFICER'S RECOMMENDATION:**

It is recommended that Council:

1. Formally advise the Australian Electoral Commission that it does not support the proposed redistribution as it relates to the Break O'Day municipal area, on the basis that the proposal may not adequately reflect:
  - Established communities of interest;
  - Regional travel and service patterns; and
  - The representational needs of remote and regional communities.
  
2. Request that the Australian Electoral Commission:
  - Re-examine options that more closely align Break O'Day with north-east or east coast communities of interest; or
  - Provide clearer justification for retaining Break O'Day within a re-oriented Division of Lyons that is increasingly south-central in focus.

**INTRODUCTION:**

The Redistribution Committee for Tasmania have released it's proposed redistribution of Tasmania's electoral divisions for comment, very substantial changes have been proposed for the Lyons electorate requiring the Council to consider the impact and provide it's views on the matter.

Council may wish not to support the proposal on the basis that:

- Break O'Day remains within a large, geographically dispersed electorate despite acknowledged community-of-interest arguments for transfer;
- The proposal further marginalises the north-east within a re-shaped, more south-central Lyons;
- Alternative options affecting Break O'Day were explicitly acknowledged as reasonable by the Redistribution Committee but dismissed solely due to numerical constraints, rather than lack of merit; and
- The outcome risks diminishing effective representation for remote and regional communities such as Break O'Day.

**PREVIOUS COUNCIL CONSIDERATION:**

Nil

## OFFICER'S REPORT:

The proposed redistribution is primarily driven by the requirement to achieve numerical enrolment equality across electorates. While Council recognises and supports the principle of “one vote, one value”, the Commonwealth Electoral Act also requires consideration of communities of interest, travel and communication patterns, geographic features, and boundary stability.

Council's concern is that these secondary criteria do not appear to have been given sufficient weight in relation to Break O'Day.

The proposed changes would substantially reshape the Division of Lyons, contracting it toward southern Tasmania and incorporating major urban areas while removing much of the east coast. As a result, Break O'Day remains within an electorate that is increasingly south-central in focus and less aligned with the north-east communities with which it shares strong economic, service and transport linkages.

### KEY CONCERNS

#### 1. Misalignment of Communities of Interest

The Redistribution Committee acknowledges that:

- Break O'Day has strong linkages with other north-east councils, supporting consideration of a Bass alignment; and
- Break O'Day has clear east coast affinities, supporting consideration of a Franklin alignment.

Despite this recognition, Break O'Day remains in Lyons, which:

- No longer reflects a coherent east coast grouping
- Is increasingly oriented toward southern and metropolitan communities
- Shares fewer economic, service and transport linkages with the north-east

Council considers that the identified community-of-interest arguments were recognised but not resolved.

#### 2. Increasing Peripheralisation within Lyons

As Lyons contracts geographically toward southern Tasmania:

- Break O'Day becomes a geographic outlier within the electorate
- Travel distances and logistical demands for representation increase
- Electoral focus is likely to concentrate around higher-density southern centres

This raises concerns regarding equitable access to representation for remote regional communities.

#### 3. Representational Equity for Regional Communities

Regional municipalities such as Break O'Day rely heavily on:

- Direct engagement with elected representatives
- Site visits and on-ground advocacy
- Active outreach due to distance from metropolitan centres

Council is concerned that incorporating a major urban centre close to Hobart may unintentionally concentrate political activity in the southern portion of the electorate, reducing visibility and access for more remote municipalities.

#### 4. Numerical Compliance Over Representational Outcomes

The Redistribution Committee notes that alternative options involving Break O’Day were not rejected on merit but due to enrolment constraints.

Council is concerned that:

- Numerical compliance may have been prioritised over long-term representational coherence
- Break O’Day’s retention in Lyons appears driven by arithmetic necessity rather than functional alignment
- A lower-disruption option better aligned to community linkages may exist

#### 5. Missed Opportunity for North-East Consolidation

Multiple submissions supported consolidating north-east local government areas within a single electorate.

Such an approach could:

- Strengthen regional advocacy
- Improve alignment between representation and service/economic regions
- Reduce fragmentation of north-east interests

Council considers this opportunity has not been realised in the current proposal.

The Committee have provided a number of key reasons as to why they are proposing the redistribution:

<b>Committee’s Key Reason</b>	<b>Break O’Day Council Comment</b>
<b>Are as numerically equitable as possible</b>	Council recognises the importance of numerical equity and the principle of “one vote, one value”. However, the Electoral Act also requires consideration of communities of interest, travel patterns, geographic features and boundary stability. It should not just become a ‘numbers game’ at the end of the day.
<b>Retain or strengthen communities of interest where possible, including those reflected in local government areas and localities</b>	Council considers that established north-east and east coast communities of interest have not been adequately reflected. The proposal creates a more south-central electorate, yet limited evidence has been provided demonstrating a functional community of interest between metropolitan Glenorchy and the remote north-east region.
<b>Reflect how Tasmania’s rivers and mountains shape communities of interest, communication and travel</b>	Council does not consider this criterion to have been sufficiently applied in relation to Break O’Day. The municipality’s service access, transport patterns and

---

economic linkages are strongly oriented toward northern Tasmania. Travel to Hobart is significantly longer for most residents. Natural geographic features such as the South Esk River catchment and the Ben Lomond ranges reinforce north-eastern connections, including a shared boundary with the City of Launceston.

---

**Take into account the geographic size of electorates (in the context of Tasmania and noting some of its challenging geographical features)**

While the proposal reduces the geographic size of Lyons, Council considers that geographic logic and functional regional linkages are more important than size alone.

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**Promote long-term sustainability of electorate boundaries and minimise future disruption by distributing areas of high enrolment growth more equitably across electorates**

Council acknowledges this objective. However, it considers that long-term sustainability should also include maintaining coherent regional representation and avoiding outcomes that may further marginalise remote communities.

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## **STRATEGIC PLAN & ANNUAL PLAN:**

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

### Leadership/Ownership

We will be visionary and accountable leaders who advocate and represent the views of our community in a transparent way.

Break O’Day Annual Plan 2025-26

No direct reference but connected to:

Legislative Reviews – Participate in reviews of legislation affecting Local Government

## **LEGISLATION & POLICIES:**

N/A

## **BUDGET AND FINANCIAL IMPLICATIONS:**

N/A

## **VOTING REQUIREMENTS**

Simple Majority



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## Proposed redistribution of Tasmania's electoral divisions

FEBRUARY 2026

*Report of the Redistribution Committee for Tasmania*

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*Commonwealth Electoral Act 1918*

© Commonwealth of Australia 2026

ISBN : 978-1-923271-16-6 [digital]

Cite this report as *Redistribution Committee for Tasmania, Proposed redistribution of Tasmania's electoral divisions*.

Aboriginal and Torres Strait Islander people are advised that this report and any associated documents may reference or contain the names or images of deceased persons.

**For enquiries about this report, contact:**

National Redistribution Team  
Registration, Funding and Disclosure Branch  
Australian Electoral Commission  
10 Mort Street  
Canberra ACT 2601

Phone: **13 23 26**  
Email: [info@aec.gov.au](mailto:info@aec.gov.au)  
Web: [www.aec.gov.au](http://www.aec.gov.au)

**Accessible services**

Visit [www.aec.gov.au/about\\_aec/translated\\_information/](http://www.aec.gov.au/about_aec/translated_information/) for telephone interpreter services in multiple languages.

If you are deaf, hard of hearing or have a speech or communication difficulty, contact us through the National Relay Service (NRS). Use your preferred call channel and provide the NRS with our number, **13 23 26**.

For more information, visit [www.accesshub.gov.au/about-the-nrs](http://www.accesshub.gov.au/about-the-nrs)

The Redistribution Committee for Tasmania has undertaken a proposed redistribution of Tasmania. The Redistribution Committee is satisfied that the proposed redistribution of Tasmania outlined in this report complies with the requirements of sections 66 and 67 of the *Commonwealth Electoral Act 1918*.

The Redistribution Committee found the submissions to be valuable and appreciates the time and efforts of all contributors.

Redistribution Committee for Tasmania

Mr Jeff Pope APM  
**Chair**

Ms Hannah Brown  
**Member**

Mr Martin Thompson  
**Member**

Mr Scott Strong  
**Member**

February 2026

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## Abbreviations

Term	Meaning
ABS	Australian Bureau of Statistics
AEC	Australian Electoral Commission
SA1	Statistical Area Level 1
SA2	Statistical Area Level 2

## Note on the terms used in this report

The 3 federal redistributions commencing in August 2025 – in South Australia, Tasmania and the Australian Capital Territory – have adopted alternative terms to describe some of the processes in a redistribution. These changes are intended to give greater clarity and simplicity to the redistribution process, and ensure accessibility for a wider audience, including those unfamiliar with the underpinning legislation. The language used still reflects the legislative steps that govern the redistribution process.

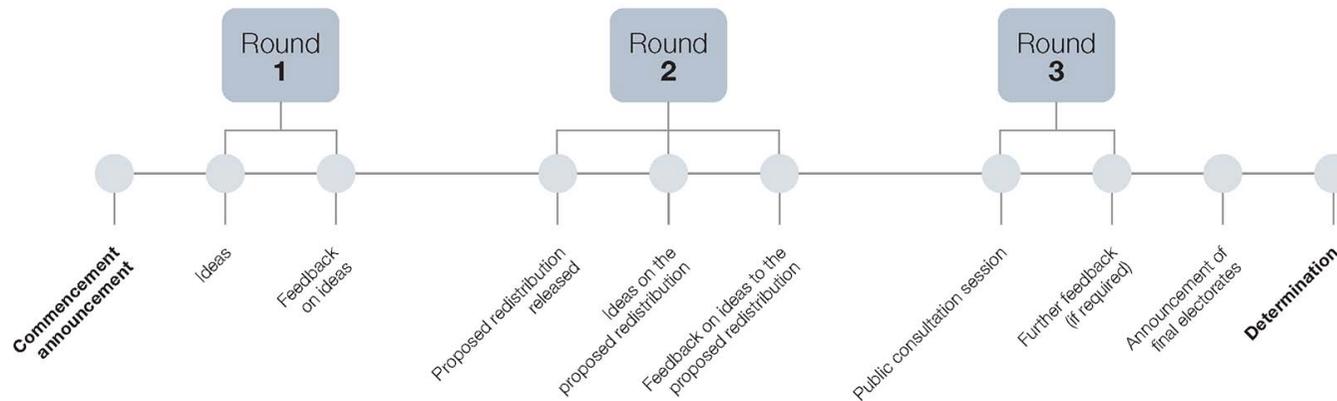
These changes do not alter the purpose of the individual redistribution processes or the report; rather, they seek to improve the way information is presented to encourage a broader range of public engagement and simplify a complex process.

Table A explains the terms adopted throughout the redistribution process, including in this report. Appendix E has further information on how the redistribution meets the requirements of the legislation, including against the legislated terminology.

**Table A: Alternative terms used in the report**

Legislated language	Alternative language
Announcement of final electoral divisions	Announcement of final electorates
Commencement	Commencement announcement
Comments on objections	Feedback on ideas to the proposed redistribution
Comments on suggestions	Feedback on ideas
Electoral division	Electorate
Further objections (if required)	Further feedback (if required)
Objections	Ideas on the proposed redistribution
Public inquiry	Public consultation session
Suggestions	Ideas

Figure A: Redistribution process timeline (updated terminology)



This timeline shows the redistribution process using the updated terms introduced for the 2026 federal redistributions. The steps themselves have not changed; only the language has been simplified to make the process clearer and easier for more people to understand. The timeline sets out each phase in order, using the new terminology.

# Summary

A redistribution is an independent review of the boundaries and names of federal electorates. This report details the Tasmanian Redistribution Committee's proposed redistribution of Tasmania's 5 federal electorates.

## Key elements of the proposed redistribution

In meeting the requirements of the *Commonwealth Electoral Act 1918* (the Electoral Act), the Redistribution Committee for Tasmania is proposing changes to 4 of Tasmania's 5 electorates to balance representation over the longer term:

