



COUNCIL MEETING AGENDA

Monday 21 September 2026
Council Chambers, St Helens

John Brown, General Manager
Break O'Day Council
15 September 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 21 September 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.

A handwritten signature in black ink, appearing to read 'John Brown', with a large, stylized initial 'J'.

JOHN BROWN
GENERAL MANAGER

Date: 15 September 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.

09/26.1.0 ATTENDANCE

09/26.1.1 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

09/26.1.2 Apologies

Nil

09/26.1.3 Leave of Absence

09/26.1.4 Staff in Attendance

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

09/26.2.0 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.

1. Who among you, regard the current Community Consultation (i.e. Aquatic centre, electoral boundary change) to be comprehensive, timely and adequate in sufficiently representing the majority of Break O'Day residents before making decision on our behalf?

REPLY

The Council Meeting Procedures (Version 8 adopted 18 August 2025) states:

5. Public Question Time

5.5 A question must relate to the activities of the Council as a whole and not be directed to a particular Councillor and how they are discharging their duties as a Councillor.

Council undertakes community consultation in accordance with its adopted Community Engagement Strategy and processes will be guided by the Strategy and the requirements applicable to the particular matter being considered. Consultation methods may vary depending on the nature and scope of the matter.

Council has undertaken extensive community consultation in relation to the feasibility of an Aquatic Centre and following receipt of the Feasibility study from consultants OTIUM and based on the feedback from the community decided to progress the preparation of a business case. Further extensive community consultation will be undertaken once the business case has been developed. Councillors and officers are extremely aware of the magnitude of this decision and will not be rushing the process.

The review of electoral boundaries by the Australian Electoral Commission was a periodic process undertaken by the AEC within timeframes established by them. Council had little notice of the process and provided their views on the options which had been provided. Council argued strongly around communities of interest particularly noting the proposed inclusion of City of Glenorchy in the new Lyons electorate

2. Who, among you, regard the current Community Consultation (i.e. Aquatic centre, electoral boundary change) to be inadequate in reaching and representing the majority of Break O'Day residents before decisions are made on our behalf?

REPLY

See reply for question one (1)

3. We believe all rate payers (in particular) should be well informed prior to Council making decisions (i.e. Aquatic centre/feasibility study, electoral boundary change) and be kept updated on vital issues *after all we are the ones helping fund all Break O'Day Council's operations, services and projects etc. Therefore, who among you if you are re-elected will work to make Community Consultation truly representative of all adult resident's views and respect and inform rate payers on all issues affecting this wonderful municipality? Respect rate payers. We bear the burden of helping Council operate financially.

REPLY

See reply for question one (1)

09/26.3.0

COUNCILLOR'S QUESTIONS ON NOTICE

Nil

09/26.4.0

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.

09/26.5.0

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.

09/26.6.0

CONFIRMATION OF MINUTES

09/26.6.1

Confirmation of Minutes – Council Meeting 17 August 2026

OFFICER'S RECOMMENDATION:

That the minutes of the Council Meeting held on the 17 August 2026 be confirmed.

09/26.7.0 COUNCIL WORKSHOPS HELD SINCE 17 AUGUST 2026 COUNCIL MEETING

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

- Presentation – Live4Life Group
- Presentation – Building Tasmania – St Marys Pass Options Assessment
- Pending Development Application Updates
- Bird Flu – Council Preparedness and Response
- Animal Control Report
- Pedestrian Refuge Island – Cecilia Street
- BODC free camping area at Tully Street, St Helens
- Sponsorship request – St Helens Croquet Club Annual Event
- Aboriginal Art and Support for Local Aboriginal Artists
- Motion on Notice – St Helens Greek Mythology Project – Mayor Tucker
- Motion on Notice –Free green waste vouchers– Clr Whittaker

09/26.8.0 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.

