



COUNCIL MEETING AGENDA

Monday 19 October 2026
Council Chambers, St Helens

John Brown, General Manager
Break O'Day Council
13 October 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 19 October 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: 13 October 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.

10/26.1.0 ATTENDANCE

10/26.1.1 Present

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

10/26.1.2 Apologies

Nil

10/26.1.3 Leave of Absence

10/26.1.4 Staff in Attendance

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

10/26.2.0 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.

10/26.3.0

COUNCILLOR'S QUESTIONS ON NOTICE

Nil

10/26.4.0

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.

10/26.5.0

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.

10/26.6.0

CONFIRMATION OF MINUTES

10/26.6.1

Confirmation of Minutes – Council Meeting 21 September 2026

OFFICER'S RECOMMENDATION:

That the minutes of the Council Meeting held on the 21 September 2026 be confirmed.

10/26.7.0 COUNCIL WORKSHOPS HELD SINCE 21 SEPTEMBER 2026 COUNCIL MEETING

There was a workshop held 5 October 2026 and the following items were listed for discussion:

- Presentation - East Coast Tourism Tasmania, Grace Keath
- Pending Development Application Updates
- Draft End of Term Finance and Asset Management Report 2022–2026
- Animal Control Report
- Northern Tasmania Development Corporation Ltd (NTDC) – Receipt of Quarterly Report April - June 2026
- Office Closure – Christmas to New Year
- Council Meeting Dates for 2027

10/26.8.0 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.

10/26.8.1 DA 047-2026 – 104 Main Road, Binalong Bay - Residential – Additions and Alteration to Existing Dwelling and Extension to Existing Outbuilding

ACTION	DECISION
COUNCIL MEETING DATE	19 October 2026
PROPONENT	Engineering Plus
OFFICER	Alex McKinlay, Planning Officer
FILE REFERENCE	DA 2026 / 00047
ASSOCIATED REPORTS AND DOCUMENTS	1. Plans and Documents for Approval 2. Representation (1) 3. Applicant's Response to Representation 4. Planning Scheme Assessment

OFFICER'S RECOMMENDATION:

- A. After due consideration of the application received and pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O'Day*, that the application for Residential - Additions and Alterations to Existing Dwelling and Extension to Existing Outbuilding on land situated at 104 Main Road, Binalong Bay described in Certificate of Title 240588/5 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Cover Page	A000, Rev C	Engineering Plus	Nil
Site Plan	A101, Rev C	Engineering Plus	18/08/2026
Floor Plan	A201, Rev C	Engineering Plus	18/08/2026
Upper Floor – Demolition	A202, Rev C	Engineering Plus	18/08/2026
Upper Floor Plan	A203, Rev C	Engineering Plus	18/08/2026
Elevations #1	A301, Rev C	Engineering Plus	18/08/2026
Elevations #2	A302, Rev C	Engineering Plus	18/08/2026
Roof Plan – Proposed	A401, Rev C	Engineering Plus	18/08/2026
3D Perspective #1	A601, Rev C	Engineering Plus	18/08/2026
3D Perspective #2	A602, Rev C	Engineering Plus	18/08/2026
3D Perspective #3	A603, Rev C	Engineering Plus	18/08/2026
3D Perspective #4	A604, Rev C	Engineering Plus	18/08/2026

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	
A	Undertake development in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to commencement of use and to be maintained at all times.
2	Single Dwelling	
A	If a visitor accommodation use is sought for the dwelling, a further development application must be lodged with Council to seek approval for the allocation of an additional use to the dwelling.	Prior to use and maintained at all times.
3	Residential Use Car Parking	
A	The areas shown to be set aside for vehicle access and car parking must be: a. completed before the use of the development; b. provided with space for access turning and manoeuvring of vehicles on-site to enable them to enter and leave the site in a forward direction; c. surfaced with a pervious dust free surface and drained in a manner that will not cause stormwater nuisance; and d. constructed with a durable all-weather pavement.	Prior to use and maintained at all times.
4	Stormwater	
A	Stormwater must be captured at the property boundary in a grated strip drain crossing the driveway and piped to discharge to a grated pit located in the naturestrip between the road and the footpath.	Prior to completion certificates being issued and to be maintained at all times.
B	The grated pit must be rated as trafficable and have a protective concrete surround (minimum 400mm x 400mm) to protect it from damage.	Prior to completion certificates being issued and to be maintained at all times.
C	The stormwater work must be completed by a licenced plumber.	Prior to completion certificates being issued and to be maintained at all times.
D	An application to Work in the Road Reservation must be submitted prior to undertaking any work on the stormwater connection.	Prior to any work commencing within the road reservation.
E	Concentrated stormwater must not be discharged into neighbouring properties.	To be maintained at all times.
5	Nuisance	
A	Use of the development must not create a nuisance as defined by the Environmental Management and Pollution Control Act 1994.	At all times.

B	During the period of construction, works on the site must not result in a concentration of flow onto other property, or cause ponding or other stormwater nuisance.	Prior to use and maintained at all times.
C	The driveway must be constructed in a manner that ensures sediment or debris is neither tracked nor eroded across the property boundary.	Prior to use and maintained at all times.
D	All building waste is to be removed to the appropriate waste disposal facility to prevent an environmental nuisance being caused outside of the works site.	At all times
6	Underground Infrastructure	
A	All underground infrastructure including all forms of water, storm water, power, gas and telecommunication systems must be located prior to the commencement of any on-site excavation and / or construction works.	Prior to site works and maintained at all times.

ADVICE

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

Mon-Friday 7 am to 6 pm

Saturday 9 am to 6 pm

Sunday and public holidays 10 am to 6 pm

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

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

- That the following information be included in the Permit.

Development Permit Information	Details
<i>Development Description</i>	Residential - Additions and Alterations to Existing Dwelling and Extension to Existing Outbuilding
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Works Permit
<i>Attachments</i>	Nil
<i>Representations</i>	One (1)

INTRODUCTION:

The applicant is seeking approval for additions and alteration to the existing dwelling and proposed extension to an existing outbuilding on the subject site at 104 Main Road, Binalong Bay (CT 240588/5).

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER'S REPORT:

1. The Proposal

This application seeks approval for a proposed 10m² deck attached to bedroom 01 which is on the upper floor of the dwelling and 25m² carport extension including a 4.5m extension to the existing 3.45m high block wall. Additionally, the proposed development seeks approval for the following structures and associated works:

- demolition of the existing roof of the outbuilding and part of the existing roof of the dwelling;
- installation of a new roof with a 3-degree slope proposed for both the outbuilding and part of the dwelling; and
- a new grated stormwater pit within the road reserve.

2. Applicable Planning Assessment

- 10.0 Low Density Residential Zone
- C2.0 Parking and Sustainable Transport Code
- BRE-S2.0 Stormwater Management Specific Area Plan
- C7.0 Natural Assets Code – not applicable as the property is subject to the 10.0 Low Density Residential Zone and this application does not include subdivision.
- C10.0 Coastal Erosion Hazard Code – not applicable as the development and associated works on the subject site are located outside of the coastal erosion investigation area overlay.

3. Referrals

- Works Department: A referral was issued to Council's Works Department on the 15/06/2026 seeking advice as the applicant initially outlined that stormwater is intended to be directed into an existing underground stormwater retaining tank with overflow being directed into an existing system. In response to the referral, the Works Department on the 17/06/2026 advised that the current arrangement was not acceptable as stormwater currently flows over the nature strip and that there is no roadside drain in this location. It was recommended that stormwater is captured at the property boundary and subsequently piped and discharged into a new grated pit (bubble up pit).

After receiving a draft sketch from the applicant in response to the above, a second referral was issued to the Works Department which resulted in the following conditions being recommend for inclusion should a planning permit be issued:

1. 'Stormwater must be captured at the property boundary in a grated strip drain crossing the driveway and piped to discharge to a grated pit located in the naturestrip between the road and the footpath.
2. The grated pit must be rated as trafficable and have a protective concrete surround (minimum 400mm x 400mm) to protect it from damage.
3. The stormwater work must be completed by a licenced plumber.
4. An application to Work in the Road Reservation must be submitted prior to undertaking any work on the stormwater connection'.

4. Assessment

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

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

- 10.4.3 Setback (P1 and P2)

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

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

Planning Assessment

10.0 Low Density Residential Zone

10.4 Development Standards for Dwellings

10.4.3 Setback

Acceptable Solutions	Performance Criteria
A1 Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.	P1 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: a) the topography of the site; b) the setbacks of surrounding buildings; c) the height, bulk and form of existing and proposed buildings; d) the appearance when viewed from roads and public open space adjacent to the site; and e) the safety of road users.
Assessment against the Performance Criteria is required. Performance Criteria Assessment The application which is seeking approval for additions and alteration to the existing dwelling and proposed extension to an existing outbuilding on the subject site at 104 Main Road, Binalong Bay, is unable to satisfy the acceptable solution and as such, assessment against the performance criteria will be required.	

The proposed upper-level deck has an approximate frontage setback of 6.76m as measured from the site plan. However, the performance criteria can be considered appropriately satisfied as evident in the completed assessment below:

- a) The site currently has a slight slope from the rear boundary from the south-east down towards the north-west front boundary.
- b) From the currently available aerial imagery, it is apparent that there are several established residential properties which contain a building located less than 8m to their respective frontage with such examples including but not limited to:
 - 106 Main Road – Front deck is located slightly more than 3m from the front boundary.
 - 102 Main Road – Dwelling is located slightly more than 4m from the front boundary.
 - 6 Wedge Court – Dwelling is located almost 5m from the front boundary.
 - 3 King Street – Dwelling is located slightly more than 4m from the front boundary.

Therefore, it is quite reasonable to determine that the proposed deck on the upper level of the existing dwelling is compatible with setbacks observable on established residential properties within the surrounding area.

- c) The proposed 10m² deck including the balustrade and associated railing, will have a total building height of approximately 5.2m as measured from the eastern elevation drawing. Comparatively, the existing dwelling has a total building height of approximately 9.9m due to the unique design of the existing roof further noting that the proposed deck is able to satisfy the acceptable solution requirements regarding building height as it is less than 8.5m. Given the relatively minor size of the proposed deck, it is reasonable to conclude that the visual impact of this structure will be fairly minimal and remains compatible with the existing dwelling.
- d) Refer to the completed assessment above further noting that a large number of residential properties along Main Road are characterised by two storey dwellings with attached upper level decks (110 Main Road, 106 Main Road, 94 Main Road and 88 Main Road etc.).
- e) The proposed deck has a setback of 6.76m to Main Road Binalong Bay and will not impact upon sightline distances or impact upon vehicular movements.

Acceptable Solutions	Performance Criteria
A2 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 5m.	P2 The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to: a) the topography of the site; b) the size, shape and orientation of the site; c) the setbacks of surrounding buildings; d) the height, bulk and form of existing 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.
Assessment against the Performance Criteria is required. Performance Criteria Assessment The application which is seeking approval for additions and alteration to the existing dwelling and proposed extension to an existing outbuilding on the subject site at 104 Main Road, Binalong Bay, is unable to satisfy the acceptable solution and as such, assessment against the performance criteria will be required. The site plan demonstrates that both the proposed carport and extension of the existing block wall are located on the western side boundary. However, the performance criteria can be considered appropriately satisfied as evident in the completed assessment below: - As detailed in the assessment completed for performance criteria P1 above, the subject site currently has a slight slope from the rear boundary from the south-east down towards the north-west front boundary. - The somewhat rectangular 1075m² subject site has a north-western orientation noting that the width of the property varies between the front boundary and rear boundary. Specifically, the front boundary has a width of 21.41m while the rear boundary has a width of 15.24m. - It is immediately evident upon review of the available aerial imagery, that the established residential properties within the surrounding area contain a dwelling and or associated outbuilding structures that have a side and rear boundary setback of less than 5m to their respective boundaries. Such examples include but are not limited to the following: 110 Main Road – shed is located on the rear boundary and has a setback less than 1m to the eastern side boundary. 88 Main Road – dwelling is located less than 1m to the eastern side boundary and less than 3m to the western side boundary. 7 Coffey Drive – dwelling is located less than 2m to the eastern side boundary and approximately 3m to the western side boundary. Additionally, the subservient outbuilding located towards the rear of the property has a western side boundary setback less than 2m and a rear boundary setback of approximately 4m. 15 Coffey Drive – dwelling is located less than 2m to the western side boundary and the associated outbuilding is located approximately 1m to the eastern side boundary. 102 Main Road – dwelling is located directly on the eastern side boundary with several structures being located less than 5m to either side boundary associated with the property. While the proposed carport including the extension of the existing block wall are located immediately upon the western side boundary, the siting of building/s and related structures less than the acceptable solution requirement is an observable feature of the established residential properties within the surrounding area. - As shown within the floor plan and elevation drawings, the application includes the extension to both the existing block wall and outbuilding noting that there is currently only one outbuilding on the property which contains a studio with an attached carport for one parking space. Currently the rectangular outbuilding has an approximate area of 46m² and	

the carport extension adds an additional parking space (25m²) to the outbuilding noting that the block wall effectively functions as wall for the building. Importantly, the elevation drawings demonstrate that the extension to the block wall is intended to maintain the established 3.45m height.

- e) The carport extension for the existing outbuilding and the associated extension to the block wall, are located southward of the existing dwelling. Additionally, the current provision of private open space will remain unaffected by the proposed development. Specifically, the subject site currently has ample private open space with regard being given to the existing tennis court which includes the remainder of the rear yard, veranda located along the front of the dwelling in addition to the proposed deck for the upper level of the dwelling.
- f) The proposed extension of the outbuilding and associated block wall, will be sited southward of the existing two storey dwelling on the adjoining property to the west at 106 Main Road. Upon review of the floor plan associated with the adjoining property, it appears that the only habitable room window which could potentially be impacted by overshadowing would be the bedroom on the ground floor near the entry along the south-eastern side of the dwelling. It has been observed that there is an existing water tank and established garden adjacent to that specific window which would already contribute towards overshadowing. However, the proposed development will contribute towards some overshadowing of the driveway and associated vehicular manoeuvring area on the aforementioned property, but these spaces are not considered as private open space as per the definition provided within the Tasmanian Planning Scheme. Notably, the private open space which services the adjoining property appears to be largely the deck located along the front of the dwelling.
- g) With regard being given to the completed assessment for criterion (c) above, it is evident that the properties within the surrounding area can be characterised by established residential uses which include a dwelling and associated outbuilding/s. Since this application seeks approval for additions and alterations for an existing dwelling and outbuilding, it is reasonable to determine that the application is consistent with the established residential character.

5. Representations

The application was advertised 29th August 2026 to 11th September 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:-

Issue	Response
Is an adjoining property owner and has concerns regarding the potential impacts on their tenants due to proximity of works along the common boundary (i.e. noise, access, amenity and availability of sunlight).	While the potential noise and amenity impacts are acknowledged, as per the advice note included below the recommend conditions, any construction works can only be undertaken from 7am to 6pm between Monday to Friday, 9am to 6pm on Saturday and 10am to 6pm on Sunday which applies to public holidays as well.