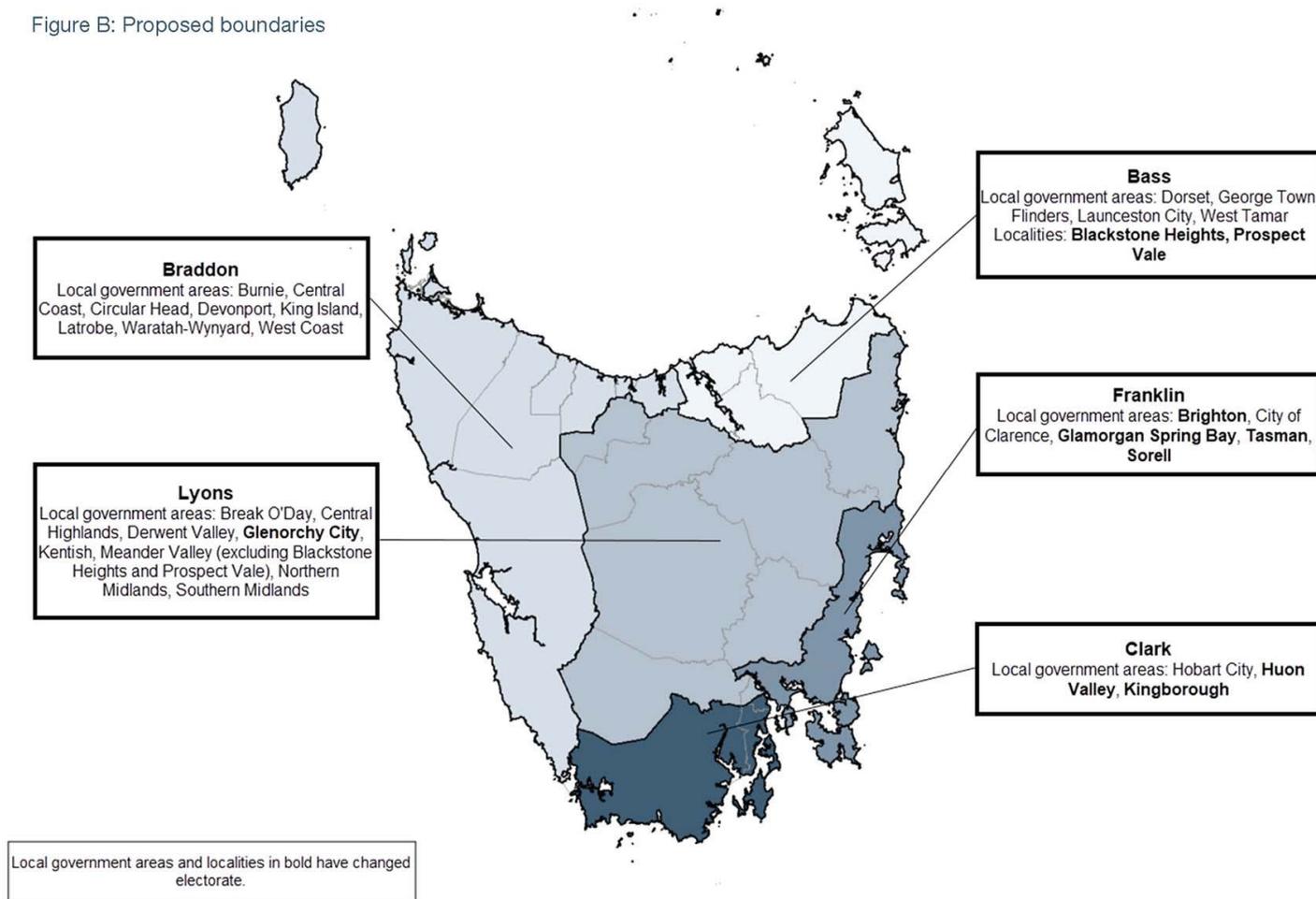
- The electorate of **Braddon** remains unchanged, reflecting its stable enrolment and strong, clearly defined communities of interest.
- The electorate of **Bass** gains the localities of Blackstone Heights and Prospect Vale from the electorate of Lyons, aligning these communities more closely with Launceston's urban, economic and service networks.
- Southern Tasmanian electorates are reshaped to deliver contiguous, logical boundaries, grounded in geography and community connections.
  - The electorate of **Franklin** gains the local government areas of Brighton, Glamorgan Spring Bay, Sorell and Tasman, strengthening its south-eastern coherence and resolving its non-contiguity.
  - The electorate of **Clark** becomes Australia's southern-most electorate, taking in the Huon Valley local government area and the remainder of Kingborough local government area, better reflecting how communities connect and travel across the region.
  - The electorate of **Lyons** is reshaped to become a smaller, mainly south central electorate gaining Glenorchy local government area and losing most of the east coast local government areas.
- Geographic separation within electorates is removed, with the River Derwent forming a clear and recognisable boundary.
- Every electorate includes an urban or regional centre, strengthening access and representation.

Importantly, these proposed changes meet the numerical requirements of the redistribution quota and projected enrolment quota for Tasmania.

### Proposed electorate names

The Redistribution Committee proposes retaining the current names of all of Tasmania's 5 electorates. The Committee considered changes to the names of the electorates of Clark and Franklin, given it has proposed significant elector and geographic changes. The Committee was not persuaded that alternative names presented in public submissions demonstrated sufficient connection to the reconfigured electorates. The Committee therefore invites further public feedback and name suggestions for consideration by the augmented Electoral Commission.

Figure B: Proposed boundaries



## Elector movements

Overall, 113,884 electors enrolled in Tasmania (or 27.56 per cent of electors enrolled in Tasmania on 12 August 2025) will change their federal electorate as a result of the proposed redistribution.

## Key reasons for the proposed redistribution

The Redistribution Committee has prioritised all electorates meeting the required projected enrolment quota. Under the current boundaries, 3 of 5 Tasmanian electorates were projected to fall outside the projected enrolment range at 8 April 2030.

The Committee has proposed changes to 4 of Tasmania's 5 electorates with Braddon proposed to remain unaltered. Submissions expressed strong support for a major reconfiguration in southern Tasmania, particularly to address the non-contiguous boundaries<sup>1</sup> of the electorate of Franklin, the only federal electorate in Australia that comprises of geographically separate areas. In response and noting the opportunity to resolve this, the Committee has proposed significant boundary changes.

In developing the proposed redistribution, the Committee has considered the requirements of the Electoral Act.

The Committee considers the proposed redistribution will result in electorates which:

- are as numerically equitable as possible
- retain or strengthen communities of interest where possible, including those reflected in local government areas and localities
- reflect how Tasmania's rivers and mountains shape communities of interest, communication and travel
- take into account the geographic size of electorates (in the context of Tasmania and noting some of its challenging geographical features)
- promote long-term sustainability of electorate boundaries and minimise future disruption by distributing areas of high enrolment growth more equitably across electorates.

<sup>1</sup> Non-contiguous boundaries are boundaries which comprise two or more geographically separate areas.

## Key facts

### Key dates

- Commencement of redistribution: 12 August 2025
- Redistribution Committee invited the first round of ideas between 8 October 2025 and 6 pm (AEDT) 7 November 2025
- Redistribution Committee invited feedback on ideas between 10 November 2025 and 6 pm (AEDT) 21 November 2025

### Key figures

- Redistribution quota for Tasmania: 82,635
- Projected enrolment quota for Tasmania: 84,557

### Public submissions

- First round of ideas: 24 submissions received
- Feedback on ideas: 10 submissions received

Lists of ideas and feedback on ideas received by the Redistribution Committee are at appendices B and C.

### The Redistribution Committee

The Electoral Commission appointed the Redistribution Committee for Tasmania on 12 August 2025. The members are:<sup>2</sup>

- Mr Jeff Pope APM, Electoral Commissioner (Chair of the Redistribution Committee)
- Ms Hannah Brown, Australian Electoral Officer for Tasmania
- Mr Scott Strong, Deputy Surveyor-General of Tasmania
- Mr Martin Thompson, Auditor-General of Tasmania

The Redistribution Committee met in Hobart on:

- 4 December 2025
- 15 December 2025

During these meetings, the Committee considered all ideas and feedback on ideas submitted and developed a proposed redistribution of Tasmania in line with the Electoral Act, including maps indicating the names and boundaries of proposed electorates. Parts 2 and 3 of this report present the Committee's decisions and reasons.

<sup>2</sup> s 60 of the Electoral Act.

## Next steps

This report is intended to inform public discussion and generate ideas on the proposed redistribution and feedback on those ideas from the community. The augmented Electoral Commission for Tasmania will consider the proposal and submissions to inform the final electorate boundaries and names for Tasmania. Part 4 contains further information on the next steps in the redistribution process.

# Part 1: Background information

This part outlines the legislative requirements of the federal redistribution process, from the triggering of the process to the release of the proposed redistribution by the Redistribution Committee. It explains how the Committee met these requirements during the redistribution process and provides relevant background information about Tasmania.

A redistribution of electorates is the process where electorates and their names and boundaries are reviewed and may be altered to ensure, as near as practicable:

- each state and territory gains representation in the House of Representatives in proportion to its population
- there are a similar number of electors in each electorate for a given state or territory.

In this way, the redistribution process gives effect to the 'one vote, one value' principle by helping to maintain proportional representation of the states and territories in the Australian Parliament having regard to population changes across the country.

A redistribution relies solely on enrolment data within the state or territory, that is, the number of electors enrolled to vote or projected to be enrolled at a future date. It does not take into consideration the population that is not enrolled.

## Trigger for a redistribution

The Electoral Act specifies that a redistribution process must occur when:

- the number of members of the House of Representatives to which a state or territory is entitled has changed (due to population change)
- the number of electors in more than one-third of the electorates in a state (or in one of the electorates in the Australian Capital Territory or the Northern Territory) deviates from the average divisional enrolment by over 10 per cent for more than 2 months
- 7 years have elapsed since the last redistribution process was determined.<sup>3</sup>

The procedures for conducting a redistribution process are specified in the Electoral Act and summarised in Appendix E.

<sup>3</sup> s 59(2) of the Electoral Act.

## Start of a redistribution

The Electoral Act requires that a redistribution process commence 7 years after the last redistribution. As the last redistribution of Tasmania's electorates was determined on 14 November 2017, a redistribution was due to commence within 30 days of 15 November 2024.<sup>4</sup>

However, the redistribution had to be deferred because it would otherwise fall within the last 12 months of the 47th Parliament.<sup>5</sup>

The Electoral Commission published a notice in the *Commonwealth Government Notices Gazette* (the Gazette) on 12 August 2025 directing that a redistribution of Tasmania's 5 electorates commence.<sup>6</sup>

## Number of members in the House of Representatives

Changes in a state or territory's overall population may affect the number of members of the House of Representatives to which that state or territory is entitled. Tasmania is guaranteed a minimum of 5 seats, irrespective of population, owing to the minimum representation provision in the Australian Constitution.<sup>7</sup>

As required by the Electoral Act, on 27 July 2023, the Electoral Commissioner made a determination of the number of members of the House of Representatives each state and territory would be entitled to at the next general election.<sup>8</sup> Under this determination, Tasmania's entitlement remained at 5 members.

A copy of this determination and an explanation of how the representation entitlement of Tasmania has been calculated is available on the [AEC website](#).

<sup>4</sup> s 59(2)(c) of the Electoral Act.

<sup>5</sup> s 59(3)(b) of the Electoral Act.

<sup>6</sup> s 59(1) of the Electoral Act.

<sup>7</sup> s 24 of the Australian Constitution.

<sup>8</sup> s 48 of the Electoral Act.

## Redistribution quota

The redistribution quota is a numerical parameter based on the number of electors enrolled in the state or territory undergoing redistribution, divided by the number of members of the House of Representatives to which it is entitled.<sup>9</sup> The Electoral Act requires that the redistribution must ensure that all federal electorates in the relevant state or territory undergoing redistribution must have their enrolment within the range of 10 per cent above or below the redistribution quota as of the commencement date.

The Electoral Commissioner calculates the redistribution quota, using the number of electors enrolled in the state or territory at the end of the day on which the redistribution commenced. The number of electors is extracted from the AEC's Roll Management System.

The Electoral Commissioner determines the redistribution quota as soon as practicable after the commencement of the redistribution.

Table B shows the figures used to calculate Tasmania's redistribution quota and range.

Appendix A includes further information about the formula used to determine the redistribution quota.

Table B: Redistribution quota and range for Tasmania

Number of electors enrolled in Tasmania as at the end of the day on which the redistribution commenced (12 August 2025)	413,176
Number of members of the House of Representatives to which Tasmania is entitled	5
Redistribution quota for Tasmania <sup>10</sup>	82,635
Permissible maximum number of electors in an electorate (redistribution quota plus 10 per cent)	90,898
Permissible minimum number of electors in an electorate (redistribution quota minus 10 per cent)	74,372

The number of electors as at the commencement date of 12 August 2025 at the electorate level and Statistical Area Level 1 (SA1) are available on the [AEC website](#).

<sup>9</sup> s 65 of the Electoral Act.

<sup>10</sup> Determined by the Electoral Commissioner on 21 August 2025 in accordance with s 65 of the Electoral Act.

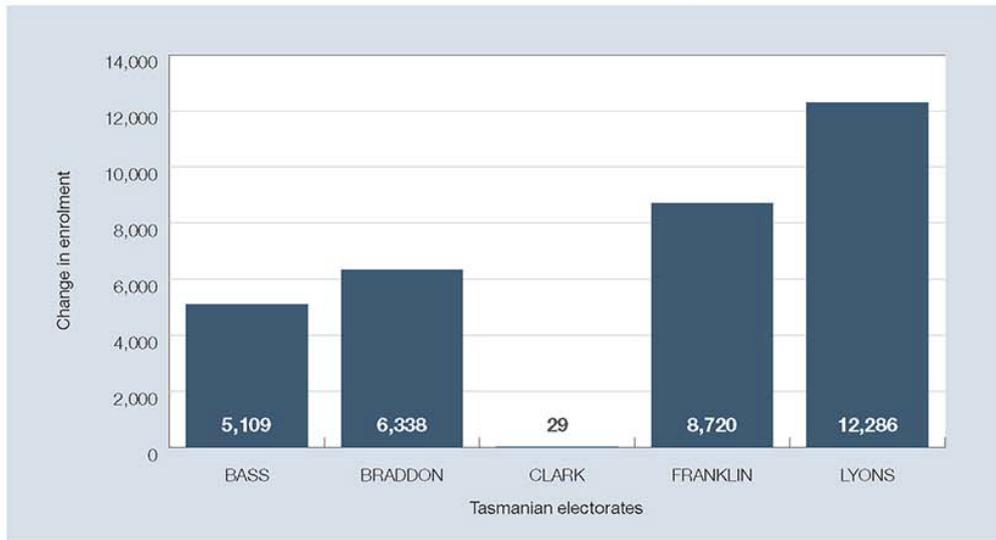
## Enrolment in Tasmania at commencement

At the commencement of the redistribution on 12 August 2025, 413,176 electors were enrolled in Tasmania. Since the last redistribution was determined on 30 November 2017, enrolment has increased by 32,482 electors, or 8.53 per cent.

Over this 8-year period, all 5 electorates experienced growth, although levels of growth varied:

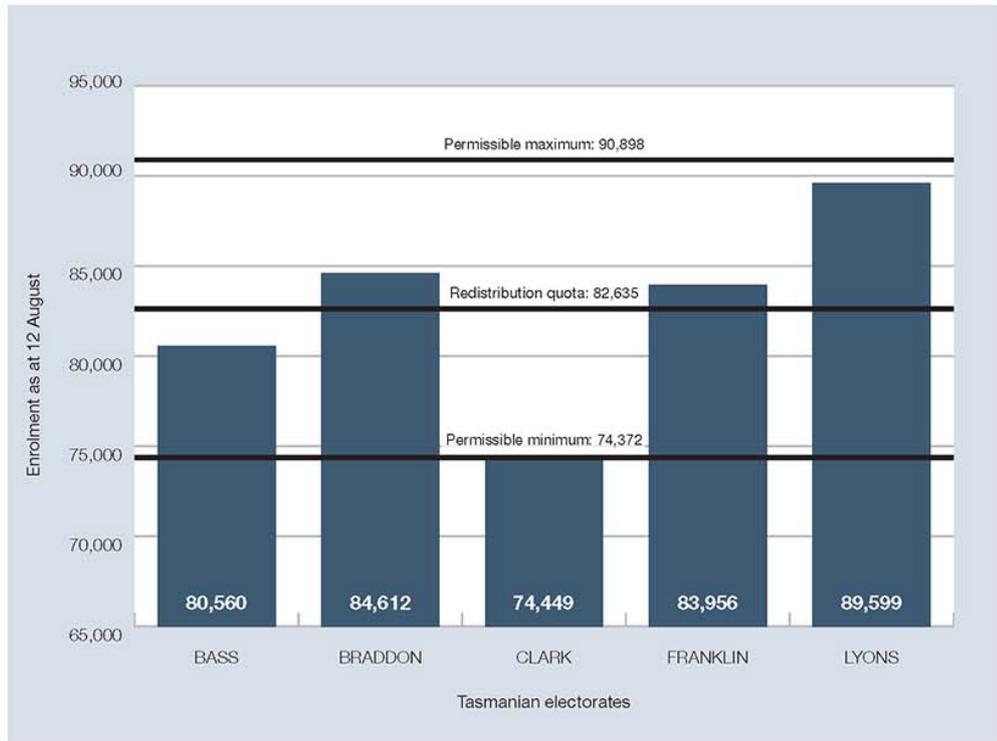
- The electorate of Clark had the lowest growth, increasing by 29 electors, or 0.04 per cent.
- The electorate of Lyons had the highest growth, increasing by 12,286 electors, or 15.89 per cent.