09/26.8.1 DA 093-2025 -15 Acacia Drive, Ansons Bay – Retrospective Approval of Deck attached to Existing Dwelling

ACTION	DECISION
COUNCIL MEETING DATE	21.09.2026
PROPONENT	Rohan Willis
OFFICER	Alex McKinlay, Planning Officer
FILE REFERENCE	DA 2025 / 00093
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 - 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:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Title Sheet	A001, REV A1	Edwards and Simpson Pty Ltd Architects	7/07/2026
Site Plan	A101, REV A1	Edwards and Simpson Pty Ltd Architects	7/07/2026
General Arrangement Plan	A201, REV A2	Edwards and Simpson Pty Ltd Architects	20/07/2026
Elevations	A301, REV A1	Edwards and Simpson Pty Ltd Architects	7/07/2026
Existing Deck – Supporting Submission	Nil	Planning Ahead Tasmania	July 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	Privacy Screening	
A	A permanently fixed privacy screen to a height of not less than 1.7m above the finished surface or floor level of the north-eastern side of the deck, with a uniform transparency of not more than 25% must be installed to the satisfaction of Council's Planning Authority, to ensure reasonable privacy for the adjoining property at 13 Acacia Drive, Ansons Bay.	Prior to the issuing of a completion certificate and to be maintained at all times.
3	Stormwater	
A	Concentrated stormwater must not be discharged into neighbouring properties.	To be maintained at all times.
4	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	All building wastes are to be removed to the appropriate waste disposal facility to prevent an environmental nuisance being caused outside of the works site.	At all times.

ADVICE

1. Use or development which may impact on Aboriginal cultural heritage is subject to the *Aboriginal Relics Act 1975*. If Aboriginal relics are uncovered during works then an Aboriginal site survey is required to determine the level of impact and the appropriate mitigation procedures.
2. The introduction of non-native plant species and plant species not of local provenance should be avoided and environmental weeds regularly monitored and targeted for removal.
3. 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)	N/A	N/A

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

Development Permit Information	Details
<i>Development Description</i>	Residential - Retrospective Approval of Deck attached to Existing Dwelling
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Nil
<i>Attachments</i>	Nil
<i>Representations</i>	One (1)

INTRODUCTION:

The applicant is seeking retrospective approval for a deck associated with an existing dwelling on the subject site at 15 Acacia Drive, Ansons Bay (CT 143525/54).

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER'S REPORT:

1. The Proposal

The applicant is seeking retrospective approval for a 63m² treated pine deck which is attached to the rear of the existing dwelling on the 371m² subject site. In addition to seeking retrospective approval, this application further seeks to modify a portion of the deck to ensure a minimum 0.9m setback to the eastern side boundary and the inclusion of a 1.7m high screen along the eastern side of the structure. Notably, the screen is intended to consist of sunshade mesh below the existing balustrade and gate while the above as shown within the submitted elevation drawings will consist of treated pine screening battens noting a 25% transparency has been nominated.



Planning Ahead Tasmania, Existing Deck – Supporting Submission, Figure 6: Photo of deck looking southwest (photo taken May 2025)

The above photo illustrates the retrospective deck as shown within page 8 of the applicant's planning scheme response.



Planning Ahead Tasmania, Existing Deck – Supporting Submission, Figure 7: Photo of existing deck (left), illustrating separation between 15 Acacia Drive and 13 Acacia Drive (right).

The above photo effectively shows the current separation between the retrospective deck and the adjoining dwelling at 13 Acacia Drive as shown within page 9 of the applicant’s planning scheme response. It is worth noting that the deck and window associated with the living room of the dwelling on 13 Acacia Drive, also have direct views toward the subject site.

2. Applicable Planning Assessment

- BRE-P1.0 Particular Purpose Zone – Ansons Bay Small Lot Residential
- C2.0 Parking and Sustainable Transport Code
- C7.0 Natural Assets Code

3. Referrals

- No referrals were required for this application.