	Please refer to the Planning Officer's assessment of Performance Criteria P2 from clause <i>10.4.3 Setback</i> above. Regarding the concerns over the availability of sunlight, the proposed extension of the outbuilding and associated block wall along the common boundary shared with 106 Main Road is intended to be sited southward of the existing two storey dwelling on the adjoining property. The main area which will be affected by overshadowing on the adjoining property is largely the existing driveway and vehicle manoeuvring area but as noted within the assessment, these spaces are not considered as private open space with regard being given to the following definition from the Tasmanian Planning Scheme: <i>'means an outdoor area of the land or dwelling for the exclusive use of the occupants of the land or dwelling, excluding areas proposed or approved for vehicle access or vehicle parking'.</i>
Queries the requirements for building works along the common boundary and is of the opinion that the existing block wall is in poor condition.	Building requirements for works occurring along the common boundary will be further addressed during the building and plumbing application process and are not matters that can be considered during the planning assessment of this application. While the comment regarding the condition of the existing block wall is noted, this does not form part of the planning assessment. Should remediation works be required for the existing section of the block wall, this would be exempt from requiring planning approval with regard being given to exemption <u>4.3.3 maintenance and repair</u> from the Tasmanian Planning Scheme.
Unclear on some aspects of the proposed development including: ○ if access is required through their property during the construction period noting that consent to access their property has not been provided; ○ guarantees that are being offered in relation to potential damage that may be caused regarding the garden bed,	The applicant has confirmed that access is neither required nor proposed during the construction phase of the development. While the remaining items are not pertinent for the planning assessment of this application, the applicant has provided response to these concerns which includes the following: • <i>'Guarantees regarding damage to garden bed, retaining wall and driveway -Construction and excavation are designed to remain within the subject property. The builder will be</i>

retaining wall and driveway on the boundary; ○ maximum depth of excavation works; and ○ Understand when the proposed works are intended to commence and period of time that they will be undertaken.	<i>advised of these concerns, so appropriate care is taken. Any attributable damage would be addressed under the relevant contractual and legal requirements’.</i> • ‘Maximum depth of excavation - Works remain within the subject property. Final excavation depth will be determined by structural requirements once detailed design is finalised, with the intention to minimise excavation near the boundary’. • ‘Timing and duration of works - The application is awaiting determination and will also require building approval before construction. A commencement date and construction period cannot yet be confirmed. The builder will be briefed on the concerns raised’.
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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 10.0 Low Density Residential Zone including 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

ACTION	DECISION
COUNCIL MEETING DATE	19 October 2026
PROPONENT	Nova Land Consulting
OFFICER	Alex McKinlay, Planning Officer
FILE REFERENCE	DA 2026 / 00145
ASSOCIATED REPORTS AND DOCUMENTS	1. Plans and Documents for Approval 2. Representation (1) 3. Applicant's Response to Representation 4. Planning Scheme Assessment

OFFICER'S RECOMMENDATION:

- A. After due consideration of the application received and pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O'Day*, that the application for Subdivision - Boundary Variation between Two Lots (Boundary Adjustment) on land situated at 56 Scamander Avenue, Scamander and 56A Scamander Avenue, Scamander described in Certificate of Titles 153446/1 and 153446/2 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Subdivision Proposal Plan	Sheet 1/1, V1.0	Nova Land Consulting	12/06/2026
Planning Report	Job Number: L26 0 426	Nova Land Consulting	16/06/2026
Bushfire Hazard Exemption	Job number: L260426 NL04426	Nova Land Consulting	16/06/2026

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	
A	Undertake development in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) and to be maintained at all times.
2	Lots	
A	Approval is for Lot 1 and Lot 2.	Prior to submitting to the Council any request for

		approval of a plan of subdivision (i.e. survey plan).
3	New Crossover (Access works permit required)	
A	The consent of the Minister under Section 16 of the Roads and Jetties Act 1935 to undertake works within the State road reservation is required. For further information please visit New or altered access onto a road (driveways) – Transport Services or contact permits@building.tas.gov.au .	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
B	On sealed State roads all new accesses must be sealed from the road to the property boundary as a minimum.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
C	Pursuant to Section 16 of the Roads and Jetties Act 1935, where a vehicle access has been constructed from land to a State highway or subsidiary road, the owner of that land is responsible for the maintenance and repair of the whole of the vehicular access	To be maintained at all times.
4	Demolition of Outbuildings	
A	The three sheds identified for removal on the subdivision proposal plan must be removed from the site at 56 Scamander Avenue, Scamander.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
B	During demolition all existing materials must be checked for the presence of asbestos and if found, handling, protection and disposal must be carried out in accordance with the requirements of Work Safe Tasmania and Safe Work Australia How to safely remove asbestos: Code of practice .	At all times.
5	Covenants on Subdivisions	
A	Any restrictive covenants created by this subdivision are not to preclude the use/development of this land for State, Commonwealth or Local Government purposes.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
6	Final Plan of Survey	
A	A copy of the final plan of survey and schedule of easements is to be submitted to Council for assessment of sealing. Advice: the plan will not be sealed until such time as all conditions on this permit have been complied with.	On completion and satisfaction of all conditions on this permit.
7	Nuisance	
A	Use of the development must not create a nuisance as defined by the <i>Environmental Management and Pollution Control Act 1994</i> .	At all times.

ADVICE

1. 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	Building Tasmania

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

Development Permit Information	Details
<i>Development Description</i>	Subdivision - Boundary Variation between Two Lots (Boundary Adjustment)
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Access Works Permit (Building Tasmania)
<i>Attachments</i>	Nil
<i>Representations</i>	One (1)

INTRODUCTION:

The applicant is seeking approval for a boundary variation via subdivision for the subject sites at 56 Scamander Avenue, Scamander (CT 153446/1) and 56A Scamander Avenue, Scamander (CT 153446/2).

PREVIOUS COUNCIL CONSIDERATION:

(147/2004) During the Council Meeting of May 2004, the recommendation for the approval of DA 108-2004 2 Lot Subdivision was moved by Councillor B Daly and seconded by Councillor J McGiveron.

OFFICER'S REPORT:

1. The Proposal

This application seeks approval for a boundary variation between the subject site at 56 Scamander Avenue, Scamander and 56A Scamander Avenue, Scamander. Since the application was unable to satisfy the requirements outlined within provision 7.3 Adjustment of a Boundary from the Tasmanian Planning Scheme, the proposal must be considered against the subdivision standards of the relevant zone and any applicable code. The proposal will result in a significant change to the lot

size of both sites. Specifically, the boundary variation will result in a 20% increase to the size of 56A Scamander Avenue from its current 1135m² up to 1390m² while 56 Scamander Avenue will decrease by more than 30% from 831m² down to 576m².

It is worth noting that removal of three existing outbuildings and a new crossover to service 56 Scamander Avenue is proposed. The new crossover will ensure both lots have separate accesses and therefore the existing right of way sited along the access handle of 56A Scamander Avenue will become redundant. No additional works are proposed as part of this application and the existing service connections will remain unchanged.

2. Applicable Planning Assessment

- 8.0 General Residential Zone
- C2.0 Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code
- C7.0 Natural Assets Code
- C13.0 Bushfire-Prone Areas Code

3. Referrals

- **Building Tasmania** - A referral was issued to Building Tasmania as this application includes a new crossover to service 56 Scamander Avenue, Scamander. In response to the referral, Building Tasmania referred to the consent to lodge letter issued to the applicant and confirmed that they had no further comments.

4. Assessment

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

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

- 8.6.1 Lot design (**P1** and **P2**)
- C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction (**P1**)

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

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

Planning Assessment

8.0 General Residential Zone

8.6 Development Standards for Subdivision

8.6.1 Lot design

Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: a) have an area of not less than 450m ² and:	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:

i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and ii. existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; b) be required for public use by the Crown, a council or a State authority; c) be required for the provision of Utilities; or d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	a) the relevant requirements for development of buildings on the lots; b) the intended location of buildings on the lots; c) the topography of the site; d) the presence of any natural hazards; e) adequate provision of private open space; and f) the pattern of development existing on established properties in the area.
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Assessment against the Performance Criteria is required.

Performance Criteria Assessment

The application which is seeking approval for a boundary variation via subdivision for the subject sites at 56 Scamander Avenue, Scamander (CT 153446/1) and 56A Scamander Avenue, Scamander (CT 153446/2), is unable to satisfy the acceptable solution and as such, assessment against the performance criteria will be required.

While both lots have an area exceeding 450m², it is evident that existing buildings are unable to satisfy the setback requirements outlined within acceptable solution A3 of clause 8.4.2. The dwelling on 56A Scamander Avenue is unable to be appropriately sited within the building envelope shown in figure 8.3 due to the building height (note: total height is 8.78m) and proximity of the upper-level deck to the north-eastern side boundary. The boundary variation will result in the rear boundary setback of the dwelling at 56 Scamander Avenue being reduced to 1.23m (i.e. 0.27m less than 1.5m acceptable solution requirement). However, the performance criteria can be considered appropriately satisfied as evident in the completed assessment below:

- a) Both lots can be characterised as established residential properties with an existing dwelling and subservient outbuilding structures.
- b) Refer to the completed assessment above.
- c) The topographical characteristics of the sites can be generally described as having a moderate slope from the north-west down towards the south-east.
- d) While the entirety of the sites are subject to the bushfire prone area overlay, the applicant has submitted a bushfire exemption report which certifies that there is insufficient risk to warrant provision of hazard management areas as part of this subdivision. There are no other mapped hazards affecting the sites.
- e) Both lots have sufficient private open space to service the established residential uses further noting that due to both lots exceeding the 450m² area requirement, there is ample room to provide additional private open space if needed.

- f) It is observable that the pattern of development within the surrounding area typically consists of a dwelling with an associated outbuilding/s. Therefore, since both of the sites are established properties further noting that this application will not change their existing residential use, the performance criterion can be considered satisfied as the lots remain consistent with the residential character of Scamander.

Acceptable Solutions	Performance Criteria
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.	P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: a) the width of frontage proposed, if any; b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; c) the topography of the site; d) the functionality and useability of the frontage; e) the ability to manoeuvre vehicles on the site; and f) the pattern of development existing on established properties in the area, g) and is not less than 3.6m wide.

Assessment against the Performance Criteria is required.

Performance Criteria Assessment

The application which is seeking approval for a boundary variation via subdivision for the subject sites at 56 Scamander Avenue, Scamander (CT 153446/1) and 56A Scamander Avenue, Scamander (CT 153446/2), is unable to satisfy the acceptable solution and as such, assessment against the performance criteria will be required.

The frontage width of 56A Scamander Avenue is currently 4.5m as shown on the proposal plan. However, the performance criteria can be considered appropriately satisfied as evident in the completed assessment below:

- a) As detailed above, the frontage width for the existing internal lot at 56A Scamander Avenue is 4.5m.
- b) Both lots will achieve access independently from one another noting that this application includes the construction of a new crossover to service 56 Scamander Avenue. This will render the existing right of carriage way that benefits 56 Scamander Avenue redundant.
- c) As detailed in the completed assessment above for performance criteria P1, the topographical characteristics of the sites can generally be described as having a moderate slope from the north-west down towards the south-east.
- d) The 4.5m wide frontage currently provides access to 56A Scamander Avenue via an existing concrete driveway noting that the dwelling and associated structures were previously approved under DA 164-2013.
- e) Existing parking and access arrangements associated with the dwelling on 56A Scamander Avenue remain unchanged as part of this application.

- f) As detailed in the completed assessment above for performance criteria P1, it is observable that the pattern of development within the surrounding area typically consists of a dwelling with an associated outbuilding/s. Since both of the sites are established properties further noting that this application will not change their existing residential use, the performance criterion can be considered satisfied as the lots remain consistent with the residential character of Scamander. Additionally, the existing frontage width exceeds the minimum 3.6m requirement as stipulated by the performance criteria.

C3.0 Road and railway Assets Code

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Acceptable Solutions	Performance Criteria
A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: a) a new junction; b) a new vehicle crossing; or c) a new level crossing. A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority. A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority. A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: a) the amounts in Table C3.1; or b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road. A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.	P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to: a) any increase in traffic caused by the use; b) the nature of the traffic generated by the use; c) the nature of the road; d) the speed limit and traffic flow of the road; e) any alternative access to a road; f) the need for the use; g) any traffic impact assessment; and h) any advice received from the rail or road authority.
Assessment against the Performance Criteria is required. Performance Criteria Assessment	

The application which is seeking approval for a boundary variation via subdivision for the subject sites at 56 Scamander Avenue, Scamander (CT 153446/1) and 56A Scamander Avenue, Scamander (CT 153446/2), is unable to satisfy the acceptable solution and as such, assessment against the performance criteria will be required.

The proposal plan demonstrates a new crossover to service 56 Scamander Avenue noting that the applicant obtained consent to lodge the planning application as the new crossover is located along Scamander Avenue which is owned and maintained by Building Tasmania. However, the performance criteria can be considered appropriately satisfied as demonstrated in the completed assessment below:

- a) The new crossover for 56 Scamander Avenue will be servicing an existing residential use.
- b) Refer to the completed assessment above.
- c) A3 Tour Class (Category 3 Road).
- d) The speed limit is currently 60km/h.
- e) There is no other alternative access to a road noting that 56 Scamander abuts the main road.
- f) To provide separate access for an existing residential property.
- g) TIA was not required for this application.
- h) Prior to constructing this new crossover, the applicant will be required to obtain an access works permit which has been further detailed within condition 3.

5. Representations

The application was advertised 22nd August 2026 to 4th September 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:-

Issue	Response
Representor does not believe the subdivision is in keeping with the surrounding area for the following reasons: ○ Not consistent with the neighbourhood character; ○ The lot size of 56 Scamander Avenue is not consistent with density and design pattern of the area; ○ Asserts that the rear setback is too small for 56 Scamander Avenue; ○ Notes that both properties were subject to a previous subdivision application; and	Refer to the Planning Officer's assessment for performance criteria P1 and P2 of clause 8.6.1 <i>Lot design</i>. While the concerns are noted it is important to recognise that both lots exceed the 450m² area requirement outlined within the acceptable solution further noting that there are a number of existing internal lots within the surrounding area. The creation of the existing sites from the previous 2 lot subdivision application (DA 108-2004) which was approved during the Council Meeting of May 2004, does not prohibit further subdivision / variation of boundaries by virtue of a previous planning permit being granted for subdivision (note: only a Part 5

○ Believes that 56 Scamander Avenue will not have sufficient private open space as parking occurs within the front portion of the block.	Agreement could preclude any further subdivision in this instance). The lots are characterised by established residential uses by means of a single dwelling and subservient outbuilding on each lot. This is consistent with the residential character of Scamander and both lots have sufficient private open space to service the established residential properties. Therefore, it is reasonable to conclude that the proposed boundary variation via subdivision is compliant with the zone purpose of the 8.0 General Residential Zone in addition to the objectives associated with clause 8.6.1 <i>Lot design</i>.
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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 8.0 General Residential Zone all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and three (3) 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 PLAN

COUNCIL RESOLUTIONS - OCTOBER 2026

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	21/09/2026	19/10/2026	09/26.8.1.845 DA 093-2025 - 15 Acacia Drive, Ansons Bay – Retrospective Approval of Deck attached to Existing Dwelling	1. 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 - Retrospective Approval of Deck attached to Existing Dwelling on land situated at 15 Acacia Drive, Ansons Bay described in Certificate of Title 143525/54 be APPROVED subject to the following plans / documents and conditions:	Planning Permit issued 23rd September 2026	Development Services Coordinator
100%	21/09/2026	19/10/2026	09/26.8.2.846 DA 055-2026 - 199 St Helens Point Road, Stieglitz – Additions and alterations to existing dwelling	1. 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 – Additions & Alterations to Existing Dwelling on land situated at 199 St Helens Point Road, Stieglitz described in Certificate of Title 143446/1 be APPROVED subject to the following plans / documents and conditions:	Planning Permit issued 23rd September 2026	Development Services Coordinator
100%	21/09/2026	19/10/2026	09/26.8.3.846 DA 073-2026 - 2 Hugh Street, St Marys – Constructions of five (5) units	1. 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 Five (5) Units on land situated at 2 Hugh Street, St Marys described in Certificate of Title 48884/1 be APPROVED subject to the following plans / documents and conditions:	Planning Permit issued 23rd September 2026	Development Services Coordinator

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	21/09/2026	19/10/2026	09/26.8.4.847 DA 157-2026 - 29 Talbot Street, Fingal – Construction of eight (8) units	1. After due consideration of the application received and pursuant to Section 57 of the <i>Land Use Planning & Approvals Act 1993</i> and the <i>Tasmanian Planning Scheme – Break O'Day</i> , that the application for Residential – Construction of 8 New Dwellings including Associated Fencing, Landscaping, Carparking and Additional Vehicular Access on land situated at 29 Talbot Street, Fingal (with works in Brown Street road reservation) described in Certificate of Title 147441/1 be APPROVED subject to the following plans / documents and conditions:	Planning Permit issued 23rd September 2026	Development Services Coordinator
0%	21/09/2026	19/10/2026	09/26.11.1.848 St Helens Greek Mythology Project – Mayor Tucker	<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> That Council considers and discusses the proposal from Ms Jenny Love to develop a public artwork or interpretive display recognising the Greek mythology reflected in the naming of streets and places within St Helens, and provides direction on whether the proposal should be further developed.		Executive Officer
50%	21/09/2026	30/11/2026	09/26.14.3.853 Pedestrian Refuge Island – Cecilia Street	That Council endorse the construction of a pedestrian refuge island on Cecilia Street just north of the Cecilia/Quail Street junction, as recommended by Traffic & Civil Services.	Council has endorsed the construction of a pedestrian refuge island on Cecilia Street just north of the Cecilia/Quail Street junction, as recommended by Traffic & Civil Services. Building Tasmania has issued the works authority, with installation scheduled to occur during November 2026. Council's Graduate Engineer has been assigned to manage the project.	Manager Infrastructure and Development Services
0%	21/09/2026	19/10/2026	09/26.15.3.856 Sponsorship request – St Helens Croquet Club Annual Event	1. That Council provide \$1,000 to assist the St Helens Croquet Club with their event which is being held on 14 and 15 November 2026 2. That Council include the sum of \$1,000 in any future budgets for this event as Council sponsorship.		Manager Community Services
0%	21/09/2026	19/10/2026	09/26.16.2.858 Bird Flu – Council Preparedness and Response	Council endorse the <i>Interim Break O'Day Council Bird Flu Plan – Sept 2026</i> for its role and plans for the developing Bird Flu (N5N1) biosecurity emergency and implementing the <i>Tasmanian Avian Influenza Readiness and Response Plan</i> in Break O'Day.		NRM Facilitator