Figure C: Growth in enrolment from 30 November 2017 to 12 August 2025



At the commencement date of 12 August 2025, all Tasmanian electorates fell within the redistribution quota range, as shown in Figure D.

Figure D: Current electorates in Tasmania – enrolment as at 12 August 2025



## Projection time

According to the Electoral Act, the projection time is a specified date in the future.<sup>11</sup> It is used as a reference point to determine the number of electors projected to be enrolled in an electorate at that time. The projection time is calculated from the determination date of the names and boundaries of the redistribution.<sup>12</sup> A standard projection time is 3.5 years from the redistribution determination date.<sup>13</sup> The projection time can be varied if the Electoral Commission believes a redistribution for the state or territory may be triggered by entitlement change before 7 years has elapsed.<sup>14</sup>

On 7 August 2025, the Electoral Commission noted there was no basis for an earlier projection time and the standard projection time of 3.5 years would apply. The projection time for Tasmania is therefore 8 April 2030, 3.5 years after the determination date of 8 October 2026.

## Projected enrolment quota

The projected enrolment quota is the second numerical parameter relevant to a federal redistribution. It is based on the number of electors projected to be enrolled in the relevant state or territory at the projection time, divided by the number of members of the House of Representatives

<sup>11</sup> s 63A of the Electoral Act.  
<sup>12</sup> s 63A(5) of the Electoral Act.  
<sup>13</sup> s 63A(2) of the Electoral Act.  
<sup>14</sup> s 63A(3) of the Electoral Act.

to which it is entitled. Following the redistribution, as far as practicable, the number of electors enrolled in each electorate at the projection time should be within 3.5 per cent above or below the projected enrolment quota.<sup>15</sup>

The projected enrolment quota is calculated using projected enrolment data from the Australian Bureau of Statistics (ABS). These enrolment projections are not predictions or forecasts. They illustrate what would happen to Tasmania's enrolment if assumed rates of births, deaths and migration (the determinates of population change) were to occur between the redistribution's commencement date and projection time.

Table C shows the figures used to calculate Tasmania's projected enrolment quota and range.

Appendix A includes further information about the formula used to determine the projected enrolment quota.

Table C: Projected enrolment quota and range for Tasmania

Estimated total number of electors enrolled in Tasmania at the projection time (8 April 2030)	422,785
Number of members of the House of Representatives to which Tasmania is entitled	5
Projected enrolment quota for Tasmania	84,557
Permissible maximum number of electors in an electorate at the projection time (projected enrolment quota plus 3.5 per cent)	87,516
Permissible minimum number of electors in an electorate at the projection time (projected enrolment quota minus 3.5 per cent)	81,598

## Projected enrolment in Tasmania

By 8 April 2030, it is projected that the number of electors in Tasmania will increase by 2.33 per cent to 422,785 electors.

Table D illustrates variation in projected growth rates across Tasmanian electorates for the period 12 August 2025 to 8 April 2030.

Table D: Projected growth of current electorates in Tasmania

Current electorate	Enrolment as at 12 August 2025	Projected enrolment as at 8 April 2030	Percentage growth
Bass	80,560	80,818	0.32%
Braddon	84,612	86,021	1.67%
Clark	74,449	75,689	1.67%
Franklin	83,956	87,262	3.94%
Lyons	89,599	92,995	3.79%
<b>Total</b>	<b>413,176</b>	<b>422,785</b>	<b>2.33%</b>

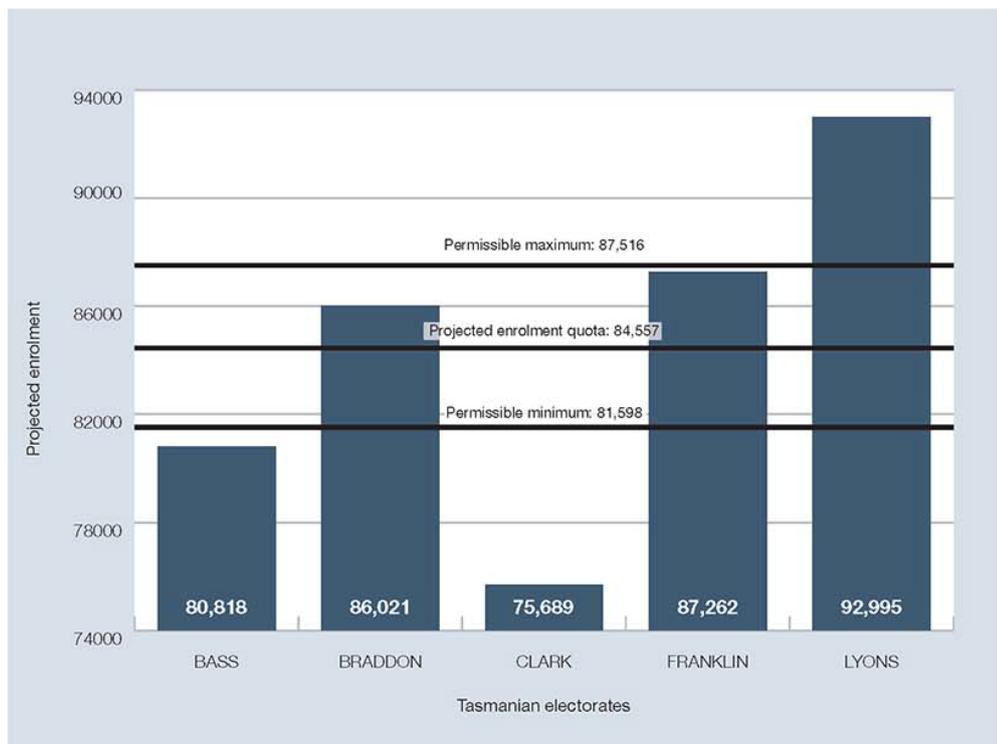
<sup>15</sup> s 66(3)(a) of the Electoral Act.

Based on the projected enrolment figures, growth across Tasmania is likely to be uneven, with the electorates of Franklin and Lyons expected to have significantly higher growth than Bass, Braddon and Clark. While overall projected enrolment growth is modest, it will result in some electorates falling outside the permissible enrolment range by the projection date if boundaries remain unchanged.

The electorates of Bass and Clark will need to gain electors to move within the projected enrolment quota range. In contrast, the electorate of Lyons is projected to exceed the quota range and will need to lose electors. The electorates of Braddon and Franklin are within the projected enrolment range, however their boundaries may need to be adjusted to accommodate changes to the boundaries of Bass, Clark and Lyons.

Figure E shows the projected enrolment for Tasmania's 5 electorates.

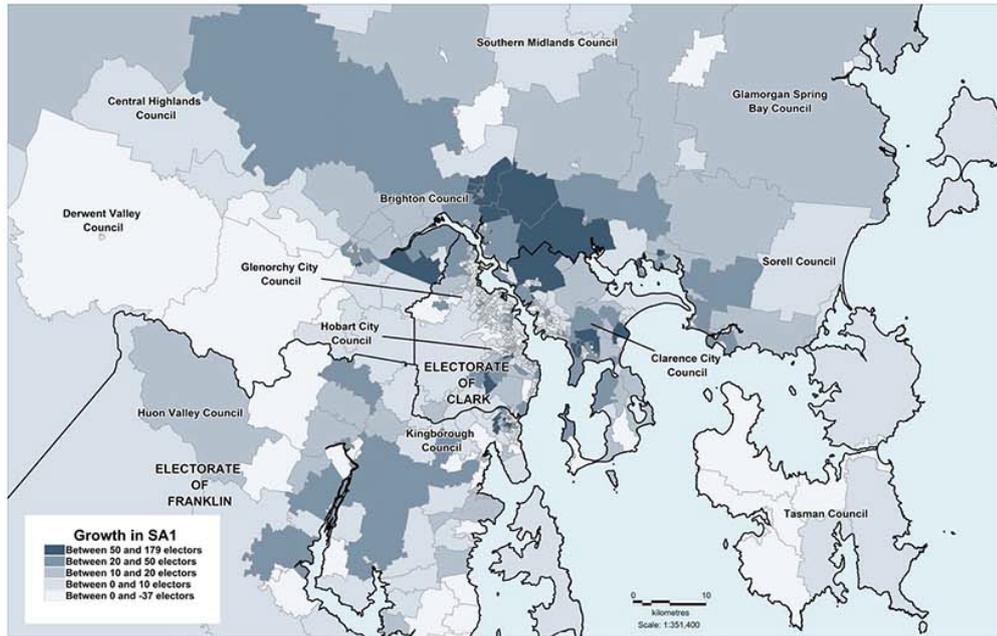
Figure E: Current electorates in Tasmania – projected enrolment as at 8 April 2030



## Areas of growth in Tasmania

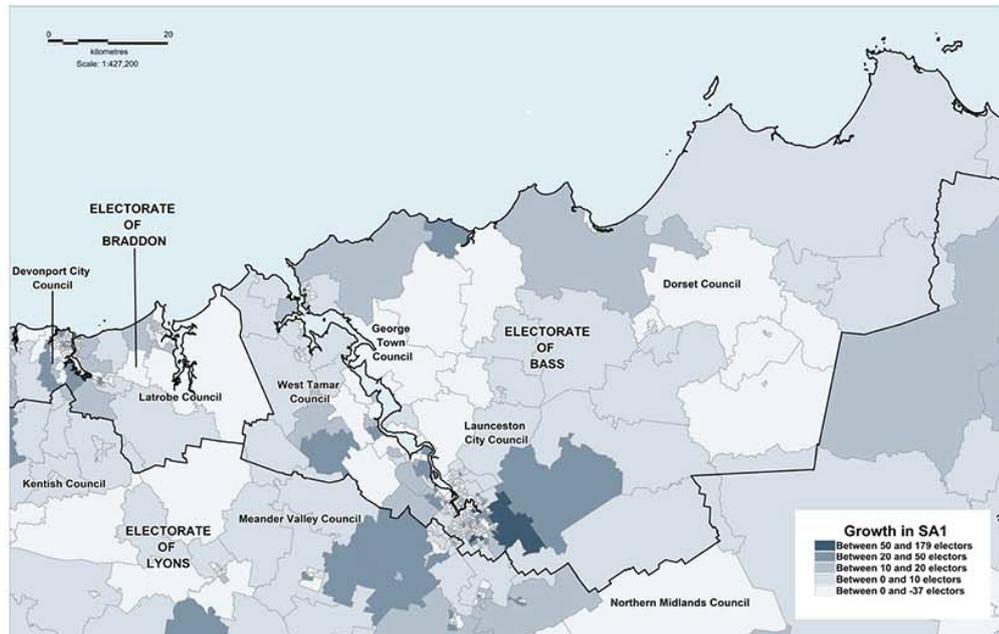
Figure F shows that projected enrolment growth in Greater Hobart is highly concentrated in specific growth corridors, with the strongest growth occurring across the outer-urban SA1s, particularly in the Brighton, Clarence, Derwent Valley, Sorell and Kingborough local government areas. In contrast, many inner-urban and established SA1s, especially those in the electorate of Clark, display low or minimal growth.

Figure F: Projected growth in electors between 12 August 2025 and 8 April 2030 by SA1 – Greater Hobart based on the current electoral boundaries



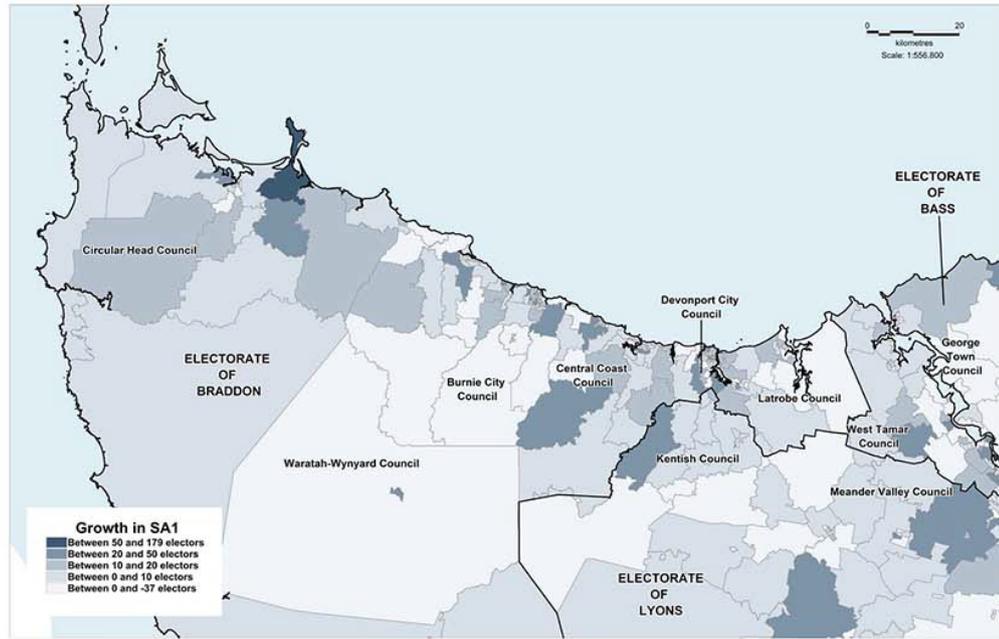
As illustrated in Figure G, projected enrolment growth along the Bass–Lyons boundary is uneven, with the most significant growth occurring in and around the Launceston urban area. Growth is mostly contained within the electorate of Bass, except for the high-growth localities of Prospect Vale and Blackstone Heights in the electorate of Lyons. Northern Tasmania is projected to experience limited elector growth outside the Launceston urban area, with low growth in many rural and remote SA1s across Braddon, Bass and Lyons.

Figure G: Projected growth in electors between 12 August 2025 and 8 April 2030 by SA1 – Launceston urban area based on the current electoral boundaries



The electorate of Braddon is projected to experience little enrolment growth overall, with population largely concentrated along the north-west coast and limited or declining growth in many inland SA1s, as shown in Figure H.

Figure H: Projected growth in electors between 12 August 2025 and 8 April 2030 by SA1 – north-west Tasmania based on the current electoral boundaries



## Informing the public about the redistribution

A notice inviting the first round of ideas and feedback on ideas was published in the Gazette on 8 October 2025. Newspaper notices were published on 11 October 2025 in *The Mercury* (Hobart), *The Advocate* (Burnie), *The Examiner* (Launceston) and *The Weekend Australian*. These notices included information about how to participate in the process and where to find further information.<sup>16</sup>

In addition to the above notices, the AEC published various forms of content across different social media platforms; this included general educational pieces about the redistribution process.

Written ideas could be submitted from 8 October 2025 until 6 pm (AEDT) 7 November 2025.<sup>17</sup> Copies of these ideas were published on the AEC website from 10 November 2025.<sup>18</sup>

Written feedback on ideas could be submitted by 6 pm (AEDT) 21 November 2025.<sup>19</sup> This feedback was available on the AEC website from 24 November 2025.

<sup>16</sup> s 64 of the Electoral Act.

<sup>17</sup> s 64(1)(a) of the Electoral Act.

<sup>18</sup> s 64(3) of the Electoral Act.

<sup>19</sup> s 64(1)(b) of the Electoral Act.

## The AEC's role

Two independent bodies—a Redistribution Committee and an augmented Electoral Commission—are responsible for conducting each redistribution process, with the augmented Electoral Commission determining the redistributed electoral boundaries and names.

The AEC's role is to provide these bodies with any assistance they require to conduct the redistribution, including providing them with the information they need to make informed and evidence-based decisions. In this way, the AEC helps ensure the process is transparent, consistent and impartial.

The AEC's role in redistributions is closely aligned with its broader functions of conducting free and fair elections, maintaining the electoral roll and providing civics education, and contributes to upholding Australia's strong and transparent democratic system.

# Part 2: Proposed boundaries

This part outlines the Redistribution Committee's proposed electoral boundaries, movement of electors and reasons for these decisions.

## Redistribution Committee's proposed boundaries

The Redistribution Committee's approach to formulating Tasmania's proposed electoral boundaries was based on and complies with the requirements of the Electoral Act.

In formulating the redistribution proposal, the Committee noted that to meet the requirements of the Electoral Act, the number of electors in the electorates of Bass and Clark had to increase and the number in the electorate of Lyons had to decrease.

As such, the Committee proposed changes to 4 of Tasmania's electorates and to leave the electorate of Braddon unchanged.

Table E outlines the extent of elector movements resulting from the Committee's proposed electorates.

Table E: Summary of movement of electors under proposal

	Number	Percentage
Electors transferred to another electorate	113,884	27.56%
Electors remaining in their current electorate	299,292	72.44%
<b>Total</b>	<b>413,176</b>	<b>100.00%</b>

## Redistribution Committee's approach to formulating proposed electorate boundaries

The Electoral Act requires the Committee to make a proposed redistribution of Tasmania where the number of electorates must equal the number of members of the House of Representatives to be chosen in Tasmania at a general election.<sup>20</sup>

In making a proposed redistribution, the Committee considered the following criteria set out in the Electoral Act.

Primary criteria:

- Ensure that enrolment as of 12 August 2025 is within 10 per cent above or below the redistribution quota.<sup>21</sup>
- Try to ensure that the number of electors in the proposed electorates are within 3.5 per cent above or below the projected enrolment quota at the projection time.<sup>22</sup>

<sup>20</sup> s 66 of the Electoral Act.

<sup>21</sup> s 66(3) of the Electoral Act.

<sup>22</sup> s 66(3)(a) of the Electoral Act.

Secondary criteria:

- Communities of interest, including economic, social and regional interests
- Means of communication and travel
- Physical features and area of the electorate
- Boundaries of current electorates.<sup>23</sup>

The Committee acknowledged the importance of the principle of relative equality of the number of electors in electorates and the flexibility provided by the quota ranges. The Committee considered that these tolerances, where necessary allowed it to construct proposed electorates which addressed:

- all other required factors
- the differences in projected growth of enrolment in Tasmania.

Within the limits imposed by the numerical criteria and the other considerations referred to above, the Committee acknowledged that it is also highly desirable that electoral boundaries be readily recognisable, using natural and administrative delineations. Many public submissions advocated for electoral boundaries to be contiguous, align with communities of interest and contain local government areas within a single electorate where possible.

In considering proposed boundaries, the Committee had regard to Tasmania's unique geographic and population factors, noting that Tasmania has a dispersed population comprised of multiple urban centres servicing nearby regional areas.

The Committee noted that a range of methods could be applied to achieve a proposed redistribution outcome for Tasmania. Public submissions that took a state-wide view adopted varying approaches that would involve moving between 3 per cent and 27 per cent of electors into different electorates. Submissions focusing on specific regions generally sought to address the non-contiguous nature of Franklin and unite outer-urban suburbs with an associated service centre.

In compliance with the requirements of the Electoral Act, the Committee also sought to apply the following principles in developing the boundaries of the proposed electorates:

- Support sustainability of Tasmania's electoral boundaries and minimise future disruption by distributing high-growth areas between electorates where possible
- Draw boundaries with continuous physical connection, using rivers and other geographic features as natural divides, noting the precedent for rivers to function as federal electorate boundaries.
- Include an urban centre within each electorate where possible.
- Contain local government areas within a single electorate where possible.
- Consider the geographic size of electorates where possible.

<sup>23</sup> ss. 68(3)(b) and 68(3A) of the Electoral Act.

## Electoral boundaries of Franklin

Fifteen out of 34 public submissions supported a major reconfiguration of electorates in southern Tasmania, particularly to address Franklin's non-contiguous boundaries. Since the establishment of Tasmania's federal electorates in 1903, Franklin's boundaries have been periodically revised to comply with legislation. Franklin was contiguous until the 1992 federal redistribution, when the then Redistribution Committee extended the electorate to include the City of Clarence local government area which resulted in Clark (then Denison) physically separating portions of Franklin. It remains the only non-contiguous federal electorate in Australia (except those incorporating islands or external territories). The Redistribution Committee recognises that Franklin's non-contiguous boundaries present challenges to aligning communities of interest and means of travel within an electorate, as well as respecting the physical features and areas of an electorate.

Given the level of support expressed in submissions, and the ability to resolve the non-contiguity while retaining or reuniting local government areas entirely within electorates, the Committee considered this an appropriate opportunity to propose a change to Franklin's boundaries.

Maps of historical electoral boundaries are available in the Parliamentary Handbook of the Commonwealth of Australia's [website](#). The following maps provided assistance in the Committee's deliberations on Franklin:

- 1984–1992
- 1992–2000
- 2000–2009
- 2009–2017
- 2017–present.

## Proposed redistribution of Tasmania by electorate

The Redistribution Committee proposes changes to 4 of Tasmania's electorates, including those outlined above in relation to Franklin. It proposes no changes for Braddon. Table F provides a summary of the following key details in relation to each of the electorates under the Committee's proposal:

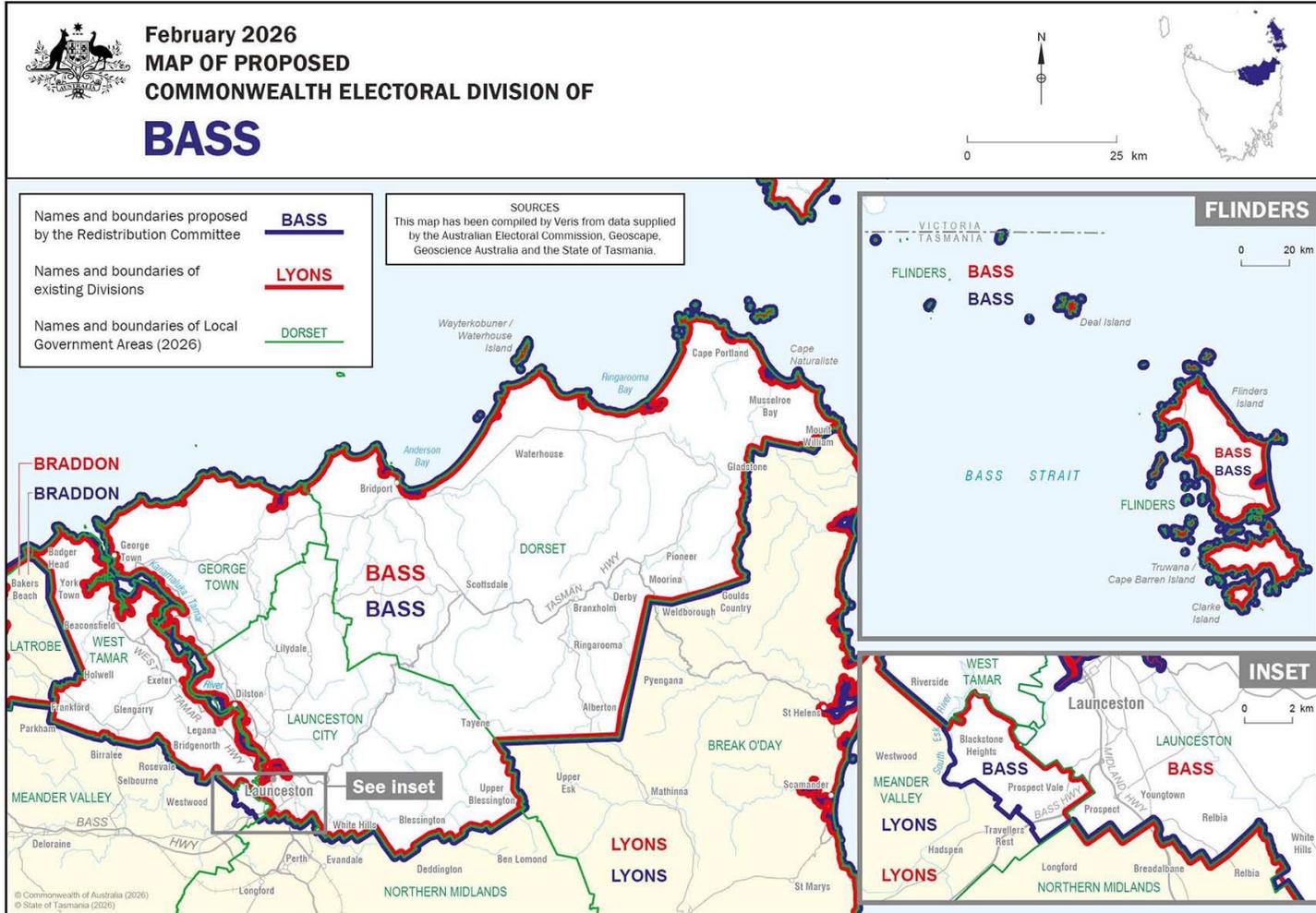
- Enrolment as at 12 August 2025
- Percentage variation from the redistribution quota
- Projected enrolment as at 8 April 2030
- Percentage variation from the projected enrolment quota
- Approximate area of each proposed electorate.

Table F: Summary of proposed electorates

Proposed electorate	Enrolment as at 12 August 2025		Projected enrolment as at 8 April 2030		Approximate area
	Number	Percentage variation from the redistribution quota	Number	Percentage variation from the projected enrolment quota	
Bass	85,934	3.99%	86,180	1.92%	7,996 km <sup>2</sup>
Braddon	84,612	2.39%	86,021	1.73%	21,368 km <sup>2</sup>
Clark	80,510	-2.57%	82,547	-2.38%	6,310 km <sup>2</sup>
Franklin	80,237	-2.90%	84,951	0.47%	4,376 km <sup>2</sup>
Lyons	81,883	-0.91%	83,086	-1.74%	27,965 km <sup>2</sup>
<b>Total</b>	<b>413,176</b>		<b>422,785</b>		<b>68,015 km<sup>2</sup></b>

Numerical summaries for each proposed electorate are set out in tables G-K on the following pages. These summaries are provided to help electors identify whether their electorate would change under the proposed redistribution.

Proposed electorate of Bass



Enrolment in the current electorate of Bass on 8 April 2030 is projected to be 80,818 electors, which is less than the required minimum number of projected electors. Bass must therefore gain at least 780 electors, or up to 6,698 electors, to fall within the range for the minimum and maximum number of electors at the projection time.

### Submissions summary

- 18 submissions were in favour of transferring the localities of Prospect Vale and Blackstone Heights to Bass, primarily for reasons of community of interest.
- 5 submissions proposed the transfer of the Break O'Day local government area to Bass to consolidate all local government areas in the north-east of the state within a single electorate.

### Redistribution Committee conclusions

- The Redistribution Committee noted that transferring the Break O'Day local government area would result in all local government areas in the north-east being contained within single electorates and reduce the size of the electorate of Lyons.
- The Committee also noted that transferring Blackstone Heights and Prospect Vale would consolidate the Launceston urban area within Bass, recognising that these localities are closely integrated with Launceston.
- While the Committee considered transferring both areas to Bass, this was not feasible within the required numerical parameters.
- The Committee proposed adjusting the current electorate boundary so that Bass gains 5,374 electors from the Blackstone Heights and Prospect Vale localities, which are currently within Lyons. Under this proposal, the Meander Valley local government area would be divided between Bass and Lyons.
- In the absence of significant roads or geographic features, the Committee proposes to follow the Prospect Vale and Blackstone Heights locality boundaries.

Table G shows the SA2s included within the proposed electorate.