COUNCIL RESOLUTIONS - AUGUST 2026

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	17/08/2026	30/09/2026	08/26.14.3.827 Cecilia Street St Helens – 40km/hr Shopping Zone	That Council endorse the establishment of a 40 km/h Shopping Zone in St Helens, comprising approximately 570 metres of Cecilia Street between Georges Bay Esplanade and Mill Court, and approximately 330 metres of Quail Street between Bowen Street and Cameron Street, as recommended by Traffic & Civil Services, and apply to the Tasmanian Transport Commissioner for approval.	Application for the establishment of a 40km/hr shopping zone has been submitted to the Commissioner of Transport on 25 August 2026. A response was received on 23 September 2026 advising that the Commissioner pursuant to Section 59(1) of the Traffic Act 1925, has approved the associated installation / modification of speed limit signs. To ensure that all of the speed limit signage changes occur at the same time, the Department will arrange for the required signage on the Council-owned section of Quail Street to be installed at the same time that it is carrying out the signage works on the Tasman Highway and Binalong Bay Tourist Road. State Roads will communicate the changed speed limit with relevant stakeholders and 'New Speed Limit Ahead' warning signs will be installed on the approaches to highlight the altered arrangements to motorists.	Manager Infrastructure and Development Services
100%	17/08/2026	21/09/2026	08/26.17.3.840 Policy No LG 55 – Local Government Election - Caretaker Policy Review	That Council adopts the revised LG55 – Local Government Election – Caretaker Period Policy.	Policy updated.	Corporate Services Coordinator

COUNCIL RESOLUTIONS - JULY 2026

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
0%	20/07/2026	17/08/2026	07/26.14.3.808 Policy review – AM13 Memorial Gardens Policy	That Policy AM13 Memorial Gardens, be accepted without amendment.		Corporate Services Coordinator
0%	20/07/2026	17/08/2026	07/26.14.4.809 Policy review – AM18 Nature Strip Planting Policy	That Policy AM19 Nature Strip Planting, be accepted without amendment.		Corporate Services Coordinator

COUNCIL RESOLUTIONS - MAY 2026

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
50%	18/05/2026	30/06/2026	05/26.11.2.760 Replace native grasses and rushes – Mayor Mick Tucker	That Council, over the next 12 months, remove and replace non- flowering grasses in the main CBD of St Helens and replace with colourful, vibrant plants that are drought resistant, in keeping with our town's coastal identity and in line with endorsed Council Planting Guidelines.	Council officers have prepared a Workshop item for the November 2026 Workshop for discussion with Councillors, that includes planting options and cost estimates.	Manager Infrastructure and Development Services

COUNCIL RESOLUTIONS - APRIL 2026

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	20/04/2026	18/05/2026	04/26.15.6.744 Art & Culture Funding Program 2025 – 2026	That Council allocate funding to the following project through the Art & Culture Grant Program 2025–2026: Mel Fidler and Natasha Lowe Project Description: Ocean Creatures with Plastic Features Funding Allocation: \$2,500, with the condition that these funds are not used to cover wage-related expenses associated with the project. That Council staff write to the other organisation and ask that they redo their budget as there is a doubling up of costs with another event.	Council approved the funding for this organisation after additional information was provided and funding has been forwarded to the organisation to assist with their events and programs	Manager Community Services
50%	20/04/2026	30/06/2026	04/26.17.3.753 Honour boards for Recognition of Service	That Council: 1. Establish a digital format Honour Board to recognise elected member service; 1. Endorse the publication of the Honour Board on Council's website to ensure broader public accessibility.	Council endorsed the digital Honour Board and its publication on Council's website. Officers are currently exploring options to design the Honour Board and related content in-house using an existing program already subscribed to by Council. Publication on the website will occur following the redevelopment of Council's website, which is currently in the tender evaluation stage.	Governance Officer

COUNCIL RESOLUTIONS 2025

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
50%	21/07/2025	31/08/2025	07/25.15.4.647 CCTV Cameras at Mathinna Recreation Ground	07/25.15.4.647 Moved: Clr I Carter/ Seconded: Clr K Wright That Council investigate the installation of security cameras at the Mathinna Recreation Ground in response to ongoing reports of alleged inappropriate or anti-social behaviour occurring on weekends and pursue relevant grant funding opportunities to cover the associated installation costs. CARRIED UNANIMOUSLY	Quote has been received - Waiting for grants opportunity to become available	Manager Community Services
100%	15/09/2025	06/11/2025	09/25.11.1.573 Installing Pedestrian Crossings in St Helens – Mayor Tucker	That Council investigate, with the appropriate authorities, the feasibility of installing two additional pedestrian crossings in the main centre of St Helens on Cecilia Street – one located near the Post Office and one near the Bakery.	Council has endorsed the construction of a pedestrian refuge island on Cecilia Street just north of the Cecilia/Quail Street junction, as recommended by Traffic & Civil Services. Building Tasmania has issued the works authority, with installation scheduled to occur during November 2026. Council's Graduate Engineer has been assigned to manage the project.	Manager Infrastructure and Development Services

COUNCIL RESOLUTIONS 2024

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
90%	15/01/2024	05/02/2024	01/24.9.2.290 Binalong Bay Parking, Traffic and Pedestrian Safety – Mayor Tucker	<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> 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: 1. Improved Parking Accessibility 2. Assessment of Additional Parking Areas, traffic calming and pedestrian safety improvements.	Binalong Bay Master Plan has been reviewed and a draft consulting services brief prepared and will be addressed as part of the Liveability Strategy to be developed.	Manager Infrastructure and Development Services
75%	20/05/2024	24/06/2024	05/24.9.1.358 Developing walking trails around and within the Scamander Complex precinct – Cllr Carter	<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> That Council considers options to develop walking trails around and within the Scamander Complex precinct.	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 (Cllr Carter), is linked to the structure plan development process.	Manager Infrastructure and Development Services
75%	15/07/2024	31/08/2024	07/24.9.1.401 Lease/ management agreement for the front garden of the old hospital site at St Helens – Cllr Carter	<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> 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.	Discussions with the owner of the site have been ongoing regarding Council's interest in securing this piece of land has been reinforced with the latest contact being on 26/5/26. An indicative Plan was prepared by a Surveyor indicating a minimum area of approximately 990m2 would be required. This provides a depth of 24m from the Cecilia street frontage.	General Manager

COUNCIL RESOLUTIONS 2023

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
50%	20/03/2023	30/06/2023	03/23.15.7 St Helens Sports Complex	1. That Council engage a landscape architect to design connectivity between the various areas of the St Helens Sports Complex identifying what amenities are required to service the area and its users as well as ensuring green spaces and vegetation management are addressed as part of the project. 2. That funds from Public Open Space – St Helens be used to engage a landscape architect to undertake this project.	A draft Brief has been developed for this project. This project will now be incorporated into the St Helens and Binalong Bay Liveability Strategy which is currently being developed.	Manager Community Services
90%	18/12/2023	29/02/2024	12/23.9.1.265 Indigenous name for St Patricks Head – Cllr J Drummond	<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> That Council support the Indigenous name for St Patricks Head, which is Iumeragenena wuggelena according to the Department of Natural Resources and Environment Tasmania.	Following the change to the Reconciliation Action Plan process, the matter has been pursued with PWS requesting that they install the signage as per their internal processes. Council officers raise this periodically with PWS staff and it is not high on their priority list due to resource availability.	General Manager

COUNCIL RESOLUTIONS 2022

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
35%	21/02/2022	01/05/2025	02/22.16.5.39 - Management of Freshwater Resources and Water Quality	Council show leadership on freshwater management arrangements and seek input and advice from state water managers and independent experts on freshwater management arrangements and development initiatives in Tasmania, and their adequacy for ensuring the ecologically sustainable use and development of freshwater systems and resources in Break O'Day.	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	06/22.15.3.123 - Outdoor Exercise Equipment - Scamander	That Council seek external funding to cover the cost of this project.	Council at their meeting in June, 2024, in consultation with the community changed the location of the proposed exercise gym equipment to the eastern side of the bridge	Manager Community Services

10/26.10.0

PETITIONS

Nil

10/26.11.0

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

MOTION:

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

SUBMISSION IN SUPPORT OF MOTION:

10/26.12.0

MAYOR'S & COUNCILLOR'S COMMUNICATIONS

10/26.12.1

Mayor's Communications for Period Ending 19 October 2026

23.09.2026	Canberra	– Australian Local Government Association (ALGA), visit the National Situation Room located at the Australian Federal Police Headquarters.
23.09.2026	Canberra	– ALGA, Board briefing with Department of Foreign Affairs and Trade and Australian Security Intelligence Organisation.
24.09.2026	Canberra	– ALGA, Board meeting.
25.09.2026	MS Teams	– Highly Pathogenic Avian Influenza (HPAI), Department of Natural Resources and Environment Tasmania (NRE Tas) provided an update on preparedness, response planning and public communication.
27.09.2026	St Helens	– St Helens Bowls and Community Club, official opening.
28.09.2026	Falmouth	– Russell Hookway, (Glencoe Estate).
29.09.2026	Hobart	– National Police Remembrance Day Service.
30.09.2026	Launceston	– Northern Tasmania Development Corporation (NTDC), attended the Annual General Meeting and Members Representative Group (MRG) meeting.
01.10.2026	St Helens	– Janie Finlay MP, Member for Bass, tour of Break O'Day provided an opportunity to brief Ms Finlay on key Council projects, regional priorities and future funding needs.
02.10.2026	Launceston	– Kerry Vincent MP, Minister for Infrastructure and Transport, Local Government, Housing and Planning.
03.10.2026	St Helens	– Visitors from Melbourne Masonic Lodge.
05.10.2026	St Helens	– Council Workshop.

05.10.2026	MS Teams	– Royal Flying Doctors Service, meeting regarding adult dental services.
07.10.2026	St Helens	– James Redgrave, Lions Tasmania District Governor (2026–2027).
12.10.2026	St Helens	– St Helens Fire Station.
13.10.2026	Hobart	– Jane Howlett MP, Member for Lyons.
13.10.2026	Hobart	– LGAT, meeting with the CEO and Vice President.
14.10.2026	Fingal	– Fingal Valley Neighbourhood House, attended Eating with Friends.
16.10.2026	St Helens	– NTDC, monthly meeting with CEO, Michael Bailey.
19.10.2026	St Helens	– Council Meeting.

10/26.12.2 Councillor's Reports for Period Ending 19 October 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

10/26.13.0 BUSINESS AND CORPORATE SERVICES

10/26.13.1 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 Reporting, Audit and Governance

The department's work over the reporting period has included the external audit process, with the financial statements reviewed and staff continuing to respond to audit queries and finalise supporting data and information. The external audit process is undertaken annually by the Tasmanian Audit Office and is a key assurance process before final sign off of the Annual Financial Statements can occur.

The October Audit Panel meeting took place as scheduled with key items reviewed including reporting on annual financial statements, audit matters, internal audit, cyber security, risk management and progress against previous audit recommendations.

ICT, Systems and Operational Support

Work has continued on Council's transition to its new ICT service provider and the broader improvement of Council's ICT operating environment. Current priorities include legacy infrastructure, network security, user access controls, Microsoft Defender reporting and remediation work across Council's systems.

Asset and Financial Management

A request for quote has been issued for a new asset management system. This work will support stronger asset data, lifecycle planning and evidence based decision making across Council operational maintenance and capital works programs once implemented.

A contractor is scheduled to undertake footpath condition inspection of this asset class on Monday 12th October. The data collected will assist to inform overall asset condition throughout the network, priority maintenance works required, hazard identification and recommend an annualised capital works improvement program. The updated data set will also support the validity of the asset class information to be uploaded into the new asset management system once launched. A further deliverable of this work will be an assessment of footpath cross overs and ramps for compliance with the relevant Standards. With an ageing population and the growth in mobility devices, the data collected will assist Council to develop a staged multi-year program to upgrade these assets to support improved mobility for the community.

East Coast Wellbeing Hub and Aquatic Facility

Stage 2 assessment work for the East Coast Wellbeing Hub and Aquatic Facility has continued. The current phase is focused on stakeholder identification, potential partner and tenant requirements, service needs, spatial requirements, operating models and governance options.

Rates, Customer Service and Department Operations

Staff have continued to manage routine rates, customer service and administrative functions, including receipting, payment arrangements, remissions, rate exemptions, supplementary valuations, customer enquiries, timesheet processing, leave administration and internal reporting. A proportion of those property owners who challenged the recent revaluation by the Valuer-General's Office, have now received the outcomes of that process and a supplementary valuations file has been provided to Council.

The second rates instalment was sent out to property owners during the reporting period and a detailed overview of rates information is provided as a table below.

Risk, Work Health and Safety and Investments

Routine work health and safety reporting, workers compensation management, insurance claims administration and return to work activities continued during the reporting period. Work has also continued on improving risk reporting to the Audit Panel, with a stronger focus on key corporate risks, treatment actions, control maturity and assurance activity.

Investments

Council's investment portfolio continues to perform soundly, supported by term deposit interest rates that remain higher than originally forecast. Updated investment balances, maturity dates and interest earnings are included below:

Date Rolled Over	Maturing	Term (Months)	Principle Amount	Interest	Total Amount	Interest Rate	Bank	STATUS
30.09.25	26.08.26	11	1,500,000	56,687.67	\$1,556,687.67	4.18%	Westpac	COMPLETE
16.02.26	16.09.26	7	1,500,000	41,383.56	\$1,541,383.56	4.75%	Westpac	COMPLETE
16.02.26	16.10.26	8	1,500,000	47,538.08	\$1,547,538.08	4.78%	Westpac	CURRENT
21.07.26	20.11.26	4	1,000,000	16,766.67	\$1,016,766.67	5.03%	Westpac	CURRENT
21.07.26	21.12.26	5	1,000,000	21,250.00	\$1,021,250.00	5.10%	Westpac	CURRENT
21.07.26	21.01.27	6	1,000,000	26,000.00	\$1,026,000.00	5.20%	Westpac	CURRENT
21.07.26	22.02.27	7	1,500,000	45,762.50	\$1,545,762.50	5.23%	Westpac	CURRENT

21.07.26	22.03.27	8	1,500,000	52,700.00	\$1,552,700.00	5.27%	Westpac	CURRENT
26.08.26	06.04.27	7	1,500,000	46,462.50	\$1,546,462.50	5.31%	Westpac	CURRENT
26.08.26	06.05.27	8	1,500,000	53,500.00	\$1,553,500.00	5.35%	Westpac	CURRENT
02.09.26	02.06.27	9	3,000,000	121,275.00	\$3,121,275.00	5.39%	Westpac	CURRENT
26.08.26	03.06.27	9	1,500,000	60,412.50	\$1,560,412.50	5.37%	Westpac	CURRENT
26.08.26	08.07.27	10	1,500,000	67,250.00	\$1,567,250.00	5.38%	Westpac	CURRENT

RATES SUMMARY @ 6 October 2026	2026/2027	2025/2026
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Rates Brought Forward	%	\$	%	\$
Outstanding Rate Debtors		1,109,702.91		1,018,129.97
Less Rates in Credit		-341,854.05		-326,736.45
Net Rates Outstanding at 30 June 2026	4.43	767,848.86	4.56	691,393.52
Rates and Charges Levied	95.21	16,508,466.83	95.19	14,430,974.71
Interest and Penalty Charged	0.36	63,154.08	0.25	37,854.85
Total Rates and Charges Levied	100.00	16,571,620.91	100.00	14,468,829.56
Less Rates and Charges Collected	54.68	9,480,417.20	53.95	8,178,985.18
Less Credit balances (eg rates balance refunds) and Supplementary Rates Info (eg issuing of extra or new bins, property changes)	0.19	32,748.16	0.13	20,278.24
Remissions and Discount (exempt properties as per Council Policy & Council owned property)	4.21	729,772.52	4.41	668,886.89

Unpaid Rates and Charges	40.93	7,096,531.89	41.50	6,292,072.77
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Remissions and Discounts	2026/2027	2025/2026
Early Payment Discount	149,971.19	132,150.58
Pensioner Rebates	579,801.33	536,736.31

Rate Payers on Direct Debits - Paid by 30 June	424	<i>Unable to calculate direct debit figures for comparison purposes for previous years</i>
	\$337,076.53	
Flexipay Direct Debits - Paid by 30 June	20	
	\$35,910.56	

Number Rateable Properties	6,922	6,915
Number Unpaid Rateable Properties	3,500	3,514

% Properties Not fully paid	50.56	50.82
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Right to Information (RTI) Requests

Nil

132 and 337 Certificates

	132	337
September 2026	52	19
August 2026	53	26
September 2025	72	22

Debtors/Creditors @ 30 September 2026

DEBTORS INFORMATION

Invoices Raised

Current			Previous Year	
Month	Mth Value	YTD 2025/2026	Month	YTD 2024/2025
85	\$104,168	270	67	226

CREDITORS INFORMATION

Payments Made

Current			Previous Year	
Month	Mth Value	YTD 2025/2026	Month	YTD [Last Financial Year]
451	\$1,316,236	1230	514	1394

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:

Activities outlined in this report are being undertaken within Council's adopted 2026/2027 Budget Estimates.