Table G: Proposed electorate of Bass – SA2 composition

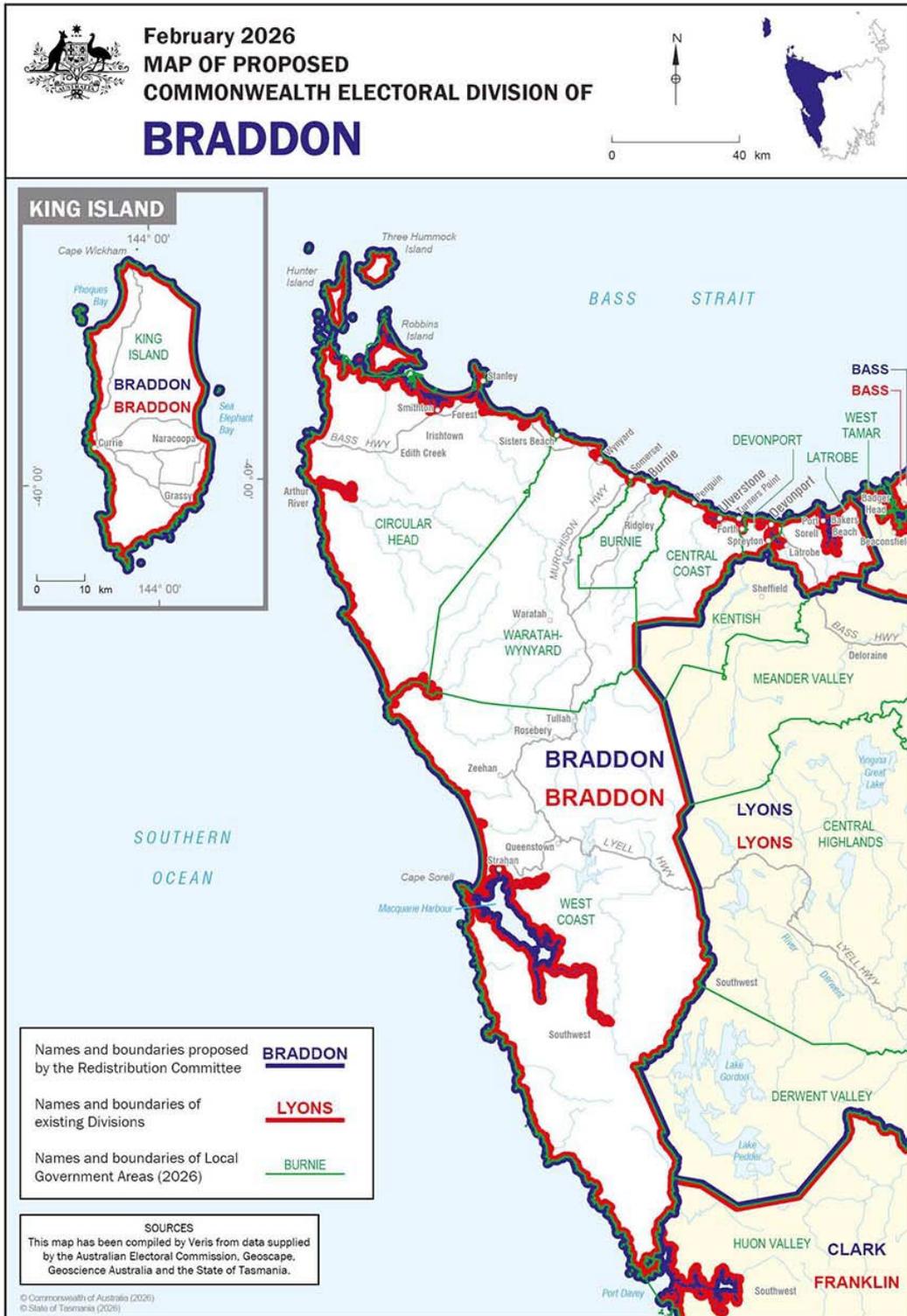
Proposed electorate composition <sup>24</sup>	Enrolment as at 12 August 2025	Projected enrolment as at 8 April 2030
<b>Electors retained from the current electorate of Bass</b>		
Beauty Point – Beaconsfield	3,371	3,394
Deloraine	0	0
Dilston – Lilydale	3,460	3,465
Flinders and Cape Barren Islands	759	736
George Town	5,805	5,859
Grindelwald – Lanena	4,858	4,942
Invermay	2,197	2,306
Kings Meadows – Punchbowl	3,472	3,618
Launceston	3,617	3,474
Legana	3,787	3,904
Mowbray	2,343	2,293
Newnham – Mayfield	6,172	6,001
Newstead	3,863	3,952
Norwood (Tas.)	2,996	2,916
Ravenswood	2,766	2,927
Riverside	5,382	5,464
Scottsdale – Bridport	5,335	5,179
South Launceston	3,128	3,227
St Helens – Scamander	0	0
Summerhill – Prospect	3,627	3,531
Trevallyn	3,566	3,520
Waverley – St Leonards	2,905	3,058
West Launceston	3,128	3,014
Westbury	29	29
Youngtown – Relbia	3,994	4,006
<b>Total electors retained from the current electorate of Bass</b>	<b>80,560</b>	<b>80,815</b>
<b>Electors transferred from another electorate into the proposed electorate of Bass</b>		
<b>Electors transferred from the current electorate of Lyons</b>		
Dilston – Lilydale	0	0
Hadspen – Carrick	0	0
Prospect Vale – Blackstone	5,371	5,362
St Helens – Scamander	0	0
Youngtown – Relbia	3	3
<b>Total transferred from the current electorate of Lyons</b>	<b>5,374</b>	<b>5,365</b>
<b>Total electors transferred from another electorate into the proposed electorate of Bass</b>	<b>5,374</b>	<b>5,365</b>
<b>Total for proposed electorate of Bass</b>	<b>85,934</b>	<b>86,180</b>

24 For completeness, the tables list all Statistical Area Level 2s (SA2s) that make up each proposed electorate, including SA2s where there are no dwellings. In some instances, the number of electors within an SA2 is low or zero because a proposed boundary has divided an established SA2 to accommodate a stronger or more intuitive boundary. The names of the SA2s are given by the ABS and follow its approach to constructing statistical units.

Table G: Proposed electorate of Bass – SA2 composition (continued)

Proposed electorate composition <sup>24</sup>	Enrolment as at 12 August 2025	Projected enrolment as at 8 April 2030
Electors transferred to another electorate from the proposed electorate of Bass		
Electors transferred to the current electorate of Lyons		
Dilston – Lilydale	0	3
Scottsdale - Bridport	0	0
<b>Total transferred to the current electorate of Lyons</b>	<b>0</b>	<b>3</b>
<b>Total electors transferred to another electorate from the proposed electorate of Bass</b>	<b>0</b>	<b>3</b>

Proposed electorate of Braddon



Enrolment in the current electorate of Braddon on 8 April 2030 is projected to be 86,021 electors, which is within the numerical requirements. Braddon can gain up to 1,495 electors or transfer up to 4,423 electors to other electorates and remain within the range of the minimum and maximum number of electors at the projection time.

### Submissions summary

- 10 submissions supported making no changes to Braddon, given that the electorate is within numerical parameters.

### Redistribution Committee conclusions

- The Redistribution Committee noted that the electorate meets numerical requirements, retains whole local government areas and maintains well-established communities of interest.
- The Committee decided to propose no alterations to the boundaries of Braddon.

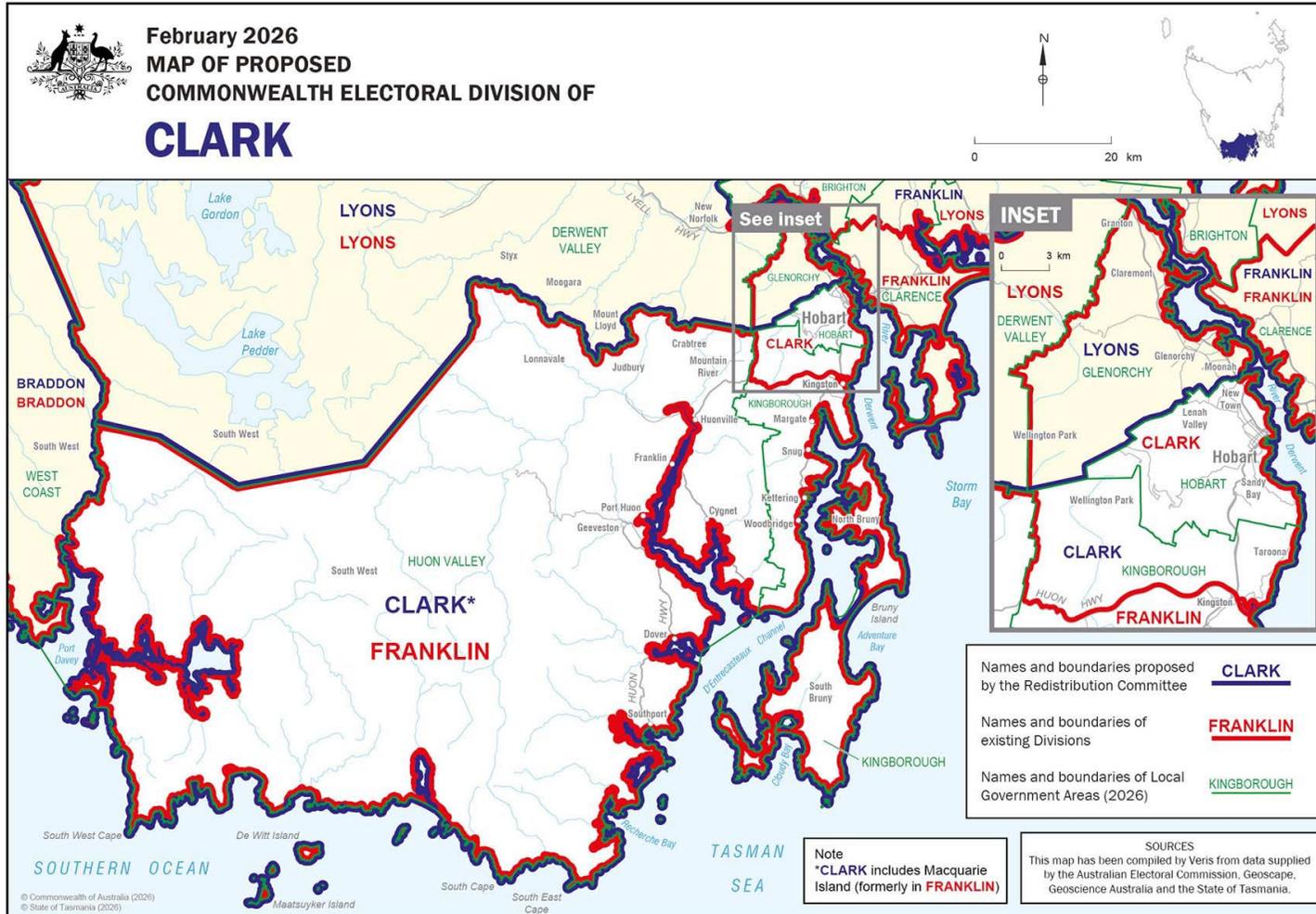
Table H shows the SA2s included within the proposed electorate.

Table H: Proposed electorate of Braddon – SA2 composition

Proposed electorate composition <sup>25</sup>	Enrolment as at 12 August 2025	Projected enrolment as at 8 April 2030
Electors retained from the current electorate of Braddon		
Acton – Upper Burnie	2,578	2,692
Burnie – Ulverstone Surrounds	4,217	4,279
Burnie – Wivenhoe	2,828	2,906
Devonport	10,892	11,125
East Devonport	3,920	4,003
King Island	1,080	1,063
Latrobe	4,308	4,417
Miandetta – Don	2,808	2,848
North West	2,843	3,028
Parklands – Camdale	5,012	5,100
Penguin – Sulphur Creek	4,305	4,313
Port Sorell	5,436	5,452
Quoiba – Spreyton	2,595	2,691
Romaine – Havenvue	2,691	2,703
Sheffield – Railton	11	11
Smithton	2,775	2,815
Somerset	3,151	3,230
Turners Beach – Forth	2,779	2,797
Ulverstone	5,677	5,693
Waratah	3,005	3,032
West Coast (Tas.)	3,037	3,164
West Ulverstone	3,536	3,466
Wilderness – West	0	0
Wynyard	5,128	5,193
<b>Total electors retained from the current electorate of Braddon</b>	<b>84,612</b>	<b>86,021</b>

<sup>25</sup> For completeness, the tables list all Statistical Area Level 2s (SA2s) that make up each proposed electorate, including SA2s where there are no dwellings. In some instances, the number of electors within an SA2 is low or zero because a proposed boundary has divided an established SA2 to accommodate a stronger or more intuitive boundary. The names of the SA2s are given by the ABS and follow its approach to constructing statistical units.

Proposed electorate of Clark



Enrolment in the current electorate of Clark on 8 April 2030 is projected to be 75,689 electors, which is less than the required minimum number of projected electors. Clark must gain at least 5,909 electors, or up to 11,827 electors, to fall within the range for the minimum and maximum number of electors at the projection time.

### Submissions summary

- 11 submissions suggested that Clark be made up of the Huon Valley, Kingborough and City of Hobart local government areas.<sup>26</sup>
- 3 submissions suggested that Clark be made up of the Glenorchy City and City of Clarence local government areas.<sup>27</sup>
- Other submissions proposed a range of boundary adjustments, including extending the electorate to incorporate additional areas of the Kingston locality (10 submissions), parts of the eastern shore around the Bridgewater Bridge (2 submissions) or the Derwent Valley local government area (2 submissions) to bring enrolment into the projected range.

### Redistribution Committee conclusions

- The Redistribution Committee considered several options for Clark. These included:
  - crossing the River Derwent to incorporate parts of the City of Clarence or Brighton local government areas
  - extending Clark northward into the Derwent Valley local government area
  - extending southward into the Kingborough and Huon Valley local government areas.
- The Committee noted that while making incremental boundary adjustments would rectify Clark's numerical shortfall, it would worsen the non-contiguity of Franklin delaying its resolution and it would separate the Huon and Channel regions from their primary service centre in Kingston. To address the non-contiguity of Franklin, the boundaries of Clark should be changed.
- The Committee noted that, on this approach, numerical parameters precluded the Glenorchy City local government area being retained wholly within Clark.
- The Committee discounted options that crossed the River Derwent, noting that the river is a significant natural boundary that has shaped, and continues to shape communities of interest, and communication and travel in the greater Hobart region.
- The Committee concluded that it would be preferable to extend Clark southward to incorporate the Kingborough and Huon Valley local government areas. Under this proposal, Clark would gain 39,430 electors from these local government areas, who are currently in Franklin, and transfer the Glenorchy local government area and its 33,369 electors from Clark to Lyons (see further discussion below). This approach strengthens communities of interest by aligning Hobart, Kingborough and the Huon Valley, reflecting shared social, economic, service and transport connections.

Table I shows the SA2s included within the proposed electorate.

<sup>26</sup> Two submissions supported this composition for the electorate of Franklin.

<sup>27</sup> Four submissions supported this composition for the electorate of Franklin.

Table I: Proposed electorate of Clark – SA2 composition

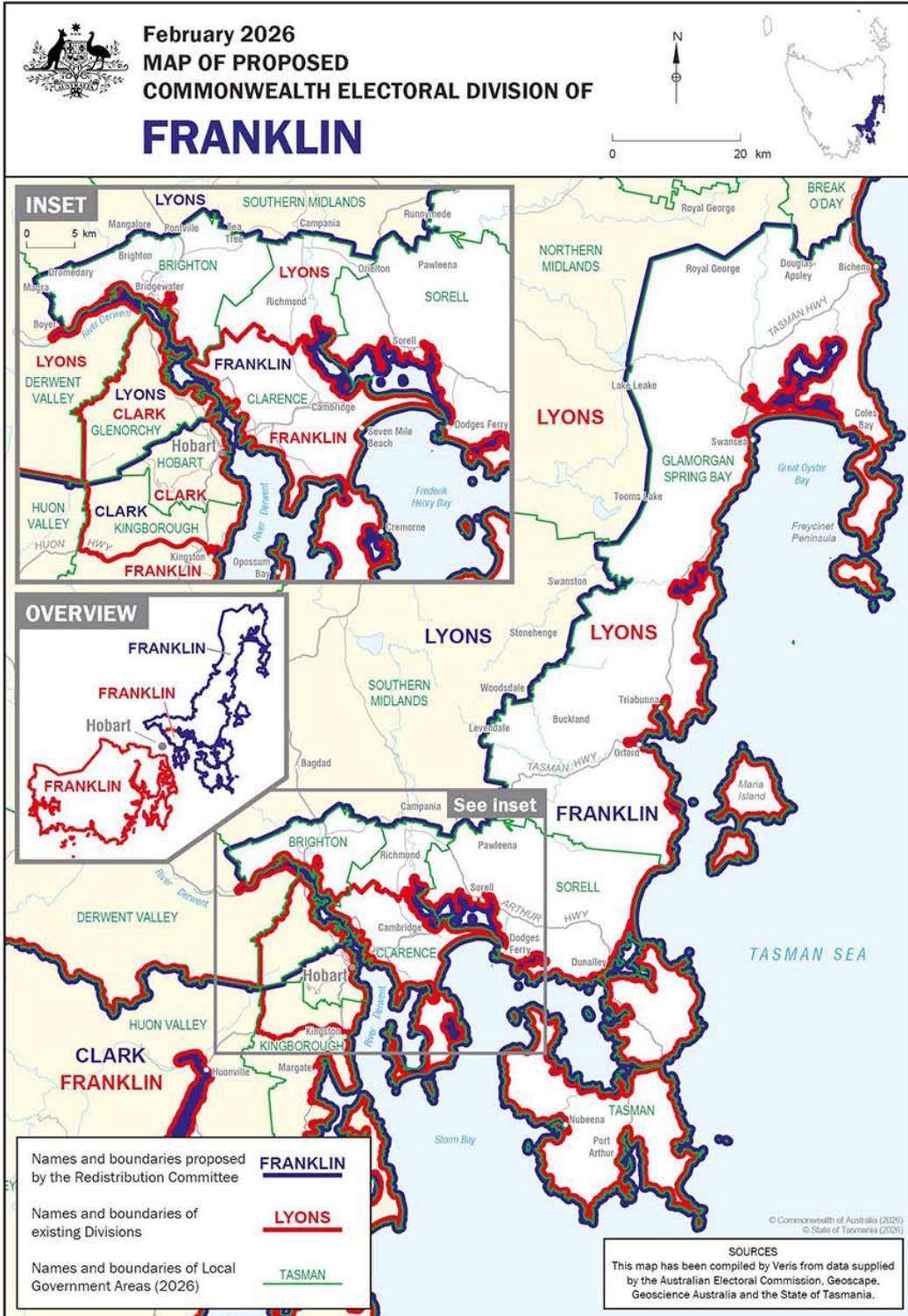
Proposed electorate composition <sup>28</sup>	Enrolment as at 12 August 2025	Projected enrolment as at 8 April 2030
<b>Electors retained from the current electorate of Clark</b>		
Hobart	5,406	5,411
Kingston – Huntingfield	1,712	1,847
Lenah Valley – Mount Stuart	6,372	6,256
Margate – Snug	268	277
Moonah	0	0
Mount Nelson – Dynnyrne	3,226	3,378
Mount Wellington	0	0
New Town	4,085	4,384
Sandy Bay	7,880	8,001
South Hobart – Fern Tree	4,754	4,991
Taroona – Bonnet Hill	2,754	2,821
West Hobart	4,621	4,633
West Moonah	2	2
<b>Total electors retained from the current electorate of Clark</b>	<b>41,080</b>	<b>42,001</b>
<b>Electors transferred from another electorate into the proposed electorate of Clark</b>		
<b>Electors transferred from the current electorate of Franklin</b>		
Bruny Island – Kettering	2,859	2,854
Cygnets	3,974	4,060
Derwent Valley	2	2
Geeveston – Dover	3,282	3,376
Huonville – Franklin	7,349	7,567
Kingston – Huntingfield	7,779	8,483
Kingston Beach – Blackmans Bay	8,275	8,195
Margate – Snug	5,910	6,009
Wilderness – East	0	0
<b>Total transferred from the current electorate of Franklin</b>	<b>39,430</b>	<b>40,546</b>
<b>Electors transferred from the current electorate of Lyons</b>		
Wilderness - East	0	0
<b>Total transferred from the current electorate of Lyons</b>	<b>0</b>	<b>0</b>
<b>Total electors transferred from another electorate into the proposed electorate of Clark</b>	<b>39,430</b>	<b>40,546</b>
<b>Total for proposed electorate of Clark</b>	<b>80,510</b>	<b>82,547</b>
<b>Electors transferred from the current electorate of Clark to another proposed electorate</b>		
<b>Electors transferred to proposed electorate of Lyons</b>		
Austins Ferry – Granton	3,135	3,389
Berriedale – Chigwell	4,126	4,093
Claremont (Tas.)	6,027	6,095
Derwent Park – Lutana	2,810	2,896
Glenorchy	7,494	7,536
Lenah Valley – Mount Stuart	42	41
Montrose – Rosetta	3,532	3,438

<sup>28</sup> For completeness, the tables list all Statistical Area Level 2s (SA2s) that make up each proposed electorate, including SA2s where there are no dwellings. In some instances, the number of electors within an SA2 is low or zero because a proposed boundary has divided an established SA2 to accommodate a stronger or more intuitive boundary. The names of the SA2s are given by the ABS and follow its approach to constructing statistical units.

Table I: Proposed electorate of Clark – SA2 composition (continued)

Proposed electorate composition <sup>28</sup>	Enrolment as at 12 August 2025	Projected enrolment as at 8 April 2030
Moonah	3,547	3,499
Mount Wellington	0	0
New Town	28	29
West Moonah	2,628	2,672
<b>Total transferred to proposed electorate of Lyons</b>	<b>33,369</b>	<b>33,688</b>
<b>Total electors transferred from the current electorate of Clark to another proposed electorate</b>	<b>33,369</b>	<b>33,688</b>

Proposed electorate of Franklin



Enrolment in the current electorate of Franklin on 8 April 2030 is projected to be 87,262 electors, which is within the numerical requirements. Franklin can therefore gain up to 254 electors, or transfer up to 5,664 electors to other electorates, and remain within the permissible range of the minimum and maximum number of electors at the projection time.

### Submissions summary

- 15 submissions supported a major reconfiguration of Franklin, primarily to address the electorate's non-contiguous nature.
- 6 submissions advocated for reconfiguring Franklin as a south-east coast electorate made up of all or most of the Brighton, Clarence, Glamorgan Spring Bay, Sorell and Tasman local government areas.
- 4 submissions suggested Franklin include the Glenorchy City and City of Clarence local government areas.<sup>29</sup>
- 2 submissions put forward an alternative configuration incorporating the Huon Valley, Kingborough and City of Hobart local government areas.<sup>30</sup>
- 4 submissions supported extending Franklin's eastern shore boundary to incorporate Old Beach, Otago and surrounding localities.

### Redistribution Committee conclusions

- The Redistribution Committee considered all approaches and noted that this redistribution presented an opportunity to resolve Franklin's non-contiguity, having regard to the level of support expressed in submissions and the scope to contain local government areas within single electorates.
- In developing a proposed redistribution, the Committee considered the following options:
  - Franklin to be made up of the Glenorchy City and City of Clarence local government areas.
  - Franklin to be made up of the Glenorchy City and Brighton local government areas, extending around the River Derwent to include portions of the Derwent Valley and City of Clarence local government areas.
  - Focussing Franklin on the south-east coast, so that it would comprise of the Brighton, City of Clarence, Glamorgan Spring Bay, Sorell and Tasman local government areas.
- The Committee concluded that while the Glenorchy City and City of Clarence local government areas do share some communities of interest and a metropolitan focus, the River Derwent functions as a significant natural boundary that limits the extent of common interests and travel. This approach would also result in an uneven distribution of high-growth areas between electorates.
- The Committee noted that an alternate approach of wrapping Franklin around the River Derwent would result in both the Clarence and Derwent Valley local government areas being partially within different electorates.

<sup>29</sup> Three submissions supported this composition for the electorate of Clark.

<sup>30</sup> Eleven submissions supported this composition for the electorate of Clark.

- The Committee concluded that the south-east coast configuration would be preferable, noting that, together with the changes proposed for Clark, it would resolve Franklin's non-contiguous boundaries and situate Clark and Franklin entirely to the west and east of the River Derwent, respectively. It proposed adjusting the current electorate boundary so that Franklin gains 35,711 electors from the Brighton, Clarence, Glamorgan Spring Bay, Sorell and Tasman local government areas (currently in Lyons), and loses 39,430 electors from the Huon Valley and Kingborough local government areas, which will transfer to Clark. The local government areas within the proposed boundaries will be fully contained in Franklin.

Table J shows the SA2s which are included within the proposed electorate.

Table J: Proposed electorate of Franklin – SA2 composition

Proposed electorate composition <sup>31</sup>	Enrolment as at 12 August 2025	Projected enrolment as at 8 April 2030
<b>Electors retained from the current electorate of Franklin</b>		
Bellerive – Rosny	4,788	4,722
Cambridge	6,681	7,057
Geilston Bay – Risdon	2,791	2,971
Howrah – Trammere	8,862	9,442
Lindisfarne – Rose Bay	5,644	5,734
Mornington – Warrane	3,330	3,411
Old Beach – Otago	461	497
Risdon Vale	2,213	2,294
Rokeby	6,035	6,750
South Arm	3,721	3,838
<b>Total electors retained from the current electorate of Franklin</b>	<b>44,526</b>	<b>46,716</b>
<b>Electors transferred from another electorate into the proposed electorate of Franklin</b>		
<b>Electors transferred from the current electorate of Lyons</b>		
Bridgewater – Gagebrook	5,834	6,350
Brighton – Pontville	5,100	5,877
Dodges Ferry – Lewisham	7,034	7,429
Forestier – Tasman	2,157	2,089
New Norfolk	0	0
Old Beach – Otago	3,490	3,714
Sorell – Richmond	8,047	8,773
Southern Midlands	14	11
Triabunna – Bicheno	4,035	3,992
<b>Total transferred from the current electorate of Lyons</b>	<b>35,711</b>	<b>38,235</b>
<b>Total electors transferred from another electorate into the proposed electorate of Franklin</b>	<b>35,711</b>	<b>38,235</b>
<b>Total for proposed electorate of Franklin</b>	<b>80,237</b>	<b>84,951</b>
<b>Electors transferred from the current electorate of Franklin to another proposed electorate</b>		
<b>Electors transferred to proposed electorate of Clark</b>		
Bruny Island – Kettering	2,859	2,854
Cygnets	3,974	4,060
Derwent Valley	2	2
Geeveston – Dover	3,282	3,376
Huonville – Franklin	7,349	7,567
Kingston – Huntingfield	7,779	8,483
Kingston Beach – Blackmans Bay	8,275	8,195
Margate – Snug	5,910	6,009
Wilderness – East	0	0
<b>Total transferred to proposed electorate of Clark</b>	<b>39,430</b>	<b>40,546</b>
<b>Total electors transferred from the current electorate of Franklin to other proposed electorates</b>	<b>39,430</b>	<b>40,546</b>

31 For completeness, the tables list all Statistical Area Level 2s (SA2s) that make up each proposed electorate, including SA2s where there are no dwellings. In some instances, the number of electors within an SA2 is low or zero because a proposed boundary has divided an established SA2 to accommodate a stronger or more intuitive boundary. The names of the SA2s are given by the ABS and follow its approach to constructing statistical units.

Proposed electorate of Lyons



Enrolment in the current electorate of Lyons on 8 April 2030 is projected to be 92,995 electors, which exceeds the maximum number of projected electors. A reduction of at least 5,479 electors, or up to 11,397 electors, is required for Lyons to fall within the range of the minimum and maximum number of electors at the projection time. Lyons was also affected by the requirement for the bordering electorates of Bass and Clark to gain electors and by the reconfiguration of the electorates of Clark and Franklin.

### Submissions summary

- 10 submissions suggested that Lyons meet numerical parameters through adjustments to the boundaries of Bass and Clark, proposing that Lyons lose localities in the outer-urban areas of Hobart and/or Launceston.
- 6 submissions suggested that Lyons gain all or part of the Glenorchy City local government area.
- 2 submissions suggested reconfiguring Lyons to gain the West Coast local government area.
- Several submissions commented on the geographic size of Lyons, noting the significant proportion of the state encompassed by the electorate.