VOTING REQUIREMENTS:

Simple Majority

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

OFFICER'S RECOMMENDATION:

That the following reports for the month ending 30 September 2026 be received:

1. Profit and Loss Statements
2. Balance Sheet
3. Statement of Cash Flows
4. Capital Works 2026/27

INTRODUCTION:

Presented to Council are the monthly financial statements for the month ending 30 September 2026.

PREVIOUS COUNCIL CONSIDERATION:

Council considers financial reports on a monthly basis.

OFFICER'S REPORT:

The attached financial statements present Council's financial position as at 30 September 2026, being the third reporting period of the 2026/27 financial year.

Council remains in a sound position against the year to date budget. Total operating income was \$17.86 million, which was \$102,836 ahead of budget. Operating expenditure was \$5.54 million, which was \$684,002 below budget. This resulted in an operating net profit of \$12.32 million, which was \$786,838 ahead of the year to date budget.

The operating result continues to be influenced by the annual recognition of rates income and the timing of operating programs and projects. Operating grant income was \$53,284 ahead of budget and user fees were \$34,533 ahead of budget. Employee costs were \$105,819 below budget, while materials and services were \$597,011 below budget. The materials and services variance primarily reflects timing issues in some areas of expenditure currently recording a lower level of spending than forecast.

Capital works expenditure totalled \$819,765 against the 2026/27 capital works budget of \$8.58 million. Expenditure to date includes \$298,537 for plant and equipment, \$245,877 for buildings, \$90,570 for roads and footpaths, \$58,120 for stormwater, \$53,572 for parks, reserves and other, \$41,900 for waste management, \$29,305 for bridges and \$1,885 for furniture and IT. The capital

program remains at an early stage, with a number of projects still subject to planning, procurement and scheduling.

The largest individual expenditure recorded to date relates to the Memorial Park Toilet construction project at \$188,811. Vehicle replacements account for a significant portion of plant and equipment expenditure, while works have also commenced across road resheeting, stormwater, waste management, building and bridge projects.

The September results are broadly consistent with the adopted budget. The main variances relate to the timing of capital grant recognition and operating expenditure, including State capital grant funds carried forward from the prior financial year and lower than forecast materials and services expenditure at this stage of the year. These matters will continue to be monitored through the monthly reporting process.

The attached Profit and Loss Statement, Balance Sheet, Statement of Cash Flows and Capital Works Report are presented for Council's consideration.

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:

The financial implications are detailed within the attached financial statements. Council's year to date operating result is ahead of budget, primarily due to the timing of operating expenditure and the recognition of State capital grant funds carried forward from the prior financial year. No budget amendment is proposed through this report.

VOTING REQUIREMENTS:

Simple Majority

Profit and Loss

Break O'Day Council

For the 3 months ending 30 September 2026

Account	Actual YTD	Budget YTD	Budget Variance YTD	Budget Variance % YTD	Annual Budget	Notes
Trading Income						
Rates	16,481,075	16,455,473	25,602	0%	16,455,473	
User Fees	512,244	477,711	34,533	7%	1,792,740	
Operating Grants	725,040	671,756	53,284	8%	4,684,185	
Interest & Investment Income	82,560	116,372	(33,812)	-29%	1,272,277	
Contributions	23,941	0	23,941	0%	6,500	
Other Revenue	30,336	31,047	(711)	-2%	124,183	
Total Trading Income	17,855,195	17,752,359	102,836	1%	24,335,358	
Gross Profit	17,855,195	17,752,359	102,836	1%	24,335,358	
Capital Grants						
Grants - Roads to Recovery	0	0	0	0%	1,230,076	
Grants - State Capital	981,516	0	981,516	0%	0	1
Total Capital Grants	981,516	0	981,516	0%	1,230,076	
Other Non Operating Income						
Net Gain/Loss on Disposal of Assets	48,933	20,000	28,933	145%	100,000	
Total Other Non Operating Income	48,933	20,000	28,933	145%	100,000	
Total Non Operating Revenue	1,030,449	20,000	1,010,449	5052%	1,330,076	
Operating Expenses						
Employee Costs	1,741,965	1,847,784	(105,819)	-6%	7,706,040	
Materials & Services	2,152,869	2,749,880	(597,011)	-22%	10,041,562	2
Interest	5,613	4,734	879	19%	28,720	
Depreciation	1,569,068	1,545,057	24,011	2%	6,180,253	
Other Expenses	66,257	72,318	(6,061)	-8%	427,003	
Total Operating Expenses	5,535,771	6,219,773	(684,002)	-11%	24,383,578	
Operating Net Profit	12,319,424	11,532,586	786,838	7%	(48,220)	
Net Profit (Including Non Operating Revenue)	13,349,873	11,552,586	1,797,287	16%	1,281,856	
Work in Progress						
Capital Work in Progress	819,765	0	819,765	0%	0	
Total Work in Progress	819,765	0	819,765	0%	0	

Notes

1. State Capital grants are \$982k higher than budget due to grant funds carried forward from the prior financial year.
2. Materials & Services are down \$597k (22%) on budget, due to timing issues in some areas of expenditure currently recording a lower level of spending than forecast.

Balance Sheet
Break O'Day Council
As at 30 September 2026

Account	30-Sep-26	30 June 2026
Assets		
Current Assets		
Cash & Cash Equivalents	5,719,827	10,746,083
Investments	18,500,028	7,500,028
Trade & Other Receivables	7,408,924	1,737,950
Inventory	235,229	237,557
Other Assets	2,838	2,838
Total Current Assets	31,866,846	20,224,455
Non-current Assets		
Trade and Other Receivables	14,392	14,392
Property, Plant & Equipment	281,787,376	283,395,237
Right of Use Asset	683,910	683,910
Investment in Water Corporation	37,620,760	37,620,760
Other Investments	30,000	30,000
Mineral Resources Bond	151,500	151,500
Total Non-current Assets	320,287,938	321,895,799
Total Assets	352,154,784	342,120,254
Liabilities		
Current Liabilities		
Trade & Other Payables	499,049	1,485,970
Contract Liabilities	0	1,473,011
Lease Liability	76,563	76,563
Interest Bearing Loans & Borrowings	38,851	75,042
Provisions	1,068,965	1,068,965
Trust Funds and Deposits	374,885	374,340
Total Current Liabilities	2,058,313	4,553,891
Non-current Liabilities		
Lease Liabilities	607,347	607,347
Interest Bearing Loans & Borrowings	534,449	534,449
Provisions	778,068	778,068
Total Non-current Liabilities	1,919,864	1,919,864
Total Liabilities	3,978,177	6,473,756
Net Assets	348,176,607	335,646,499
Equity		
Accumulated Surplus	63,506,352	50,976,245
Reserves	284,670,254	284,670,254
Total Equity	348,176,607	335,646,499

Statement of Cash Flows

Break O'Day Council

For the 3 months ending 30 September 2026

Account	YTD	2026
Operating Activities		
Receipts from customers	737,880	1,639,418
Receipts from rates	9,963,350	14,463,674
Receipts from Operational Grants	(720,818)	6,167,508
Contributions	24,490	83,197
Interest received	82,560	919,156
Dividends received	0	504,400
Payments to employees	(1,903,218)	(6,868,917)
Payments to suppliers	(2,540,712)	(9,022,323)
Finance Costs	(15,691)	(41,909)
Cash receipts from other operating activities	377,611	1,257,824
Cash payments from other operating activities	228	3,127
Net Cash Flows from Operating Activities	6,005,680	9,105,155
Investing Activities		
Proceeds from sale of property, plant and equipment	94,999	272,109
Payment for property, plant and equipment	(1,111,899)	(5,632,847)
Payment for investments	(11,000,000)	(2,500,028)
Capital Grants received	1,021,516	2,688,891
Other cash items from investing activities	(906)	(4,369)
Net Cash Flows from Investing Activities	(10,996,290)	(5,176,244)
Financing Activities		
Proceeds of trust funds and deposits	545	(202,904)
Repayment of loans	(36,191)	(384,494)
Repayment of lease liabilities	0	(50,301)
Net Cash Flows from Financing Activities	(35,646)	(637,699)
Net Cash Flows	(5,026,257)	3,291,211
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	10,746,083	7,454,872
Net change in cash for period	(5,026,257)	3,291,211
Cash and cash equivalents at end of period	5,719,827	10,746,083

Break O'Day Council

Capital Works Budget 2026-2027

For the 3 months to 30 September 2026

Project Details	YTD @ 30/9/26	Estimated Carried Forward 30/06/2026	New Budget Items 2026/2027	Budget Estimates 2026/2027
Plant & Equipment				
New Case Loader	-		250,000	250,000
Replace Builders Ute with EV Truck	-		75,000	75,000
Replace 1318 Toyota Hilux 2 door flat tray (Valley Crew)	-		75,000	75,000
1378 Garbage Truck - Rear Loader Urbin 6m3	-		250,000	250,000
Replace 1403 Toro G3- Z-Master 4000 Series 60"	-		55,000	55,000
Replace 1409 Toro Mower 52" side chute	-		55,000	55,000
1437 Triton Ute L64UG - Works Operations Manager	59,969		65,000	65,000
Small Plant	22,903		45,000	45,000
Development Services Coordinator - Vehicle	49,209		55,000	55,000
Community Services Manager - Car	49,300		55,000	55,000
Building Surveyor - SUV	57,158	55,000		55,000
Infrastructure Manager - SUV	54,238		55,000	55,000
Senior Town Planner new vehicle	-		55,000	55,000
EV charging stations	-		185,000	185,000
Replace Plant 1303 - Hitachi ZX33U-5A Excavator	110	-	-	-
Emergency Recovery Trailer (Grant Funded)	5,650			
Total Plant & Equipment	298,537	55,000	1,275,000	1,330,000
Furniture & IT				
IT Hardware Upgrades (All sites)	1,405		50,000	50,000
CCTV - Additional cameras and installation	480	-	-	-
Total Furniture & IT	1,885	-	50,000	50,000
Buildings				
Demolition of Gazebo, Wombat Walk (Asset No. 8114) - Potentially operational	1,747		5,000	5,000
Demolition of Fingal Toilet Block, Short Street, Fingal - Potentially operational	3,062		5,000	5,000
Bus Shelter Replacement Project, Sites to be Confirmed	-		30,000	30,000
Scamander Sports Complex Kitchen Improvements & Internal Alterations	5,940		50,000	50,000
Portland Hall - New Windows & Curtains	3,036		45,000	45,000
Memorial Park Toilet - Construction Phase	188,811		400,000	400,000
Medea St land subdivision and dwelling	14,807		750,000	750,000
St Helens Old Police Station Acquisition	-		850,000	850,000
Roof Mounted Solar Panels - St Mary's Tip Shop, St Mary's Hall, St Mary's Indoor Centre	16,506		40,000	40,000
St Helens Foreshore Design	-		50,000	50,000
St Marys Exhibition Building Upgrades	757	80,000	20,000	100,000
Refurbish St Marys Sports Complex Main Toilet/Shower Facility	410	-	-	-
Hub 4 Health - Internal Renovations as per endorsed management plan	10,780	-	-	-
Falmouth - New Toilet Block	20	-	-	-
Total Buildings	245,877	80,000	2,245,000	2,325,000
Parks, Reserves & Other				
St Helens Foreshore Playground - Fence replacement	-		50,000	50,000
O'Connors Beach Toilets/Shower, BBQ	-		40,000	40,000
Pyengana BBQ & Shelter	-	10,000	60,000	70,000
Dog Exercise Area St Helens - Shelter/Water Fountain	325			
Memorial Park Irrigation Project	5,850			
Scamander Coastal Hazards Project	47,397	-	-	-
Total Parks, Reserves & Other	53,572	10,000	150,000	160,000
Roads - Streetscapes & Carparking				
CBA Carpark Acquisition and improvements	11,939	550,000	25,000	575,000
Total Streetscapes	11,939	550,000	25,000	575,000
Roads - Footpaths				
Campbell Street, Scamander	-		140,000	140,000
Pedestrian Refuge Installation - Cecilia Street	-		25,000	25,000
Total Footpaths	-	-	165,000	165,000

Break O'Day Council

Capital Works Budget 2026-2027

For the 3 months to 30 September 2026

Project Details	YTD @ 30/9/26	Estimated Carried Forward 30/06/2026	New Budget Items 2026/2027	Budget Estimates 2026/2027
Roads - Kerb & Channel				
General asset renewals - municipality wide	-		100,000	100,000
Total Kerb & Channel	-	-	100,000	100,000
Roads - Resheeting				
2026/27 Road Resheeting Program			750,000	750,000
Davis Gully Rd- Resheeting	42,879			
Banticks Rd- Resheeting	13,726			
William St, Weldborough- Resheeting	14,656			
Ansons Bay Road Widening and Resheeting	1,790			
Total Resheeting	73,051	-	750,000	750,000
Roads - Reseals				
2026/27 Reseal Program	-		-	-
Total Reseals	-	-	-	-
Roads - Reconstructions / Construction				
Beaulieu Street St Helens Reconstruction	1,631		300,000	300,000
Cameron Street - St Helens Design	1,200		80,000	80,000
Quail St Reconstruct, Off Street Parking	2,749			
Total - Roads Reconstruction / Construction	5,579	-	380,000	380,000
Totals Roads & Footpaths	90,570	550,000	1,420,000	1,970,000
Bridges				
Bridge 7032 - Davis Gully Road	6,401		320,000	320,000
St Marys - AHC Precinct - replace two walkway bridge superstructures	307		40,000	40,000
B1315 Anchor Rd - Timber deck replacement	3,638		20,000	20,000
Gillies Road - B185	17,661	50,000		50,000
Pedder Street - B2684	1,297			
Total Bridges	29,305	50,000	380,000	430,000
Stormwater				
Minor Stormwater Works	-		50,000	50,000
Annie Street (Northern side)	35,889		100,000	100,000
Aerodrome Hill - St Helens Point Road	-		50,000	50,000
Beaulieu Street St Helens Reconstruction Stormwater (Cut off drain Long Hill side)	-		50,000	50,000
Tully Street / Northern end of Cecilia St Stormwater System Upgrade	22,231			
Total Stormwater	58,120	-	250,000	250,000
Waste Management				
Waste Cardboard Compactor SH WTS	804		125,625	125,625
Scamander WTS Compactor Replacement	37,974	1,043,000	857,000	1,900,000
St Helens WTS - Waste drop off area reconfiguration	-		35,000	35,000
Hazardous Waste Temporary Storage Shed	-		5,000	5,000
Scamander WTS - Landfill Design & Construction	3,123	-	-	-
Total Waste Management	41,900	1,043,000	1,022,625	2,065,625
Total Capital	819,765	1,788,000	6,792,625	8,580,625

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

OFFICER'S RECOMMENDATION:

That the report be received by Council.

INTRODUCTION:

This report provides an overview of Works Operations and Capital Projects undertaken in September 2026, along with details of scheduled activities for the coming month.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report to the Council.

OFFICER'S REPORT:

Works Operations	September 2026	October 2026
Aerodrome	Routine inspections.	Routine inspections.
Town Maintenance	Mowing across all towns as required. Capeweed maintenance around Binalong Bay and St Helens. Bridge infrastructure maintenance across the municipality with a focus initially on St Helens and St Marys. Mulching of the St Helens foreshore gardens. Arborist engaged for tree maintenance in St Helens, Cornwall, and on Mangana Road.	Maintenance of sports grounds and other reserves. Planting of Petunias in Cecilia Street for summer colour. Weed management in parks and reserves. Arborist engaged for tree maintenance in St Marys and Cornwall.
Road Network	Maintenance grading around Pyengana. <u>Grading</u> • Forest Lodge Road • Weldborough local road network where required.	Maintenance grading gravel roads around St Marys. <u>Grading</u> • Evercreech Road • McKerchers Road • Curtis Road

	Mathinna Plains Road.	
MTB Trails	Trail head track maintenance and inspections.	Trail head track maintenance and inspections.

Priority Vegetation Management – Targeted Species for September 2026	
St Marys Waste Transfer Station	Bridal creeper, blackberry, foxglove, Spanish heath, broom
St Helens Waste Transfer Station	Spanish heath, Thistles, broadleaf, caper spurge, pampas
St Helens road sides	Thistles, broadleaf, caper spurge, pampas, Spanish heath
Fingal road sides	Capeweed, broadleaf, thistles, caper spurge, Spanish heath
Falmouth	Spanish heath, gorse, broadleaf

Feature Weed: Capeweed



Cape Dandelion (Arctotheca calendula)

Capeweed or Cape Dandelion is not a declared weed, despite its name. This plant was introduced to Australia for its bright yellow, daisy-like appearance, and cultivated as an ornamental garden groundcover by early settlers.

Capeweed grows on bare, disturbed, or herbicide damaged soils which allows its highly durable seedbanks to flourish. Seeds can rest dormant for 20 years. If you need to weed or herbicide capeweed, wait until flowering finishes. Spraying active flowers poisons foraging bees and contaminates local honey supplies.

Once removed it is important to replant the soil. It is worth noting that capeweed has evolved resistance to multiple herbicide groups in Australia, including glyphosate and Group 4 (auxin mimics like 2,4-D).

Street Light Faults

Tas Networks owns and operates most streetlights in Tasmania and provides an online reporting form for faulty streetlights, [Report a streetlight fault - TasNetworks](#). The app provides a location map and requires the poles 6-digit pole ID to be entered. Reportable faults in the app include:

- Light not operating
- Flickering or intermittent operation
- Light staying on during daylight
- Reduced brightness
- Damage or vandalism to fittings or covers.

Call 132 004 to report faults such as:

- More than 5 lights out in a row
- Exposed or sparking wiring
- Broken or hanging light heads
- Damaged or impacted poles

Response and Repair Timeframes

- Tas Networks aims to repair standard faults within 7-10 business days.
- Complex repairs may take up to 8 weeks.

Before You Report

- Wait one hour after sunset to confirm the light is not working.
- Note the street name, nearest house number, and 6-digit pole ID.

CAPITAL WORKS PROGRAM

Project	Comment
Bridge 185 – Gillies Road	Council will deliver the bridge replacement works, with the construction schedule to be confirmed, after all components have been delivered. A temporary bypass will be provided for affected residents and the works schedule notified to residents closer to construction.
Bridge 1315 – Anchor Road – Timber Deck replacement	In-progress: Materials procurement.
Bridge 7032 – David Gully Road	In-progress – Contract awarded at September 2026 Council Meeting. Project at Design phase.
Bridge – St Marys – AHC Precinct – replace two walkway bridge superstructures	In-progress: Design check and engineering certification completed. Scheduled replacement – November subject to materials availability.
Roads – Footpaths: Pedestrian refuge Installation – Cecilia Street	In-Progress. Refuge approved by Building Tasmania. Installation scheduled for November 2026.
Georges Bay Walking Track Extension	In-progress: Preliminary concept completed. Detailed design to progress subject to government funding.
Roads: Re-sheeting - (Ansons Bay Road)	In-progress: Chainage 17.47 to 20.4km
Roads – Beaulieu Street, St Helens Reconstruction	In-progress – site survey completed. Project at Design phase.

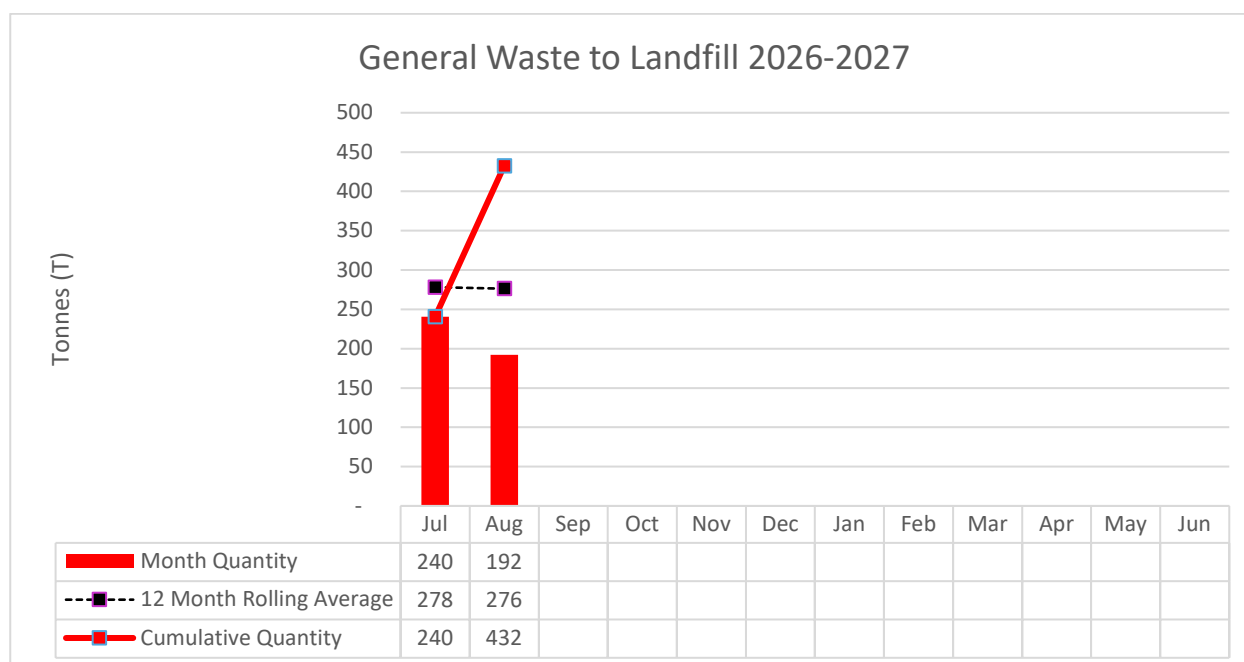
Roads – Cameron Street – St Helens Design	In-progress – Site survey completed. Project at Design phase.
Stormwater – Annie Street (Northern Side)	In-progress: Works scheduled for October/November.
Tully Street – Catchment	In-progress – Stage 1,2 and 3 design completed. Stage 4&5 design in progress.
Cardboard Compactor St Helens WTS	In-progress: BODC Waste Strategy Action. Council awarded compactor supply to Bucher Municipal at the September 2026 Council meeting and purchase order raised. Manufacture and delivery time is 24 weeks.
Waste Management – Scamander Inert Landfill Development	Detail design under review/assessment by Tasmanian EPA.
Waste Management – Waste Loading Bay	In-progress – Public Tender opened 5 th September 2026. Closing date is 16 October 2026.

SUB-DIVISION INSPECTIONS

- Wrinklers subdivision, Scamander– Stage 4/5 civil works and installation of tertiary and primary stormwater treatment equipment.
- Cholchis Creek Drive, St Helens.

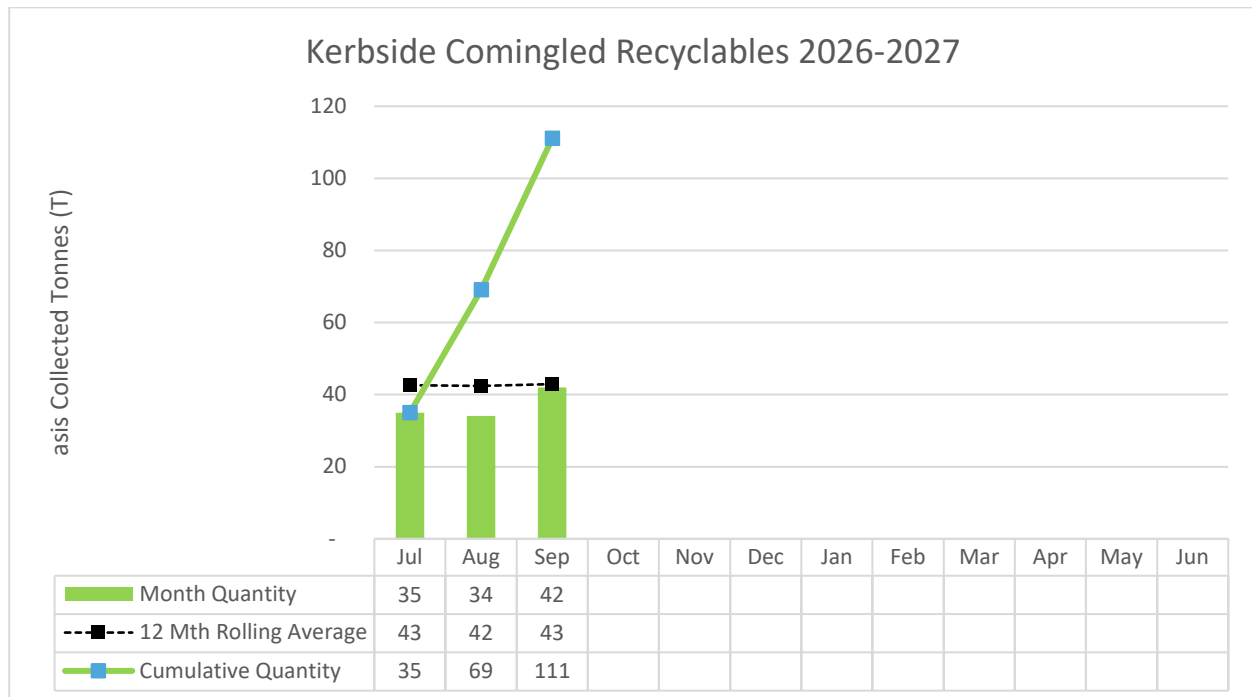
WASTE MANAGEMENT

General Waste to Copping Landfill



Note: September Copping weighbridge quantity unavailable at time of preparing this report.

Kerbside Co-mingled Recyclables



STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

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

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

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

OFFICER'S RECOMMENDATION:

That the report be received by Council.

INTRODUCTION:

This report provides an update and year-to-date Animal Control metrics.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report.

OFFICER'S REPORT:**Dog registrations YTD 2026/2027**

Month	Dogs Registrations Paid	Unpaid Registrations	Total	% Registrations Paid
30 Jun 26	1,351	19	1,370	98.6
31 Jul 26	1,119	216	1,335	83.8
31 Aug 26	1,134	196	1,330	85.3
30 Sep 26	1,138	194	1,332	85.4

Note: The data reflects only dogs recorded in Council's dog registration database.

Summary Statistics: YTD 30 September 2026

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	2026- 2027 YTD
Dog - Attack on a person (Serious)										1
Dog - Attack on a person (Minor)										0
Dog -Attack on another animal (Serious)										1
Dog -Attack on another animal (Minor)										2
Dog - Declared Dangerous										0
Dog - Barking		2					5	3	10	17
Dog - Chasing a person										0
Dog - Impounded										2
Dog - in Prohibited Area										0
Dog - Lost Dogs Reported										0
Dog - Rehomed										0
Dog - Wandering/at large						1	1		2	2
Verbal Warnings								1	1	5
Unregistered Dog Notices							1		1	1
Caution Notices		1							1	1
Infringement Notices										2
Infringement Notice - Disputes										0
Written Letters to Dog owners										4
Patrols - Township/Urban Areas	1		2			2	8	6	19	58
Patrols - Beaches/Foreshore	1		2			1	2		6	44
Kennel Licence - Issued										2
Other – including RSPCA intervention										0
TOTAL	2	3	4	0	0	4	17	10	40	142

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

10/26.15.0 COMMUNITY DEVELOPMENT

10/26.15.1 Community Services Report

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

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

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

PREVIOUS COUNCIL CONSIDERATION:

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

OFFICER'S REPORT:

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

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

2026 – 2027 Community, Council Events, Programs and Initiatives

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

Grants Programs	2026-2027 Budget	Funds expended on project or forwarded to community group
Community Grants	60,000	
Art & Culture Community Grants	30,000	
School Prizes	1,000	500

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

Updates on current projects being managed by Community Services:

Scope of works – Rail trail – Cornwall to St Marys

The St Marys to Cornwall Rail Trail remains one of Council's priority projects. However, progressing the project through to construction will depend on Council securing external funding, as there is currently no funding allocated for its delivery.

Council staff have prepared a draft scope of works and concept plan for the trail. Council has now received advice that harvesting operations have been completed, and the land has been handed back to the landowner, who is currently returning the area to paddocks. We have also been advised that this work is not expected to prevent access along the former railway alignment.

This means Council can now progress the next stage of reviewing the corridor and finalising the project documentation. Council will need to confirm access arrangements with the landowner and undertake an on-ground inspection to verify the proposed alignment and current site conditions.

Bay of Fires Master Plan

PWS has provided additional feedback on the draft Plan, which has been forwarded to the consultants for consideration. The consultants are currently reviewing and addressing this feedback. Once a draft document has been agreed to by all parties, it will proceed through the relevant approval processes. At the time of writing, no confirmed timeframe is available for completion of this process.

Seniors Event

Council staff are once again partnering with the St Helens and Fingal Valley Neighbourhood Houses to deliver a bus trip in celebration of Seniors Week. This year's outing will take participants to Ross as a last-minute change from Oatlands due to forecast weather. The event proved extremely popular, with all available places filled on the first day registrations opened to the community.

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.

October 2026

- 1-9 – Break Screen Bus – Bendigo Bank Community Stadium
- 3 - Break O'Day Regional Arts – Portland Hall
- 7 - Festival of Wellbeing – Bendigo Bank Community Stadium
- 9 – St Helens Neighbourhood House – Spring Fair – Portland Hall – Wet weather plan
- 10 – MoodMission – Comedy Road Show – Portland Hall
- 13 - Seniors Bus Trip to Oatlands
- 27 - St Helens District High School – St Helens Sports Complex
- 28 - Building Blocks – St Marys Hall
- 31 – Back to St Marys Event – St Marys Hall

November 2026

13-15 – Private hire – Fingal Community Centre

Learner Driver Mentor Program

The Learner Driver Mentor Program Coordinator attended the AGM, held in Ross on Wednesday, 23 September at 11:00 am, as well as Child Safeguarding Training.

A new risk assessment will be developed to support these activities and ensure appropriate safety and safeguarding requirements are addressed.

Total on-road hours – 18

Total Mentors - 2

Learner in car - 4

Waiting list – 17

Graduated – 0

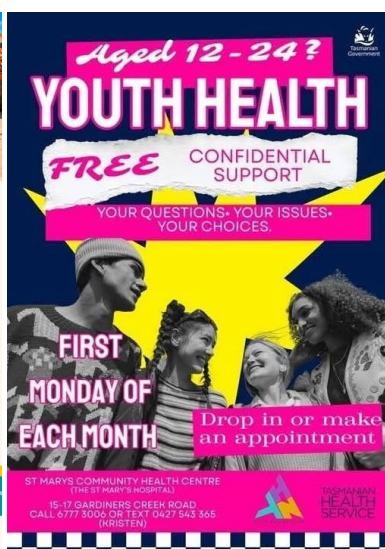
Community Wellbeing

Festival of Wellbeing – Final preparations are underway for the Festival of Wellbeing on **Wednesday 7 October** at the Bendigo Bank Community Stadium, St Helens. The event will bring together a broad range of community organisations, wellbeing services and activities, with a strong focus on connection, inclusion and positive wellbeing. The program includes interactive stalls, come-and-try workshops, youth activities, live demonstrations and opportunities for community participation.

R U OK? Convoy – Successfully delivered community events in **St Helens and St Marys**, providing opportunities for community connection and encouraging meaningful conversations around mental health and wellbeing.

Youth

Met with the **Tasmanian Health Service Youth Health Nurse** to discuss opportunities to increase youth awareness, engagement and attendance at youth health clinics in **St Marys**.



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 TAS, VIC, WA, NSW and overseas tourists from Netherlands and New Zealand.
- Staff member attended Quarterly TVIN meeting which was held at the Deloraine Information Centre

The History Room Curator Report:

- **Citizen Science Projects in Australian Public Libraries:** Approached by Dr Patrick Bender, retired teacher, regarding supporting his EOI for this project and hoping to have an activity ready as a summer program in the local library.
- **Foyer Cabinet Display:** Turned this over to show our local history of the municipality given that local government elections are coming up
- **Archival Work:** Lots of local archiving work has been done through the Backroom. Fabulous dedicated team.
- **Summer Holiday Project:** Currently working on providing another activity for our young visitors in the museum.