### Redistribution Committee conclusions

- The Redistribution Committee acknowledged the need to significantly reduce the number of electors in Lyons to bring it within numerical parameters. It also noted the significant geographical span of the electorate and the challenges this poses for elected representatives.
- The Committee considered a number of options to address these issues, including:
  - Transferring the Break O'Day local government area to Bass. However, numerical constraints prevented the transfer of both the Break O'Day local government area and the Blackstone Heights and Prospect Vale localities to Bass. The Committee concluded that it would be preferable to transfer Blackstone Heights and Prospect Vale to Bass, noting their integration with Launceston.
  - Transferring the West Coast local government area to Lyons but decided it should remain in Braddon, noting shared communities of interest and that such a transfer would further increase Lyons' elector numbers and geographic span.
  - Transferring the Break O'Day local government area from Lyons to Franklin. While it recognises Break O'Day's strong connections with Glamorgan Spring Bay local government area, the Committee decided to retain Break O'Day in Lyons because numerical parameters precluded the transfer.
  - Alternative options that would involve transferring localities in the outer-urban areas of Hobart to Clark or Franklin. These options were ultimately rejected, as they would split communities of interest and local government areas across multiple electorates and would not necessarily result in boundaries that were sustainable in the longer term.

- The Committee considered that the dual objectives of reducing Lyons' enrolment and reducing its geographic size, while maintaining communities of interest and keeping local government areas intact, would be best achieved through changes to the boundaries of Franklin. To address the shortage of electors in Lyons that results from the proposed changes to the electorate of Franklin, the Committee considered submissions that proposed either transferring the Glenorchy City local government area to Lyons or retaining the Brighton local government area wholly in Lyons.
  - The Committee noted that retaining Brighton in Lyons would result in the proposed electorate of Franklin falling below numerical parameters and that it was not possible to divide the Brighton local government area in a way that preserved communities of interest.
  - The Committee noted that it is not numerically feasible to retain the entire Glenorchy City local government area within the electorate of Clark. Alternatively, transferring the entire Glenorchy City local government area to the proposed electorate of Franklin would not resolve Franklin's non-contiguity.
  - The Committee noted that transferring Glenorchy City local government area into Lyons would bring Lyons within numerical parameters, keep the Glenorchy City local government area within a single electorate, and link communities of interest in Hobart's northern suburbs with those in surrounding regional areas. In doing so, it would also provide the electorate with an urban centre, noting that it is currently the only electorate in Tasmania without one.
  - The Committee also observed Glenorchy City's shared communities of interest with the Derwent Valley local government area, which is currently in the electorate of Lyons, as well as the historical inclusion of part of the Glenorchy City local government area in Lyons.
- The Committee agreed that it would be preferable to transfer the Glenorchy City local government area from Clark to Lyons. The Committee noted that transferring the Glenorchy City local government area to Lyons would result in a more even distribution of urban growth areas across electorates.
- In conclusion, the Committee proposed adjusting the boundaries of Lyons so that it gains 33,369 electors from the Glenorchy City local government area, currently in Clark, and loses 41,085 electors to Franklin and Bass. The Committee observed that these changes would reduce the geographic size of Lyons from almost 32,000 km<sup>2</sup> to less than 28,000 km<sup>2</sup>.

Table K shows the SA2s included within the proposed electorate.

Table K: Proposed electorate of Lyons – SA2 composition

Proposed electorate composition <sup>32</sup>	Enrolment as at 12 August 2025	Projected enrolment as at 8 April 2030
<b>Electors retained from the current electorate of Lyons</b>		
Austins Ferry – Granton	325	352
Berriedale – Chigwell	0	0
Burnie – Ulverstone Surrounds	0	0
Central Highlands	1,826	1,879
Claremont (Tas.)	5	5
Deloraine	4,718	4,695
Derwent Valley	2,420	2,420
Dilston – Lilydale	14	14
Grindelwald – Lanena	1	1
Hadspen – Carrick	2,881	2,946
Longford	3,564	3,612
New Norfolk	5,861	6,317
Northern Midlands	2,916	2,906
Perth – Evandale	4,444	4,523
Scottsdale – Bridport	12	12
Sheffield – Railton	5,179	5,228
Southern Midlands	5,128	5,214
St Helens – Scamander	5,632	5,626
Triabunna – Bicheno	0	0
Turners Beach – Forth	7	7
Westbury	3,579	3,636
Wilderness – East	2	2
<b>Total electors retained from the current electorate of Lyons</b>	<b>48,514</b>	<b>49,395</b>
<b>Electors transferred from another electorate into the proposed electorate of Lyons</b>		
<b>Electors transferred from the current electorate of Bass</b>		
Dilston – Lilydale	0	3
Scottsdale – Bridport	0	0
<b>Total transferred from the current electorate of Bass</b>	<b>0</b>	<b>3</b>
<b>Electors transferred from the current electorate of Clark</b>		
Austins Ferry – Granton	3,135	3,389
Berriedale – Chigwell	4,126	4,093
Claremont (Tas.)	6,027	6,095
Derwent Park – Lutana	2,810	2,896
Glenorchy	7,494	7,536
Lenah Valley – Mount Stuart	42	41
Montrose – Rosetta	3,532	3,438
Moonah	3,547	3,499
Mount Wellington	0	0
New Town	28	29
West Moonah	2,628	2,672
<b>Total transferred from the current electorate of Clark</b>	<b>33,369</b>	<b>33,688</b>

<sup>32</sup> For completeness, the tables list all Statistical Area Level 2s (SA2s) that make up each proposed electorate, including SA2s where there are no dwellings. In some instances, the number of electors within an SA2 is low or zero because a proposed boundary has divided an established SA2 to accommodate a stronger or more intuitive boundary. The names of the SA2s are given by the ABS and follow its approach to constructing statistical units.

Table K: Proposed electorate of Lyons – SA2 composition (continued)

Proposed electorate composition <sup>42</sup>	Enrolment as at 12 August 2025	Projected enrolment as at 8 April 2030
<b>Total electors transferred from another electorate into the proposed electorate of Lyons</b>	<b>33,369</b>	<b>33,688</b>
<b>Total for proposed electorate of Lyons</b>	<b>81,883</b>	<b>83,086</b>
<b>Electors transferred from the current electorate of Lyons to another proposed electorate</b>		
Electors transferred to proposed electorate of Bass		
Dilston – Lilydale	0	0
Hadspen – Carrick	0	0
Prospect Vale – Blackstone	5,371	5,362
St Helens – Scamander	0	0
Youngtown – Relbia	3	3
<b>Total transferred to proposed electorate of Bass</b>	<b>5,374</b>	<b>5,365</b>
Electors transferred to proposed electorate of Clark		
Wilderness – East	0	0
<b>Total transferred to proposed electorate of Clark</b>	<b>0</b>	<b>0</b>
Electors transferred to proposed electorate of Franklin		
Bridgewater – Gagebrook	5,834	6,350
Brighton – Pontville	5,100	5,877
Dodges Ferry – Lewisham	7,034	7,429
Forestier – Tasman	2,157	2,089
New Norfolk	0	0
Old Beach – Otago	3,490	3,714
Sorell – Richmond	8,047	8,773
Southern Midlands	14	11
Triabunna – Bicheno	4,035	3,992
<b>Total transferred to proposed electorate of Franklin</b>	<b>35,711</b>	<b>38,235</b>
<b>Total electors transferred from the current electorate of Lyons to other proposed electorates</b>	<b>41,085</b>	<b>43,600</b>

# Part 3: Proposed names

This part outlines the Redistribution Committee's proposed electorate names and the reasons for them. The names were informed by submissions made by the public and by additional research.

## Redistribution Committee's approach to naming electorates

The naming of federal electorates has been the subject of recommendations from parliamentary committees. The 'naming guidelines' for federal electorates were developed by the AEC from recommendations made by the Australian Parliament's Joint Standing Committee on Electoral Matters in 1995.<sup>33</sup> The naming guidelines are available on the **AEC website**.

The Redistribution Committee received 4 submissions that addressed the names of Tasmania's electorates. Table L outlines the names advocated in these submissions.

Table L: Names suggested in submissions to the redistribution

Name	Name derivation	Electorate to be considered for the name
Giddings	Giddings in honour of Larissa (Lara) Tahireh Giddings (1972–), Tasmania's first female Premier, whose leadership helped break gender barriers in Australian politics, normalising women in senior roles and shifting public perceptions.	Braddon
Paredarerme	The name reflects boundary changes to the electorate proposed under the public submission. The Paredarerme nation is an Aboriginal nation on the east coast of Tasmania. The proposed electorate of Franklin under the submission encompasses the traditional lands of the Paredarerme nation.	Franklin
West	West in honour of 'Aunty' Ida West AM (1919–2003), a respected elder in the Tasmanian Aboriginal community. West was a lifelong advocate for her community, campaigning for improved health services, land rights and the Aboriginal community in Tasmania.	Franklin
Scott	Scott in honour of Dr Margaret Scott (1934–2005), whose writing and advocacy made a significant contribution to Tasmania's cultural life and Australia's literary heritage.	Franklin
Sheean	Sheean in honour of Edward 'Teddy' Sheean (1923–1942), in recognition of his courage and sacrifice during the World War II, which endures as a symbol of bravery and mateship.	Franklin
Trugernanner (Truganini)	Truganini (1812–1876), was a well-known palawa spokesperson and leader and a member of the Nuenonne people.	Franklin

<sup>33</sup> Joint Standing Committee on Electoral Matters, 1995: *Electoral redistributions: Report on the effectiveness and appropriateness of the redistribution provisions of parts III and IV of the Commonwealth Electoral Act 1918*.

The Redistribution Committee noted the contribution to Australian society of the individuals whose names were put forward in submissions. It also noted that the naming guidelines specifically address the use of geographical names.

## Renaming of electorates in Tasmania

The naming guidelines provide that electorate names should not be changed or transferred to new areas without very strong reasons. Accordingly, any proposal to alter an electorate name requires careful consideration.

In line with these guidelines, the Redistribution Committee considered:

- the extent of the proposed boundary changes and the potential for elector confusion, especially in southern Tasmania, where a significant number of electors will change electorates,
- the historical context of the current electorate names.

The Committee concluded that there were no compelling reasons to change the names of Bass, Braddon and Lyons.

The Committee gave further consideration to the names of Clark and Franklin, noting the substantial nature of the proposed boundary adjustments for these electorates and the significant number of electors who would be transferred as a result.

### Electorate of Clark

The federal electorate of Clark has carried this name since the 2017 redistribution, when the former electorate of Denison was renamed; 16 submissions at the time supported this renaming.

The electorate is named after Andrew Inglis Clark, a Tasmanian who made major contributions to Tasmania and Australia, including drafting key clauses of the Australian Constitution, such as those establishing the High Court, federal courts, trial by jury and freedom of religion, and introducing the Hare–Clark system of proportional representation, based on the single transferable vote.

The Redistribution Committee acknowledged the significant changes proposed for the electorate's boundaries, and the impact these will have on a large number of electors, especially those in the Glenorchy City, Huon Valley and Kingborough local government areas. However, the Committee noted that the proposed electorate would remain anchored to the Hobart CBD and that there was strong support for the current name adopted at the most recent redistribution.

Ultimately, the Committee agreed to retain the name Clark, noting Andrew Inglis Clark's strong ties with Tasmania and his significant contributions to Federation. However, noting the proposed changes to the boundaries for Clark, the Committee remains open to public input, and invites additional name ideas and feedback for consideration by the augmented Electoral Commission.

### Electorate of Franklin

The name Franklin has been used for a federal electorate in Tasmania since 1903. It was adopted before the recommendations on naming guidelines were made by the Joint Standing Committee on Electoral Matters.

The electorate was named after Sir John Franklin KCH RN, Lieutenant-Governor of Van Diemen's Land (1837–43), in recognition of his service to the colony that became Tasmania.

The Redistribution Committee noted that submissions proposing to rename Franklin were persuasive. It also noted that Sir John Franklin is commemorated in many other ways, including in Tasmania, and that retiring the name would not diminish recognition of his contribution.

Given the significant changes proposed for the electorate's boundaries, and the impact these will have on a large number of electors, especially those in the Brighton, Glamorgan Spring Bay, Tasman and Sorell local government areas, the Committee determined that a name change may be justified. However, it was not persuaded that the names proposed or otherwise considered by the Committee to date demonstrated sufficient connection to the reconfigured electorate.

At this stage, the Committee proposes retaining the name Franklin, but encourages the public to provide further name ideas and feedback for consideration by the augmented Electoral Commission.

### **Proposed names of Tasmania's electorates**

While the Redistribution Committee acknowledges the merit of the suggested names, it does not consider that submissions have provided enough justification to alter any electorate names at this time, having regard to the naming guidelines.

The Committee proposes retaining the current names of all electorates at this stage, with further ideas encouraged for potentially renaming the reconfigured electorate of Franklin during the next round of public submissions.

# Part 4: Next steps

This part outlines what happens after the release of the Redistribution Committee's proposed redistribution.

## Submitting ideas and feedback on the proposed redistribution

A second round of public consultation is invited on the release of this proposed redistribution report.

Written ideas on the proposed redistribution can be submitted until 6 pm (AEDT) Friday 27 March 2026.<sup>34</sup> Any ideas received after this time cannot be considered.

Written feedback on those ideas can be submitted until 6 pm (AEST) Friday 10 April 2026.<sup>35</sup> Feedback received after this time cannot be considered.

All submissions received within the lodgement time will be made available on the AEC website by the Monday following the close of the relevant submission period.<sup>36</sup>

### Topics for submitting ideas and feedback

Submissions can be about any part of the Redistribution Committee's proposal. They may be about:

- the proposed names and/or boundaries of one or more electorates
- support for or against the Committee's proposal.

Feedback on ideas can agree or disagree with any ideas about the proposed redistributions.

Members of the public can make more than one submission (idea or feedback on ideas).

## The augmented Electoral Commission

The augmented Electoral Commission is responsible for:

- considering all ideas to the Redistribution Committee's proposed redistribution and all feedback on ideas received by the specified lodgement times<sup>37</sup>
- developing a proposed redistribution of Tasmania in accordance with the requirements of the Electoral Act <sup>38</sup>
- determining the names and boundaries of electorates in Tasmania <sup>39</sup>
- making public the reasons for the augmented Electoral Commission's determination.

<sup>34</sup> s 68(2)(a) of the Electoral Act.

<sup>35</sup> s 68(2)(b) of the Electoral Act.

<sup>36</sup> ss 69(2) and 69(4) of the Electoral Act.

<sup>37</sup> s 72(1) of the Electoral Act.

<sup>38</sup> s 72(10)(a) of the Electoral Act.

<sup>39</sup> s 73(1) of the Electoral Act.