Statistics:

Month/Year	Visitor Numbers	Daily Average	History Room
September 2012	1,417	47.23	77
September 2013	1,598	53.27	72
September 2014	1,570	52.33	71
September 2015	2,148	71.60	63
September 2016	1,720	57.33	82
September 2017	1,689	56.30	78
September 2018	1,508	50.27	76
September 2019	1,479	49.30	89
September 2020	866	28.87	27
September 2021	1,014	33.80	77
September 2022	1568	52.26	79
September 2023	1875	62.50	83
September 2024	1741	58.03	78
September 2025	1844	61.46	69
September 2026	1678	55.93	54

Revenue 2025/2026

Month	VIC Sales	HR Entry	HR Donations/Sales
July	3,388.09	144.00	94.30
August	4,008.96	0	67.60
September	4,214.96	287.00	117.50
October	6,802.55	378.00	131.60
November	9,270.70	433.00	194.40
December	8,194.47	349.00	30.10
January	10,500.45	660.00	154.85
February	11,480.78	589.00	374.20
March	9,542.06	736.00	169.30
April	4,912.55	344.00	367.00
May	3,333.27	227.00	215.10
June	1,395.75	111.00	65.80

Revenue 2026/2027

Month	VIC Sales	HR Entry	HR Donations/Sales
July	3,467.75	171.00	47.77
August	3,072.36	0	184.35
September	5,865.47	212.00	289.55
October			
November			
December			
January			
February			
March			
April			
May			

June			
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STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

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

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

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

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

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

PREVIOUS COUNCIL CONSIDERATION:

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

OFFICER'S REPORT:**KEY DEPARTMENT STRATEGIC OR OPERATIONAL MATTERS**

- Recruitment process for Senior Planner Officer remains underway;

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 2025/2026
NPR	7	6	3										16	
Permitted	3	1	4										8	
Discretionary	8	13	19										40	
Amendment	3	3	5										11	
Strata														
Final Plan	1												1	
Adhesion			1										1	
Petition to Amend Sealed Plan			1										1	
Boundary Rectification														
Exemption		2	1										3	
Total applications	22	25	34										81	259

Ave Days to Approve Nett *	20.77	30.86	30.93									27.52	
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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
138-2026	Fingal	Subdivision - Boundary Variation Between Two Lots (Boundary Adjustment)	S57	43	43
099-2026	St Helens	Additional Use for Visitor Accommodation	S57	43	42
126-2026	St Helens	Construction of a Prefabricated Greenhouse	S57	43	42
069-2024 AMEND	Scamander	Minor Amendment - Reduction in Size and Changes to Design of Main Dwelling	S56	21	21
016-2025 AMEND	Binalong Bay	Minor Amendment - Multiple Amendments	S56	11	11
216-2024	St Helens	Discharge of Adhesion Order	ADHESION	1	1
172-2026 PETITION TO AMEND	St Helens	Petition to Amend Sealed Plan	PETITION	20	20
029-2026	Weldborough	Construction of a Carport	NPR	57	14
163-2026	Scamander	Proposed Visitor Accommodation Unit with Attached Deck and Upgraded Vehicle Access	S57	35	35
107-2026	St Helens	Construction of a Dwelling with Attached Garage and Separate Shed	S57	97	62
152-2026	The Gardens	Construction of a Dwelling with Attached Decks, and Associated Water Tanks and Carparking	S57	38	37
155-2026	St Helens	Retrospective Approval of the Placement of a Shipping Container	S57	37	36
158-2026	Four Mile creek	Additional Use for Visitor Accommodation	S57	35	34
187-2026	Beaumaris	Additional Use for Visitor Accommodation	S58	9	9

076-2026	Ansons Bay	Retrospective Approval of the Placement of a Shipping Container & Retaining Wall	S57	42	34
145-2021 AMEND	St Helens	Minor Amendment - Change of driveway and parking surface material	S56	5	5
055-2026	Stieglitz	Additions & Alteration to Existing Dwelling	S57	190	80
093-2025	Ansons Bay	Retrospective Approval of Deck Attached to Existing Dwelling	S57	128	84
157-2026	Fingal	Construction of 8 New Dwellings Including Associated Fencing Landscaping, Carparking and Additional Vehicular Access	S57	56	32
073-2026	St Marys	Construction of Five (5) Units	S57	148	76
200-2026	Binalong Bay	Removal of Existing Veranda and Construction of a New Veranda	NPR	6	6
223-2022 AMEND	St Helens	Increased size of the rear deck	S56	15	15
191-2026	St Helens	Additions to Existing Structure	S58	9	8
194-2025 AMEND 2	Falmouth	Second Minor Amendment - Rear Deck Extension	S56	11	11
161-2026	St Helens	Two (2) Lot Subdivision PLUS Demolition of Existing Shed & Construction of an Additional Dwelling (Multiple Dwelling) with Attached Garage & Veranda & Construction of a Shed	S57	45	37
174-2026	Binalong Bay	Construction of a Carport, Retaining Wall and Site Landscaping	S57	32	32
171-2026	NPR	Alterations/Additions to Dwelling and Construction of Attached Deck	NPR	31	20
166-2026	Binalong Bay	Change of Use, Shed to Dwelling with Alterations and Additions	S57	42	32
070-2026	Stieglitz	Additional Use for Visitor Accommodation	S57	137	29

184-2026	Fingal	Water Supply Infrastructure	S58	14	14
180-2026	St Helens	Construction of a Dwelling with Attached Deck & Separate Carport	S57	34	29
138-2025	Akaroa	Change of Use (Commercial Kitchen/Garage to Multiple Dwelling)	S58	187	29
096-2026	Scamander	2 Lot Subdivision	S57	62	41

33

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

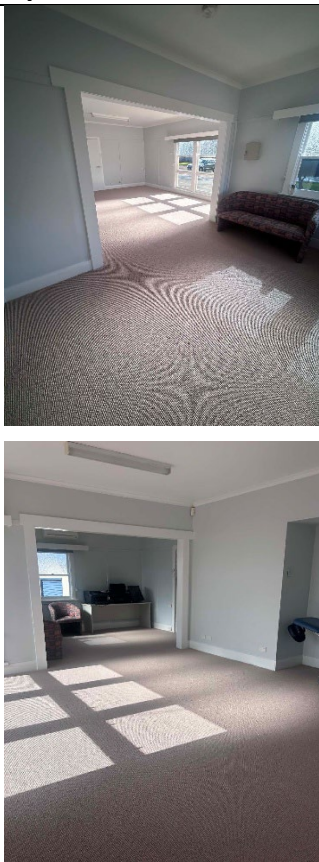
Strategic Planning Projects in the 2026/2027 financial year

Description	Percentage Complete	Current Update
Progress Final Adoption of Scamander - Beaumaris Structure Plan from 2025/2026 & progress the highest priority actions contained with the Scamander-Beaumaris Structure Plan following approval by Council.	75%	Final Scamander – Beaumaris Structure Plan and Report is complete and endorsed at the August 2026 Council meeting. Priorities of endorsed actions will be workshopped upon commencement of Senior Planner.
Regional Land Use Strategy - Participate in finalisation and adoption of the new Northern Tasmania Regional Land Use Strategy.	50%	The draft Northern Tasmania Regional Land Use Strategy is now completed and is now in the hands of the State Planning Office – presentations to Council to follow regarding next steps and Public Exhibition.
Industrial Land Use Strategy - Finalise development of the Strategy; adoption by Council; and commence implementation of priority actions	75%	Industrial Land Use Study is complete and endorsed at the August 2026 Council meeting. Priorities of endorsed actions will be workshopped upon commencement of Senior Planner.
Progress Scenic Areas Assessment - progress a Scenic Areas Assessment furthering previous work completed to inform any further amendments to the Local Provisions Schedule of the Tasmanian Planning Scheme	10%	The brief for the project has been commenced and now awaits resourcing to finalise the brief due to vacant Senior Planner Position.
Food Prone Areas - Develop and implement procedures to apply Municipal and State (State Emergency Service) flood modelling to avoid putting development and use of land at risk of flooding.	0%	Reframed from 2025/2026 to further progress Break O Day Councils Flood Policy Work.
Coastal Erosion Risk - Undertake assessment of erosion risk mapping and planning tools through Local Government Association's Coastal Hazard Resilience Planning Project.	25%	Project initiation meeting held and consultants now engaged. Council resources have been assigned to participate in workshops that have been arranged during November 2026.

Coastal Hazards Strategy - progress municipal and regional policy on managing coastal hazards and risks the community faces.	0%	New Action for 2026/2027 Financial Year
Scamander Coastal Hazards - Develop Council strategy for managing future coastal and flood risks at Scamander and coastal adaptation priorities.	0%	New Action for 2026/2027 Financial Year

BUILDING PROJECTS REPORT

Projects Completed in the 2026/2027 financial year

Description	Location	Updates
Internal Renovations	Hub 4 Health, Portland Court, St Helens	 Completed August 2026.
Air-conditioning upgrades & Commencement of Internal Painting	Council Office	Completed early September 2026
New Power Supply & Electrical Fit-out	St Marys Waste Transfer Station	Connection to Grid and Associated Electrical Completed August 2026.
Replacement of Roof Cladding	Pyengana Hall	Completed August 2026.
Demolition of Structure at end of Use Life	Wombat Walk Gazebo, St Marys	Completed August 2026.
Demolition of Structure at end of Use Life	Old Fingal Toilet Block (Short Street Reserve, Fingal	Completed August 2026.

Installation of Roof Mounted Solar Panels	St Marys Indoor Centre	Completed September 2026. 
Installation of Roof Mounted Solar Panels	St Marys Hall	Completed September 2026. 

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

Description	Location	Updates
Improvements to St Helens Dog Exercise Yard	St Helens Sports Complex	- Completed work includes shelter and seating. - Installation of Water fountain remains outstanding.
Design & Construction Phase – Public Toilet Upgrades	Memorial Park, St Helens	Works Commenced, Scheduled for completion prior to mid November 2026.
Structural Stabilisation Works	St Marys Exhibition building	Draft Structural engineering now received and further committee meeting to occur 7th October 2026.
Repair Render & Repaint Front Facade & New Windows and Curtains.	Portland Hall, St Helens	- Window replacement complete – September 2026; - Curtains are on order, expected to be installed during October 2026.
New Public BBQ Facility – Design Phase	Pyengana Recreation Ground	Designer engaged and consultation with committee has been completed. Conceptual designs now being prepared with an aim for project commencing early 2027.
2 X New Shipping Containers	St Marys Waste Transfer Station	Council & Regulatory approvals now granted and permission granted to St Marys Hospital Auxiliary to progress installation.

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

Description	Location	Updates
New Ceiling Insulation & Roof Replacement	St Helens Works Depot Office building	Budget approved in capital works program.
Toilet/Amenities Replacements – Design Phase	St Helens Foreshore	- Budget approved in capital works program. - On Hold – Pending outcome of Liveability strategy.
Bus Shelter Replacement Program	(Various Sites)	- Working with school trade certificate program. - Budget approved in capital works program.
Internal Upgrades & Improvements	Scamander Sports Complex (Main Building)	- Budget approved in capital works program. - Scoping to be finalised and is directly associated with ongoing

		strategic work being conducted by Otium planning.
Design Phase – Upgrades of Facilities	O Connors Beach, St Helens	• Budget approved in capital works program. • Scoping to be commenced in early 2027 calendar year.

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

Building Services Approvals Report September 2026

No.	BA No.	Town	Development	Value
1.	2023/00109	Upper Scamander	Change of use (Shed with Amenities to Visitor Accommodation)	\$234,000.00
2.	2026/00146	St Helens	Addition - Pergola	\$55,000.00
3.	2026/00134	St Marys	Addition - Veranda	\$19,000.00
4.	2026/00084-STAGE 1	Scamander	Demolition (Dwelling)	\$20,000.00
5.	2026/00090-STAGE 2	St Helens	New Shed	\$48,000.00
6.	2017/00008-AMEND	Stieglitz	Amendment to incorporate Veranda & Storeroom - Garage with facilities	N/A
7.	2026/00109	St Helens	Additions/Alterations (Dwelling) & Addition (Ramp/Awning to Secondary Dwelling)	\$125,000.00
8.	2025/00016-AMEND	Binalong Bay	Amendment to include ramp & vergola (Dwelling, Retaining Wall, Ramp & Vergola)	N/A
9.	2026/00132	St Helens	Change of Use – Class 5 Office to Class 1a Dwelling)	\$30,000.00
10.	2026/00085	St Helens	Retrospective - Secondary Dwelling	\$42,000.00
11.	2026/00051	Binalong Bay	Alterations & Additions to Dwelling (Deck & Porch)	\$99,000.00
12.	2026/00049	Binalong Bay	New Dwelling, Deck & Solar Panels	\$400,000.00
13.	2026/00107-STAGE 1	St Helens	New Shed	\$68,000.00
14.	2026/00162	Fingal	New Farm Shed	\$35,000.00
15.	2026/00033	St Helens	New Dwelling & Retaining Wall	\$100,000.00
16.	2025/00100	Falmouth	Retrospective - Storage Shed with Amenities, Roofed Walkway & Veranda	\$156,000.00
17.	2026/00189	St Marys	Plumbing only – Retrospective (Alterations – Shed with Amenities)	N/A
18.	2026/00197	Stieglitz	Plumbing only – Bathroom alterations to Existing Dwelling	N/A

ESTIMATED VALUE OF BUILDING APPROVALS FINANCIAL YEAR TO DATE	2025/2026	2026/2027
	\$7,413,600.00	\$7,354,000.00

ESTIMATED VALUE OF BUILDING APPROVALS FOR THE MONTH	MONTH	2025	2026
	September	\$1,365,600.00	\$1,431,000.00

NUMBER BUILDING APPROVALS FOR FINANCIAL YEAR TO DATE	MONTH	2025/2026	2026/2027
	September	38	44

ENVIRONMENTAL REPORT – NO UPDATE AVAILABLE DUE TO NRM FACILLITATOR ON ANNUAL LEAVE AT TIME OF WRITING REPORT.

Description	Updates
H5N1 Bird Flu	Bird Flu (High Pathogenicity Avarian Influenza - H5N1 bird flu) has been recorded in wild birds around Tasmania's coastline and King and Flinders Islands. An Interim Break O'Day Council Bird Flu Plan has been prepared to guide Council's role in supporting statewide management of the developing Bird Flu biosecurity emergency in Break O'Day. Council has assisted several customer enquiries regarding sightings to ensure they are reported to Biosecurity Tasmania. Biosecurity Tasmania's Bird Flu web pages are a primary source of information and key advice continues to be 'Avoid-Record-Report'. NRE Tasmania has released the Avian Influenza Carcass Management Guide for Land Managers. The guide provides owners/managers of public land with information on how to assess and dispose of carcasses safety when they find birds which are suspected to have died from the H5N1 bird flu. The Guide applies to Councils, education facilities, sporting clubs, parks & reserve managers, small landholders and farms which ARE NOT POULTRY PRODUCERS.
Scamander Coastal Hazards and Flood Risk Management project	Construction work has been completed to repair and maintain the degraded rock protection in front of the River mouth park and stabilise an erosion bank close to Dune Street.  An automated water level sensor has been installed on the Scamander Bridge, with some work remaining to fix it's elevation relative to roads and housing at risk of flooding. Monitoring of water levels will help improve management of the barway when it is closed to reduce inundation risk, including warning of floods.
Water - Marine Environment	The Federal Department of Climate Change, Energy, the Environment and Water has extended its timeframe from 7 September 2026 to 7 March 2027 for deciding on listing of 'Ostrea angasi oyster reefs of southern Australia' as a threatened ecological community nationally. The Department's reasons are "to allow for further consideration of the assessment". Georges Bay hosts some of the best remnants of these native Otsrea angasi oyster reefs known.

Climate Change	Northern Tasmania Alliance of Resilient Councils (NTARC) representatives met to map out issues and priorities for a Climate Resilience Plan for the region. NTARC's Building Climate & Disaster Resilience project, funded by the Australian Government's Drought Resilience Fund, will also work on Resilience Plans for the Council's and other tools and outputs for climate action through 2026. The workshop also took the opportunity to review NTARC's achievements after 3 years and discuss NTARC's future.
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PUBLIC HEALTH REPORT

Recreational Water Quality

The *Public Health Act 1997* requires that Councils to monitor recreational waters (including public pools and spars) using the Tasmanian Recreational Water Quality Guidelines. Monitoring is conducted monthly during the warmer months to test faecal contamination.

The 2021-2022 sampling season has now ended. Results for water samples last season indicated conditions at the ten waters monitored were safe for swimming 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 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]	[Current Financial Year]		[Previous Financial Year]	
	Persons	Vaccinations	Persons	Vaccinations
July - December	0	0	0	0
January - June	73	107	43	83
TOTAL	73	107	43	83

Sharps Container Exchange Program as at 30 September 2026

Current Year	Previous Year
YTD 2026	YTD 2025
23	26

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

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

OFFICER'S RECOMMENDATION:

That the General Manager's report be received.

INTRODUCTION:

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

PREVIOUS COUNCIL CONSIDERATION:

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

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

22.09.2026	Scamander	– Scamander Sports Complex, meeting with Scamander Sports Complex Committee (including Council's Executive Officer) to present and discuss the draft concept plans which have been developed from engagement with sporting clubs, the Committee and wider community, followed by the Sports Complex's Annual General Meeting.
22.09.2026	Scamander	– Scamander Sports Complex Annual General Meeting
25.09.2026	MS Teams	– Department of Employment and Workplace Relations, meeting to discuss the work of the Regional Jobs Hub Network and how this work intersects with the Workforce Australia reform process.
30.09.2026	Launceston	– Kerry Vincent MP, Minister for Infrastructure and Transport, Local Government, Housing and Planning, meeting involving Northern Tasmania's General Managers and CEOs and Northern Development Tasmania Corporation (NTDC) CEO Michael Bailey, providing an opportunity to discuss key regional and local government matters, including local government reform, planning reform, Regional Jobs Hub funding and outcomes from the Northern Economic Summit.
30.09.2026	Launceston	– Northern Tasmania Development Corporation, attended the Annual General Meeting and Members Representative Group (MRG) meeting.

01.10.2026	St Helens	– Janie Finlay MP, Member for Bass, tour of Break O’Day provided an opportunity to brief Ms Finlay on key Council projects, regional priorities and future funding needs.
01.10.2026	St Helens	– Fingal Valley Neighbourhood House and East Tas Education and Employment (ETEE), meeting to discuss the transition of Break O’Day Employment Connect (BODEC) to ETEE.
02.10.2026	Launceston	– Northern Region General Managers, key discussion points included NTDC, Regional Land Use Strategy, NTARC Climate Change project and shared services and procurement opportunities.
<i>Note: The General Manager was on annual leave from 5–9 October 2026, with Raoul Harper appointed Acting General Manager during this period.</i>		

Meetings & Events Not Yet Attended:

15.10.2026 (Tentative)	Devonport	– Local Government Association of Tasmania (LGAT), General Managers Workshop, including updates on Building Tasmania, the Draft Waste and Resource Recovery Strategy, Avian Influenza, local government matters, cybersecurity and foreign interference.
19.10.2026	St Helens	– Council Meeting.

General – The General Manager held regular meetings with Departmental Managers and individual staff when required addressing operational issues and project development. Meetings with community members included Damien Tucker (AMB Tas Group), Dave Gunton (Iron House Point), Russell Hookway (Glencoe Estate),

Brief Updates:

Visit – Hon Janie Finlay MP, Member for Bass

The recent decision by the Australian Electoral Commission Redistribution Committee to recommend that Break O’Day move from the Lyons electorate to the Bass electorate will come into effect at the next Federal and State elections once it is approved by Parliament. New relationships will need to be established with our parliamentary representatives and the visit by Janie Finlay is the start of the process. The visit provided us with the opportunity to show Janie first hand key matters we are working on as well as to discuss issues facing our area, the main ones covered included:

- Georges Bay Foreshore Walking Track, Parnella extension
- Housing, wide range required locally including affordable, worker and emergency
- Bay of Fires Master Plan including infrastructure priorities
- CBA Carpark project
- Visit to Break O’Day Employment Connect and Regional University Study Hub
- St Helens Wharf maintenance issues

Local Government Elections

The General Manager notes that this is the last meeting of the current Council pending the results of the current election being known towards the end of October. It has been a pleasure to work with the Councillors over the last four years and it is worth reflecting on some of the achievements that have occurred over that period:

- New St Helens Police Station
- St Marys Multipurpose and Evacuation Centre
- Fingal Community Shed
- Regional University Study Hub
- St Marys Childcare Centre replacement
- Fingal Affordable Housing
- Georges Bay Foreshore Track Lighting
- St Helens and Fingal Pump Tracks

- Recreational Trails Strategy
- Georges Bay Activation Strategy
- Bay of Fires Master Plan
- Scamander Coastal Hazards Project
- Break O'Day Aquatic Centre Feasibility Study
- Economic Development Strategy
- St Marys Pass Alternative Route investigation
- Scamander – Beaumaris Structure Plan
- Industrial Land Use Strategy
- Waste Management Strategy

This is but a small example of the work which has been completed. During this time many other projects and services important to our community have been delivered all during a period when Council has consolidated and strengthened our financial position. On behalf of the BODC organisation, thank you to all of the Councillors for their trust, support and leadership during this period. You have definitely left the Break O'Day area and Council in a better place than at the start of the term.

All the best in the current election process.

Communications Report

TOPIC	ACTIVITY	PROGRESS
GENERAL COMMS	BODC Newsletter	Sent out 1 week ago. Included stories on: • We're bigger for sharing profits with you. • Explore St Helens these school holidays. • GetIn2Gear Learner Driver Mentor program.
	BODC Website	• Lions Tasmania, Free skin checks, 30-31 October 2026. • St Helens Scout Group, Trivia night 6 November 2026. • Fingal Valley Neighbourhood House, Aged Care Forum, 20 October 2026. • Back to St Marys Weekend, 31 October 2026.
	Valley Voice: Five minutes	• Annual Irapuna weekend.

	with the Mayor	St Marys Water Supply Improvement Project – Works Underway.
	North Eastern Advertiser	- Local Government elections. - St Marys Pass options assessment released.
SOCIAL MEDIA	Break O'Day Council	- Footpath Network Condition Survey. - Mythbusters, Council Edition. - Australian Citizenship Ceremony, welcomed four new citizens to Break O'Day. - Rethink Waste, Flammable Five campaign. - Festival of Wellbeing.
	Shared Social Media Posts	- Tasmania Parks and Wildlife Service, Shorebird Nesting Season. - Tasmania Electoral Commission (TEC), What's inside your ballot pack. - Break O'Day Chamber of Commerce, Meet the Candidates information session. - Local Government Association of Tasmania (LGAT), Ballot packs are arriving. - Garage Sale Trail, Registration now open. - Circular North, Household Hazardous Waste. - Department of Natural Resources and Environment Tasmania, Tasmanian Bird Flu response. - LGAT, Life the Tone campaign. - TEC, Candidates announced for Break O'Day. - Rooke, Dream Job. - Tasmania Fire Service, Communities urged to prepare ahead of bushfire season.
EMAIL DATABASES	Continuing to develop	Continuing to collect email addresses for the newsletter and township databases. This has been going well with all the consultation underway, which is used as an opportunity to promote our EDMs.

Actions Approved under Delegation:

Nil

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

DATE	DOCUMENT	ADDRESS	PID OR DA
02.09.2026	337 Certificate	51 Reids Road, St Helens	7734787
02.09.2026	337 Certificate	396 Elephant Pass Road, St Marys	7428077
08.09.2026	337 Certificate	32 Freshwater Street, Beaumaris	3580290
08.09.2026	337 Certificate	156 Harefield Road, St Marys	6403396
09.09.2026	337 Certificate	10 Doepel Place, St Helens	2254020
09.09.2026	337 Certificate	21 Main Road, Weldborough	6801079
09.09.2026	337 Certificate	30 Wrinklers Drive, Scamander	9881354
14.09.2026	337 Certificate	298 St Helens Point Road, Stieglitz	6786569
14.09.2026	337 Certificate	Esk Main Road (CT130654-2), St Marys	6409528
14.09.2026	337 Certificate	90 Harefield Road, St Marys	9359860
14.09.2026	337 Certificate	23 Annie Street, St Helens	6793101
15.09.2026	337 Certificate	9 Perseus Street, St Helens	9600451
16.09.2026	337 Certificate	10 Archie Court, St Helens	9748288
16.09.2026	337 Certificate	20 Chimney Heights Road, Stieglitz	6788759
16.09.2026	337 Certificate	66 Tully Street, St Helens	6800666
16.09.2026	337 Certificate	6 Alma Court, St Helens	2253888
21.09.2026	337 Certificate	4 Cherrywood Drive, Scamander	7513802
21.09.2026	337 Certificate	13 Thompson Court, St Helens	7424543
22.09.2026	337 Certificate	31 Felmingham Street (CT300830-2) Binalong Bay	2663000
24.09.2026	337 Certificate	Unit 16, 41-43 Beaulieu Street, St Helens	3078866
28.09.2026	337 Certificate	121 Scamander Avenue, Scamander	2668004
30.09.2026	337 Certificate	16 Irish Town Road, St Marys	2697702
30.09.2026	337 Certificate	12-14 Main Road, St Marys	9178721

Tenders and Contracts Awarded:

Tender Closing Date	Description of Tender	Awarded To
29 August 2026	Cardboard Compactor – St Helens Waste Transfer Station	Bucher Municipal Pty Ltd.
2 September 2026	Purchase of town litter collection truck	Garwood International
4 September 2026	Contract 030/001/156 - Bridge 7032 Replacement – Design and Construct	TasSpan Pty Ltd

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

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

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

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

OFFICER'S RECOMMENDATION:

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

INTRODUCTION:

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

PREVIOUS COUNCIL CONSIDERATION:

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

OFFICER'S REPORT:

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

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

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

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

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

Break O Day Annual Plan 2026 – 2027

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

Quarterly Report

QUARTER FOUR | APR – JUN 2026

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ACKNOWLEDGEMENT OF COUNTRY

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

This report has been prepared by NTDC.

© Northern Tasmania Development Corporation LTD, 2026

FINDING TRUE NORTH

Navigating a sustainable future in Northern Tasmania

OUR VISION

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

OUR PURPOSE

We grow Northern Tasmania by:

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

OUR VALUES



Connected



Clear



Creative



Curious

OUR STRATEGIC GOALS

Regional Development

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

Regional Collaboration

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

Organisational Strength

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

KEY PERFORMANCE INDICATORS

Strategic Leadership
100% Support

Project Management
≥ 95% OTAB

Engaged Membership
≥ 100% Retention

Project Delivery
≥ 12 Projects

Organisational Culture
≥ 95% Support

Continually Improve
≥ 80% Satisfaction

Enhanced Reputation
≥ 85% Positive

Diversified Revenue
> 50% Non-council

Chair's Introduction

This past quarter has been one of monumental change for NTDC. After a highly competitive process, we are delighted to welcome Michael Bailey OAM to the role of CEO. Michael is known to many as the previous CEO of the Tasmanian Chamber of Commerce and Industry and has a strong track record of effective advocacy, positive engagement, connection to the North and a commitment to values-based management.

Michael officially commenced on the first day of the new financial year, however he graciously agreed to start with us two weeks early to enable a smooth handover with Chris and myself and also to attend ALGA in Canberra with many of our members. At time of writing, Michael is about six weeks in and has hit the ground running with meetings focusing on Boags redevelopment, Hawthorn Football Club and Liberty Bell Bay as priority discussions.

As Chris Griffin departs after three years serving as our CEO, we thank him for delivering so many exceptional outcomes for the Northern Region. This includes working with councils to build consensus around our regional priorities, effectively advocating for those priorities and engaging with government at all levels to ensure we attract focused and effective investment where it is needed most. We wish Chris all the best in his next endeavours, including becoming an Australian Citizen!

The end of this quarter also marked the end of our previous members agreement, the end of the financial year, and the end of our strategic planning period. As such, we have been deeply gratified to be able to spend a full day in a facilitated session with you all and Leadership Space, where we discussed at length where we see NTDC heading for the next three years. This has formed the basis of our draft strategic plan, annual workplan and budget which we will bring to you all in our next Members Representative Group meeting.

During this quarter our Manager of Major Projects Jade Kaye accepted a new role in a consultancy and we have recruited the highly credentialed Chris de Bono into the position. Chris has previously worked in Launceston and is now relocating back from Canberra after managing major projects with the Australian Defence Force. He is also only two weeks in at time of writing, but has managed to establish himself with the steering committee, stakeholders and consultant team for the Northern Tasmania Intermodal Freight Terminal as his main project. He is also busy conceiving the new project management office and we look forward to sharing with members how that is shaping up in the coming months

Chair's Introduction (Continued)

Of course the most pressing change in Local Government is the impending local government elections. We wish all of our member councillors the best in the upcoming election period and look forward to working with newly formed councils through the induction and welcome processes.

Amid ongoing austerity and government changes, NTDC is harnessing this period of change to step in to the significant opportunities presented in the North right now. A building agenda of regionality is placing the north in an excellent position as we are already collaborating and connected with clear priorities and aspirations. I am deeply optimistic about the team we have built delivering the work we have ahead of us to maximise all of these opportunities.

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

Dr Allison Anderson
Chair

Annual Workplan Update

Regional Development

• Population Program	• Flinders Island population profiling pilot completed	Completed
• NTRLUS review	• NTRLUS steering committee and RPG meetings held	In progress
	• NTRLUS drafting nearing completion	In progress
• Northern Tasmanian Intermodal Freight Terminal	• Lead Design process well advanced	In progress
	• Stage 2 commenced	In progress
	• MCA stakeholder workshop	Completed
	• Steering Committee, Project Team and Advisory group meetings on-time	In progress
	• Risk, environment and planning workflows continued	In progress
• Flinders Pilot Projects	• Population response plan	Completed
	• Project Mgmt Support	Completed

Regional Collaboration

• Gastronomy Northern Tasmania	• Gastronomy Community Leader Forum	Completed
	• Seasonal gastronomy social media campaign	In progress
	• Great2Go rollout	In progress
• Regional Advocacy	• NBN Co, CEO forum hosted	Completed
	• Bell Bay Response Team meetings	In progress
	• Attendance at the Tas Freight & Logistics Forum	Completed

Organisational Strength

• Member Representation	• MRG meeting held	Completed
	• Council CEOs/GMs meeting	Completed
• NTDC 2026-29 Strategy co-design process	• Interviews with members and facilitated workshop inform drafting of strategy	Completed
	• Shared Services business modelling	Completed
• Chief Executive Officer	• Recruitment completed	Completed
• Major Projects Manager	• Recruitment completed	Completed



Project Updates

Regional Land Use Strategy Review

NTDC continued to lead the review and update of the Northern Tasmania Regional Land Use Strategy (NTRLUS) in partnership with the Regional Planning Group, northern councils, and the State Planning Office. The NTRLUS is a statutory instrument under section 5A of the Land Use Planning and Approvals Act that provides medium- to long-term strategic direction for settlement, environmental values and hazards, commercial and industrial activity, transport, infrastructure, and cultural values across the region.

Stage 1 work (Strategic Directions) commenced in late 2024 with workshops involving all eight northern councils and State agencies, resulting in a State of Play report. Regional Strategic Directions were developed and finalised through 2025, guided by four key themes:

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

Community engagement on the State of Play and Regional Strategic Directions was completed in early 2026, with insights incorporated into the drafting process. The Infrastructure Audit and Gap Analysis was also completed and integrated.

Funding for Stage 3 (drafting) was confirmed by the State Government in late 2025. Drafting commenced in early 2026 with MESH Planning appointed to integrate technical inputs, facilitate workshops with the Working Group and State partners, and develop the strategy framework and structure.

New terms of reference for the NTRLUS Working Group have been enabled to guide the drafting process. The Steering Committee and Working Group continue to meet regularly. The Steering Committee has also communicated with the Minister's Office seeking clarity on the growth appetite that the eventual strategy will be expected to follow.

A revised delivery deadline of 15 July has been set for the draft strategy.

NTDC remains committed to a collaborative, regionally led approach that will deliver a renewed NTRLUS capable of guiding sustainable land use and development across Northern Tasmania for the next 25–30 years

Northern Tasmania Population Program

NTDC has continued to advance the Northern Tasmania Population Program, building on the review of the 2019 Population Taskforce Strategy and the subsequent discussion paper prepared with the Tasmania Policy Exchange.

A multi-stage review and renewal of the region's population strategy was developed to align priorities for future-focused Population Program for Northern Tasmania. The key driver was to respond to evolving demographic challenges and opportunities, coinciding with the release of the State's new population policy framework in July 2024, and to identify where a well-resourced regional program could amplify existing local, regional and state efforts. The program focuses on four interconnected areas of change, driven by regional collaboration and key strategic partnerships (including Brand Tasmania):

- **Workforce Attraction & Regional Promotion:** Identifying "best prospects" profiles to attract people for work and lifestyle opportunities, while offering support to partners, to enable a shared focus on improving long-term retention rates.
- **Childcare and Aged Care Feasibility & Advocacy:** Addressing shortages of childcare facilities in regional centres and anticipating escalating aged care needs.
- **Future Workforce Needs & Intra-regional Dependencies:** Better identifying future workforce needs and economic drivers for regional communities, supporting residential and commercial investment, and the intra-regional codependencies.
- **Northern Council Population Network Facilitation:** Establishing and facilitating a Northern Population Network of local government and strategic partners to share insights, identify & deliver effective programs, and design broader population responses.

The program is designed to be measurable across 1-, 3-, 5- and 10-year horizons, with a final draft of the Population Program 2025 was completed following consultation with member councils and State Government agencies. The program supports regional actions focused on attracting and retaining new Tasmanians, advocacy for expanded child and aged care facilities, future workforce demand modelling, and the facilitation of a northern council population network.

In early 2026, a Flinders Island population profiling pilot commenced in partnership with Flinders Council and Brand Tasmania. The pilot aims to better understand and attract residents with a higher propensity to become long-term community members. This work aligns with the broader Northern Tasmania Population Program and forms part of NTDC's exploration of shared services models that can deliver practical value across the membership.

Northern Tasmania Intermodal Freight Terminal (NTIFT – formerly TRANSlink)

NTDC continues to provide project management services for the planning and development of the proposed Northern Tasmania Intermodal Freight Terminal (NTIFT) in partnership with Northern Midlands Council. The project aims to strengthen Northern Tasmania's freight and logistics capability by supporting more efficient integration of rail, road and air transport networks while enabling future industrial development opportunities.

Following completion of Stage 1 planning activities, including the business case, design initiation and supporting investigations, the project has progressed into Stage 2 assessment and planning. A lead design consultant has been engaged and a Functional Design Brief developed to inform ongoing analysis and option development.

During the period and following on from the formal problem definition activities, a structured site assessment process was advanced using Infrastructure Australia methodologies, including initial screening and strategic merit testing. This work has examined a broad range of potential locations and is progressing toward a shortlist of sites to be subject to a rigorous cost benefit analysis. The outcomes of this process will be detailed in the detailed business case that will be submitted to Infrastructure Australia for funding assessment.