As part of its considerations, the augmented Electoral Commission may hold a public consultation session into any ideas on the proposed redistribution or feedback on ideas received.<sup>40</sup>

## Membership of the augmented Electoral Commission

Table M shows the membership of the augmented Electoral Commission.

Table M: Membership of the augmented Electoral Commission for Tasmania

Position	Name	Membership according to the Electoral Act <sup>41</sup>
Chair	The Hon. Susan Kenny AM KC	Chairperson of the Electoral Commission
Member	Dr David Gruen AO	Non-judicial member of the Electoral Commission
Member	Mr Jeff Pope APM	Electoral Commissioner
Member	Ms Hannah Brown	Australian Electoral Officer for Tasmania
Member	Mr Scott Strong	Deputy Surveyor-General of Tasmania
Member	Mr Martin Thompson	Auditor-General of Tasmania

Note: Shading indicates membership of the Redistribution Committee (chaired by the Electoral Commissioner).

## Factors the augmented Electoral Commission considers

As required by the Electoral Act, the augmented Electoral Commission must propose a redistribution of Tasmania into electorates equal to the number of members in the House of Representatives for Tasmania at a general election.<sup>42</sup>

The augmented Electoral Commission will be informed by public submissions and the information contained in this report in making its final decisions and redistribution of Tasmania. The augmented Electoral Commission must also consider the following criteria.

Primary criteria:

- Ensure that enrolment as of 12 August 2025 is within 10 per cent above or below the redistribution quota.<sup>43</sup>
- Try to ensure that the number of electors in the proposed electorates are within 3.5 per cent above or below the projected enrolment quota at the projection time.<sup>44</sup>

Secondary criteria:

- Communities of interest, including economic, social and regional interests
- Means of communication and travel
- Physical features and area of the electorate
- Boundaries of current electorates.<sup>45</sup>

40 s 72(3) of the Electoral Act.

41 s 70(2) of the Electoral Act.

42 s 73(3) of the Electoral Act.

43 s 73(4) of the Electoral Act.

44 s 73(4)(a) of the Electoral Act.

45 ss 73(4)(b) and 73(4A) of the Electoral Act.

## The augmented Electoral Commission's decision

At the end of its considerations, the augmented Electoral Commission will announce the final redistribution for Tasmania.<sup>46</sup> If the augmented Electoral Commission considers that its final names and boundaries differ significantly from the Redistribution Committee's proposal, the augmented Electoral Commission will invite further submissions.<sup>47</sup>

The augmented Electoral Commission will make a final determination of boundaries and names of the electorates for Tasmania by notice published in the Gazette on 8 October 2026.<sup>48</sup>

Copies of the augmented Electoral Commission's determination and reasons for that determination will be tabled in both Houses of the Parliament of Australia.<sup>49</sup> Once this has occurred, this material will be made available to the public via the **AEC website**.

## Implementing the redistribution

Changes to electorates as a result of the redistribution process will apply from the day on which a notice of determination is published in the Gazette. This notice will be published on 8 October 2026.

Electoral events (general elections and federal by-elections) will not be contested on these new federal electorates until a writ is issued for a general election following the expiry or dissolution of the House of Representatives.

<sup>46</sup> s 72(10) of the Electoral Act.

<sup>47</sup> s 72(13) of the Electoral Act.

<sup>48</sup> s 73(1) of the Electoral Act.

<sup>49</sup> s 75 of the Electoral Act.

# Appendices

## Appendix A: Formulas for the redistribution and projected enrolment quotas

### Redistribution quota

$$\frac{\text{Number of electors enrolled in Tasmania at the end of the day on which the redistribution commenced (12 August 2025)}}{\text{Number of members of the House of Representatives to which Tasmania is entitled}}$$

In calculating this quota, the Electoral Act provides that:<sup>50</sup>

- where the result is not a whole number and is less than 0.5, the number is rounded down to the nearest whole number, or
- where the result is not a whole number and is equal to or greater than 0.5, the number is rounded up to the nearest whole number.

### Projected enrolment quota

$$\frac{\text{Estimated total number of electors enrolled in Tasmania at the projection time (8 April 2030)}}{\text{Number of members of the House of Representatives to which Tasmania is entitled}}$$

For this redistribution, the ABS provided the projected enrolment data. These enrolment projections are not predictions or forecasts. They illustrate what would happen to Tasmania's enrolment if assumed levels of the components of population change (births, deaths and migration) were to occur between the redistribution's commencement date of 12 August 2025 and projection time of 8 April 2030.

An explanatory document provided by the ABS outlining the methods and assumptions made in formulating the projected enrolment data for this redistribution is available on the [AEC website](#).

<sup>50</sup> s 65(2) of the Electoral Act.

## Appendix B: Ideas submitted for the Tasmanian redistribution

The Redistribution Committee received and considered 24 written ideas.

'S' is used to represent terminology in the Electoral Act, which refers to ideas submitted to the redistribution process as 'suggestions'.

No.	Submitted by
S1	Kuba M
S2	Bianca Brett
S3	Anonymous 1
S4	Robert Salmon
S5	Doug Chipman
S6	PJ
S7	Ben Last
S8	Darren McSweeney
S9	Roger Nye
S10	Dr Mark Mulcair
S11	Luke Dixon
S12	Scott J
S13	James Walker
S14	Brighton Council
S15	Abbas Attarwala
S16	Anonymous 2
S17	Justin Lamond
S18	Codie Hutchison
S19	Australian Labor Party – Tasmanian Branch
S20	Liberal Party of Australia (Tasmanian Division)
S21	Andrew Wilkie MP
S22	Tasmanian Greens
S23	Anonymous 3
S24	Paul Taranto

All submitted ideas are available on the [AEC website](#).

## Appendix C: Feedback on ideas submitted for the Tasmanian redistribution

The Redistribution Committee received and considered 10 written feedback on ideas.

'CS' is used to represent terminology in the Electoral Act, which refers to ideas submitted to the redistribution process as 'comments on suggestions'.

No.	Submitted by
CS1	Kuba M
CS2	Doug Chipman
CS3	Bradley
CS4	Peter Shanks
CS5	Scott J
CS6	James Walker
CS7	Benjamin Close
CS8	Australian Labor Party (Tasmanian Branch)
CS9	Voices of Franklin
CS10	K Forbes

All submitted feedback on ideas are available on the [AEC website](#).

## Appendix D: Boundary construction methodology

The AEC maintains the electoral roll based on alignment to SA1s and provides data on enrolments and projected enrolments at this level. Accordingly, in formulating its proposal, the Redistribution Committee used SA1s as its basic building blocks. SA1s have defined boundaries and are of differing sizes and shapes. In cases where the Committee considered that a particular SA1 boundary was inappropriate as an electorate boundary, the SA1 was split to provide a more meaningful boundary.

SA1s are the smallest unit of ABS disaggregated Census data. At the time of the 2021 Census, there were 61,845 SA1s in Australia, with populations generally in the range of 200 to 800 people and an average population of about 400 people. SA1s, which are part of the Australian Statistical Geography Standard, are defined by the ABS and remain stable between censuses. The SA1s and SA2s currently in use were defined for the 2021 Census.

The approximate area of electorates in Tasmania (see Table F) was calculated by adding the areas of:

- all land-based SA1s
- any parts of land-based SA1s
- any lakes, ponds, rivers, creeks, wetlands or marshes not already included in land-based SA1s that are contained within the divisional boundary of each electorate.

Areas are calculated using the AEC's Electoral Boundary Mapping System (EBMS), developed within the 'MapInfo Professional' software package.

The Redistribution Committee used the EBMS to help model various boundary options.

## Appendix E: Summary of legislative requirements

Requirement (provision of the Electoral Act)	Detail relevant to the redistribution of Tasmania
Basis for conducting redistribution (s 59(2)(c))	More than 7 years had elapsed since the last redistribution of Tasmania was determined on 14 November 2017
A direction to commence a redistribution shall not be made within one year before the date of expiry of a House of Representatives by effluxion of time (s 59(3)(b))	The 47th Parliament was due to end (from the natural passage of its term, known legally as 'effluxion of time') on 25 July 2025; a direction to commence the redistribution could therefore not be made after 26 July 2024
A redistribution was required to commence within 30 days after the first meeting day of the first meeting of the next following House of Representatives (s 59(4))	The redistribution commenced on 12 August 2025
Direction to commence redistribution via notice published in the Gazette (s 59(1))	Gazette notice published 12 August 2025
Projection time for equality of enrolments (s 63A)	The Electoral Commission noted on 7 August 2025 that the projection time is 8 April 2030
Determination of redistribution quota by written instrument (s 65)	The Electoral Commissioner determined the quota by signing the written instrument on 21 August 2025
Appointment of the Redistribution Committee by written instrument (s 60)	The Electoral Commission signed the written instrument on 12 August 2025
Revocation of the appointment of the Surveyor-General of Tasmania and appointment of the Deputy Surveyor-General of Tasmania by written instrument (s 60(3))	The Electoral Commission signed the written instrument on 15 November 2025, as the Tasmanian Surveyor-General was not available for the Tasmanian redistribution
Invitation to make written ideas (suggestions) and feedback on ideas (comments on suggestions) (ss 64(1), (2))	Gazette notice published Wednesday 8 October 2025  Newspaper notices published on Saturday 11 October 2025 in <i>The Mercury</i> (Hobart), <i>The Advocate</i> (Burnie), <i>The Examiner</i> (Launceston) and <i>The Weekend Australian</i>
Ideas (suggestions) close at 6 pm on the 5th Friday after publication of the Gazette notice (s 64(1)(a))	Ideas closed at 6 pm (AEDT) Friday 7 November 2025
Ideas (suggestions) made publicly available on the 5th Monday after publication of the Gazette notice (s 64(3))	Ideas were made available on the AEC website on Monday 10 November 2025
Feedback on ideas (comments on suggestions) close at 6 pm on the 7th Friday after publication of the Gazette notice (s 64(1)(b))	Feedback on ideas closed at 6 pm (AEDT) Friday 21 November 2025
Consideration of all ideas and feedback on ideas (suggestions and comments on suggestions) received by the statutory timeframe (s 64(4))	The Redistribution Committee considered each of the 24 ideas and 10 feedback on ideas received
The Redistribution Committee shall make a proposed redistribution (s 66(1))	The Redistribution Committee's proposed redistribution is stated in parts 2 and 3 of this report
Reasons for the proposed redistribution are stated in writing (s 67)	The Redistribution Committee's reasons are stated in parts 2 and 3 of this report

# Glossary

Term	Meaning
augmented Electoral Commission for Tasmania	The Electoral Commission, augmented by the members of the Redistribution Committee for Tasmania
Electoral Act	<i>Commonwealth Electoral Act 1918</i>
Electoral Commission	The Electoral Commission is made up of a chairperson (selected from a list of 3 eligible judges submitted to the Governor-General by the Chief Justice of the Federal Court of Australia), the Electoral Commissioner and a nonjudicial member, currently the Australian Statistician.
electorates	Federal electoral divisions
Gazette	<i>Commonwealth Government Notices Gazette</i> – gazette notices contain a range of information about legislation, including proclamations and notices of Commonwealth government departments and courts, and other notices required under Commonwealth law.
general election	A general election of the members of the House of Representatives
Joint Standing Committee on Electoral Matters	A committee of the Australian Parliament that inquires into and reports on matters relating to electoral laws and practices and their administration – such matters can be referred to the committee by either house of the Parliament or by a minister.
local government area	A geographical area under the responsibility of an incorporated local government council, or an incorporated Indigenous government council.
locality	Localities are official bounded areas used in the address of a property, with the term applied outside of cities and larger towns.
naming guidelines	The guidelines for naming federal electoral divisions
projected enrolment quota	(Number of electors projected to be enrolled in a state or territory at the projection time) / (Number of members of the House of Representatives the state or territory is entitled to)  The projected enrolment quota for this redistribution is 84,557 electors.
projection time	The projection time is generally 3.5 years after the final determination of electorate boundaries and names are published in the Gazette. Sometimes the projection time can be altered.  The projection time for this redistribution is 8 April 2030.
redistribution	A redistribution of electorates is the process where electorates and their names and boundaries are reviewed and may be altered to ensure, as near as practicable: <ul style="list-style-type: none"> <li>• each state and territory gains representation in the House of Representatives in proportion to its population, and</li> <li>• there are a similar number of electors in each electorate for a given state or territory.</li> </ul>
Redistribution Committee for Tasmania	A committee made up of the Electoral Commissioner, the Australian Electoral Officer for Tasmania, the Tasmanian Deputy Surveyor-General and the Tasmanian Auditor-General

Term	Meaning
redistribution quota	(Number of electors enrolled in a state or territory on the day the redistribution commences/ (Number of members of the House of Representatives the state or territory is entitled to)  The redistribution quota for this redistribution is 82,635 electors.
SA1 (Statistical Area Level 1)	Statistical Area Level 1s are the smallest unit at which the ABS makes available disaggregated Census data. The SA1s used in this redistribution are those which applied at the 2021 Census of Population and Housing.
SA2 (Statistical Area Level 2)	Statistical Area Level 2s are an area defined in the Australian Statistical Geography Standard, and consist of one or more whole SA1s. Wherever possible, SA2s are based on officially gazetted state/territory suburbs and localities. In urban areas SA2s largely conform to whole suburbs and combinations of whole suburbs, while in rural areas they define functional zones of social and economic links. Geography is also taken into account in SA2 design. More information is available on the <b>ABS website</b> .
suburb	Suburbs are official bounded areas used in the address of a property within cities and larger towns.

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

# IN CONFIDENCE

## 03/26.18.0 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.

03/26.18.1 Confirmation of Closed Council Minutes – Council Meeting 16 February 2026

03/26.18.2 Outstanding Actions List for Closed Council

03/26.18.3 Closed Council Item Pursuant to Section 17(2)[E] of the Local Government (Meeting Procedures) Regulations 2025 - Purchase of backhoe

03/26.18.5 Closed Council Item Pursuant to Section 17(2)[H] of the Local Government (Meeting Procedures) Regulations 2025 - Request to Waiver Interest and Penalty – Bent Street, Mathinna

03/26.18.6 Closed Council Item Pursuant to Section 17(2)[H] of the Local Government (Meeting Procedures) Regulations 2025 - Request to Waiver Interest and Penalty Chimney Heights, Stieglitz

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

## 03/26.19.0 MEETING CLOSED

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

.....  
**MAYOR**

.....  
**DATE**