Stakeholder engagement remains a key component of the project. NTDC has continued consultation with government agencies, industry representatives, landowners, existing freight and logistics operators, and other key stakeholders to help inform planning, design and delivery considerations. Engagement activities have included Advisory Group meetings, user workshops, industry presentations and project communications through newsletters and online updates.

The project remains on schedule and is approximately 75 per cent complete. Over coming quarters, work will focus on detailed site assessment, master planning, delivery and operating model development, commercial and governance arrangements, and preparation of the final business case to support future investment and funding decisions.

Gastronomy Northern Tasmania

Gastronomy Northern Tasmania continues to leverage the region's UNESCO Creative City of Gastronomy designation to connect food, farming, culture, creativity and community, supporting both the regional food system and visitor economy.

In 2025, agriCULTURED was successfully delivered and the Great2Go food waste pilot launched with grant support from Circular North and the Tasmanian Waste & Resource Reuse Board. FermentHQ, Tasmania's world-first fermentation institute, officially opened in August 2025 as part of the agriCULTURED program. NTDC has since actively supported VIP group tours and promotion of the facility as a significant asset for the region, and advocated for the Great2Go campaign, rolling out again in 2026.

On 26–27 March, Gastronomy Northern Tasmania and Hobart City of Literature jointly hosted the Australasian Creative Cities Network (ACCN) Conference, bringing together UNESCO Creative Cities from across Australasia to collaborate on creativity, culture and sustainable urban renewal. Days prior, Northern Tasmania participated in Macao's Gastronomy Carnival, with regional chefs conducting cooking demonstrations featuring Tasmanian produce and featuring in international media. The Gastronomy Coordinator also presented on FermentHQ, agriCULTURED and Great2Go at the associated Cities Forum.

The Gastronomy Northern Tasmania 2026 Gastronomy Forum was held in June, bringing together stakeholders from across the regional food system, including farmers, government agencies, restaurateurs, makers and producers, to review and further develop the region's identity and gastronomy network. The forum provided a collaborative platform to strengthen connections, share insights, and shape the future direction of Northern Tasmania's gastronomy ecosystem.

Secure multi-year funding for agriCULTURED (2026–29) has been confirmed by Events Tasmania. Planning is underway for future agriCULTURED programming, continued rollout of the Great2Go pilot, and a Gastronomy Food System Forum.



Advocacy and Engagement

Regional Advocacy and Collaboration

NTDC continues to advocate for Northern Tasmania and facilitate collaboration across councils, industry, government and community on shared regional priorities. This work supports the organisation's core purpose of leading regional collaboration, achieving regional outcomes, and advancing regional priorities, strategies and policies.

Key platforms and ongoing initiatives

The Tamar Leaders Lunch series, delivered in partnership with the Launceston Chamber of Commerce, remains a flagship platform for bringing together regional leaders. Sessions have covered a range of strategic topics, including:

- River health and the kanamaluka/Tamar Estuary (River Health Action Plan)
- Health and inclusion
- The Bell Bay Industrial Precinct (11 March 2026 session featuring Minister Felix Ellis and the CEO of Bell Bay Advanced Manufacturing Zone, Susie Bower)

These forums provide candid insights, foster cross-sector dialogue, and strengthen collective understanding of opportunities and challenges facing the region.

NTDC is an active member of the Bell Bay Response Team, established by the Minister for Business, Industry and Resources (Felix Ellis MP) in response to evolving circumstances at the Bell Bay Industrial Precinct, including challenges related to Liberty Bell Bay. The team's purpose is to provide insights and advice to the State Government to inform a collective response that supports regional communities and industry. Membership includes George Town Council, Bell Bay Advanced Manufacturing Zone, NTDC, Launceston Chamber of Commerce, Tasmanian Minerals and Energy Council, and relevant State Government agencies. The team meets regularly to monitor developments and contribute to coordinated support measures.

Regional Advocacy and Collaboration

Broader advocacy and engagement

NTDC maintains regular engagement with a wide network of stakeholders, including:

- State Ministers and agencies (including ministerial briefings on NTRLUS, the Intermodal Freight Terminal, population and regional priorities)
- Cradle Coast Authority, RDA Tasmania and LGAT (including inaugural joint meetings and participation in population and regional development forums)
- Visit Northern Tasmania, NRM North, Tourism Tasmania, Brand Tasmania and industry associations
- Local government CEOs/GMs and elected members across the northern councils

Targeted advocacy has been undertaken during recent state and federal election periods. This included the preparation and release of electorate prospectuses for Bass and Lyons (North), coordinated media activity with member councils, letters to State MPs seeking regional strategic partnerships, and participation in candidate and stakeholder briefings.

NTDC has also sponsored and participated in key regional events, including the Northern Tasmania Investment Conference, Tasmanian Major Projects Conference, and various population, tourism and industry forums. These activities enable the organisation to share knowledge on regional priorities, gather insights from experts, and amplify a unified Northern Tasmanian voice.

Through consistent advocacy and facilitated collaboration, NTDC works to ensure the region's priorities are understood and advanced at local, state and national levels, supporting sustainable economic development, industry resilience and community wellbeing across Northern Tasmania.

Engagement and Forums

NTDC maintained a strong program of meetings, events and forums throughout the April–June 2026 quarter. These engagements supported advocacy, shared services development, major project progress, strategic planning, and collaboration across councils, industry and government.

- 1st April – Members Representative Meeting, commencement of the 2026–29 Strategic Plan co-design process, with broad priority areas and a future vision for Northern Tasmania tabled.
- 2nd April – LGAT Population Forum, participation in statewide discussions on population challenges and opportunities, aligning with NTDC’s Population Program.
- 13th April – NBN Co CEO Roundtable, NTDC brought together regional leaders to meet with NBN Co CEO Ellie Sweeney. Discussions covered the future of the Fibre network in Tasmania, Low Earth Orbit (LEO) satellite advances, NBN plans for business, digital literacy and community place-making. Supporting contributions came from RDA Tasmania (Digital Uplift Project Officers) and City of Launceston’s Cameron Smith (Smart City advances).
- 22nd April – Tasmanian Freight & Logistics Forum, NTDC Director of Major Projects attended the 5th Tasmanian Freight & Logistics Forum, representing both NTDC and the NTIFT project team. Insights on future freight and logistics trends across Tasmania and Australia reinforced the importance of a rigorous business case process for the Intermodal Terminal.
- 22nd April – Lady Baron Boating Facility Opening.
- 12th May – MCA Analysis workshop – TRANSlink, multi-criteria assessment stakeholder workshop as part of Stage 2 of the Intermodal Freight Terminal business case.
- 22nd May – State Budget Lunch.
- 26th May – Regional Agencies biggest morning tea.
- 29th May – NTDC Members Strategy workshop, full-day facilitated strategy session with members (supported by Leadership Space), a key step in co-designing the 2026–29 Strategic Plan.
- 9th June – LST Chamber members ‘BOAGs’ forum.
- 10th June – Gastronomy Forum, Tasmania’s inaugural Gastronomy Forum, attended by 80 leaders from the regional food system. The forum explored the region’s UNESCO Creative City of Gastronomy designation and what gastronomy means to the local food system.
- 11th June – Flinders Community Leaders population workshop, outcome of the Flinders Island population profiling pilot, generating practical priority actions for the council and community.
- 19th June – Members Representative Meeting, draft 2026–29 Strategy presented to members.

Collectively, these meetings, events and forums advanced NTDC’s advocacy, strengthened member and partner relationships, progressed major projects and strategic planning, and maintained strong regional visibility and influence.



Corporate Updates

Strategic Planning & Organisational Strength

NTDC has continued to strengthen its organisational foundations through membership security, strategic planning, and team transitions, ensuring the agency remains well-positioned to deliver value for members, industry and the broader region.

2026–29 Strategic Plan Co-Design

With core membership funding assured for the 2026–29 period, NTDC focused on co-designing its next three-year Strategic Plan with Member Councils and key strategic partners.

The process commenced on 1 April 2026 at the Member Representative Group (MRG) quarterly meeting, where broad priority areas and a future vision for Northern Tasmania were tabled. Subsequent steps included:

- 10th April – NTDC Board strategic workshop
- 27th April to 29th May – Online partner surveys and facilitated interviews with Member Councils
- 24th April to 29th May – Development of a shared services business model
- 29th May – Full Member Council strategy workshop, facilitated by Leadership Space
- 19th June – Presentation of the draft strategy to members at the MRG meeting

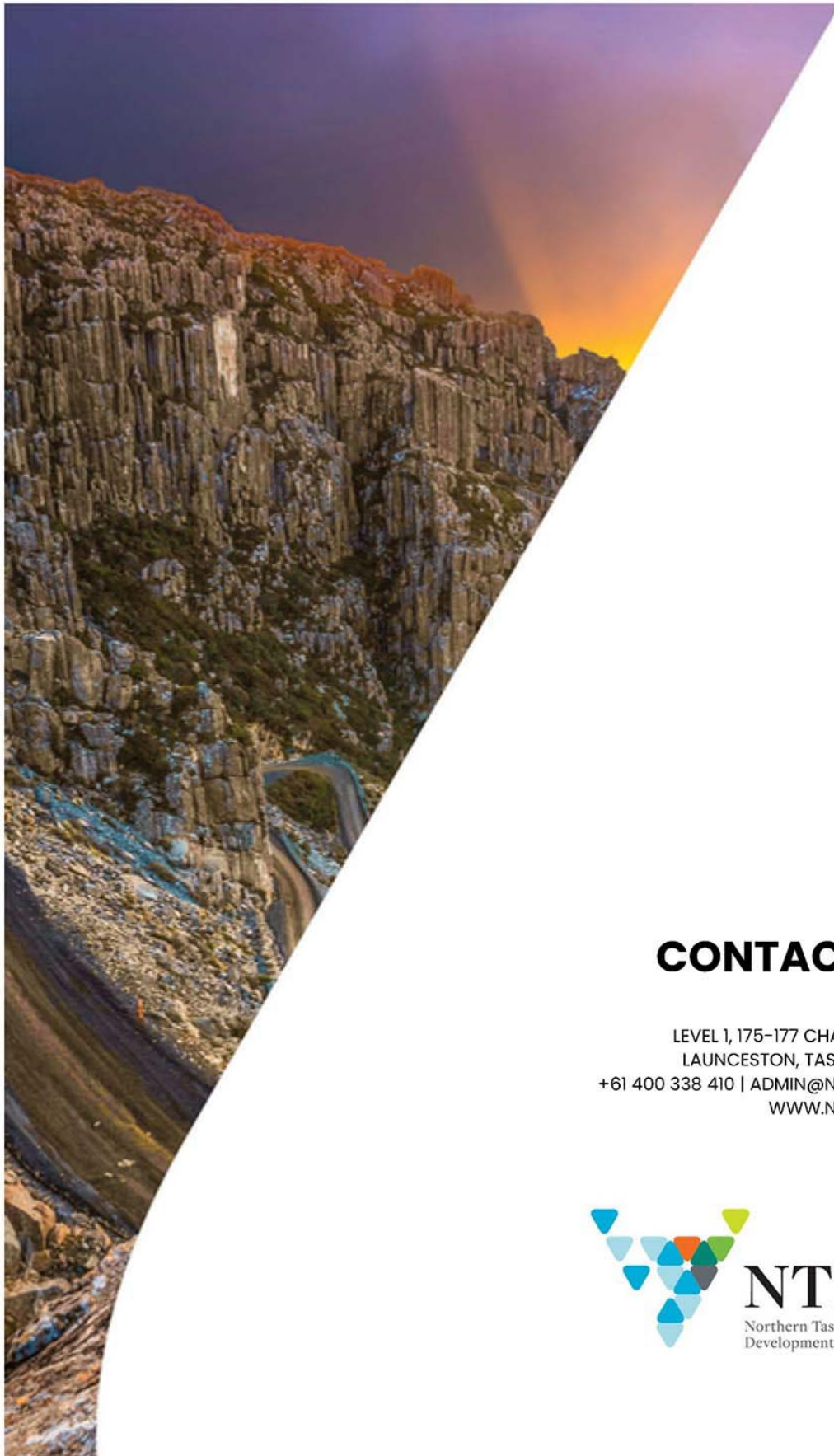
Next steps include engagement with strategic partners to align priority programs at local, regional and state levels, followed by refinement and formal endorsement of the final strategy at the NTDC Annual General Meeting on 28 August 2026. Activation of the shared services business model will also form part of the forward work program.

Leadership and Team Transitions

Significant changes occurred within the NTDC team at the end of the quarter:

- CEO Chris Griffin concluded his three-year tenure on 30 June 2026. He has been succeeded by Michael Bailey, who commenced as CEO on 1 July 2026.
- Inaugural Major Projects Manager Jade Kaye concluded his role at the end of the quarter. Jade played a central role in progressing the Northern Tasmania Intermodal Freight Terminal project and establishing the foundations of NTDC's Project Management Office. Chris de Bono has joined the team from 20 July 2026 as the new Major Projects Manager, with Jade remaining briefly to support a smooth project transition.
- Daniel McWilliams, who had been supporting the team in a temporary capacity since 8 April 2026, accepted a permanent appointment as Executive Officer.

These transitions strengthen NTDC's capacity to deliver on its strategic priorities while maintaining continuity on major projects and organisational operations. The Board continues to oversee governance, risk and financial performance, with plans to expand Board membership once the new CEO is fully established to ensure appropriate skills diversity and well-rounded decision-making.



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ACTION	DECISION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	002\014\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That Council:

1. Authorise the General Manager to close the Council Office and the Works Depot for the Christmas Break from 12pm on Thursday 24 December 2026, reopening on Monday 4 January 2027.
2. Note that the annual employee Christmas function is to be held a couple of weeks prior, with the date to be confirmed. On the day of the function, the office will close at 12:00pm.

INTRODUCTION:

Christmas Eve falls on a Thursday this year and consideration needs to be given to the closure period for the Council Office and Works Depot.

PREVIOUS COUNCIL CONSIDERATION:

Item is considered annually.

OFFICER'S REPORT:

In previous years, the Council Office etc have closed at lunchtime (12:30pm) on the last day of work and following this, an end of year function has occurred. However, this timing often coincides with a last-minute rush of activities to complete before the Christmas break.

It is proposed to hold the Christmas function a couple of weeks prior to maintain operational efficiency.

To facilitate this, it is recommended that the Council Office, Depot and other necessary Council operations close at 12:00pm. This will allow all staff (indoor, outdoor, Visitor Information Centre and History Room combined) to participate in the end of year function.

It is recommended that the General Manager consider this proposal and approve the necessary arrangements for the event.

STRATEGIC PLAN & ANNUAL PLAN:

N/A

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

There is no financial implication to Council in regard to this matter.

VOTING REQUIREMENTS:

Simple Majority

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	014\001\022\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the following dates be approved for Council Meetings and Workshops to be held in 2027.

INTRODUCTION:

It is necessary to determine Council meeting dates prior to the commencement of the New Year. The above dates are submitted for Council's consideration.

PREVIOUS COUNCIL CONSIDERATION:

Setting Council meeting dates is an annual requirement.

OFFICER'S REPORT:

Council Workshops Commencing at 9.00am	Council Meetings (time to be determined)
	Monday 18 January
Monday 1 February	Monday 15 February
Monday 1 March	Monday 15 March
Monday 5 April	Monday 19 April
Monday 3 May	Monday 17 May
Monday 7 June	Monday 28 June
Monday 5 July	Monday 19 July
Monday 2 August	Monday 16 August
Monday 6 September	Monday 20 September
Monday 4 October	Monday 18 October
Wednesday 3 November	Monday 15 November
Monday 6 December	Monday 20 December

Once the meeting dates have been established they will be published on the Council website, Council does have the opportunity to amend these dates if issues arise during the year.

In regards to the dates set above, I highlight the following variations from what would be the normal 1st and 3rd Monday of each month.

November – The workshop will be held on Wednesday 3 November due to the 1st Monday (1 November) falling on a public holiday for operational matters.

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.

LEGISLATION & POLICIES:

Local Government (Meeting Procedures) Regulations 2025 – Part 2, Division 1 – Meeting dates must be established to ensure appropriate notice of meetings can be provided in accordance with legislative requirements.

Regulation 7 states:

7. Times of meetings

- (1) A meeting is not to start before 5:00 p.m. unless otherwise determined by the council by absolute majority or by the council committee by simple majority.*
- (2) After each ordinary election, a council and a council committee are to review the times of commencement of their meetings.*

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

There are no budget implications to Council.

VOTING REQUIREMENTS:

Absolute Majority

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

IN CONFIDENCE

10/26.18.0 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.

10/26.18.1 Confirmation of Closed Council Minutes – Council Meeting 21 September 2026

10/26.18.2 Outstanding Actions List for Closed Council

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

10/26.19.0 MEETING CLOSED

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

.....
MAYOR

.....
DATE