4. Assessment

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

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

- **BRE-P1.6.1 Building design and siting (P4)**
- **BRE-P1.6.3 Privacy (P1)**

- *C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area (P1.1)*

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

BRE-P1.0 Particular Purpose Zone – Ansons Bay Small Lot Residential

BRE-P1.6 Development Standards for Dwellings

BRE-P1.6.1 Building design and siting

Acceptable Solutions	Performance Criteria
A4 Buildings must have a setback from the side and rear boundaries of not less than 1m.	P4 Buildings must be designed and sited: a) to further any local area objectives relating to the visual character of the settlement; and b) to protect the residential amenity of adjoining dwellings by providing appropriate separation, having regard to: i. the surrounding pattern of development; ii. the existing degree of overlooking and overshadowing; iii. maintaining a reasonable degree of solar access to secluded private open space and habitable room windows such that available sunlight is not reduced to below 3 hours on 21st of June, or if existing available sunlight is less than 3 hours on 21st June, not reducing the existing levels of available sunlight; iv. maintaining reasonable privacy to private open space and windows; and v. existing screening or the ability to implement screening to enhance privacy.
Assessment against the Performance Criteria is required. Performance Criteria Assessment This application which seeks retrospective approval for a rear deck associated with the existing dwelling on the subject site at 15 Acacia Drive, Ansons Bay, is unable to satisfy the acceptable solution and as such assessment against the performance criteria will be required. The advertised site plan demonstrates that the retrospective deck will have a 0.9m setback to the eastern side boundary. However, the performance criteria can be considered appropriately satisfied as evident in the completed assessment below: a) The 63m² retrospective deck attached to the rear of the existing 73m² dwelling can be considered compatible with the visual character outlined within the local area objective	

outlined within *BRE-P1.2.1 Ansons Bay Small Lot Residential*. Specifically, the subject site remains unfenced and will continue to support both an open and welcoming appearance.

b)

- i. It is evident from the current aerial imagery that the surrounding pattern of development can be characterised as predominantly consisting of single dwellings with associated outbuilding/s (i.e. Residential). Importantly, there are a number of properties which contain buildings located less than 1m to their respective side or rear boundary with such examples including but not limited to the following:
 - 1 Goodenia Lane – Dwelling is located less than 0.5m to northern (rear) boundary.
 - 29 Acacia Drive – Garage is located immediately upon the western (side) boundary.
 - 17 Acacia Drive – Dwelling is located approximately 0.9m to the western (side) boundary.
 - 31 Acacia Drive – Garage is located immediately upon the western boundary.
- ii. The retrospective deck including the proposed 1.7m high screen along the northern eastern side of the structure, has a total height that is less than 2.1m and is associated with a single storey structure. Importantly, the retrospective deck has a minimum setback to the south-western side boundary in excess of 2.5m and a 0.9m setback to the north-eastern side boundary (note: 0.1m less than the side boundary setback requirement for this zone). Given the height and setback distances to the side boundaries, it is reasonable to conclude that the availability of sunlight benefiting the private open spaces associated with both 17 and 13 Acacia Drive remain unaffected.
- iii. Refer to the completed assessment above for criterion (ii) above.
- iv. As identified within the *BRE-P1.2.1 Ansons Bay Small Lot Residential*, one of the objectives relates to ensuring that the *'area is to remain unfenced and retain an open welcoming appearance'*. Accordingly, a degree of overlooking into the private open space of adjoining properties and specifically 13 Acacia Drive, is inevitable. After reviewing the plans associated with the dwelling on 13 Acacia Drive, it is also evident that the retrospective deck is observable from the living room window on the upper floor of the dwelling. With consideration being given to the aforementioned local area objective and that the deck is associated with an existing single storey, it is reasonable to conclude that the structure does not unreasonably impact upon the privacy or amenity associated with the adjoining property at 13 Acacia Drive.
- v. Currently, the retrospective deck is not screened along the eastern side of the structure which adjoins the common boundary shared with 13 Acacia Drive. However, the applicant seeks to include a 1.7m high timber batten screen with sunshade mesh along the eastern extent of the deck that faces towards the adjoining property. This is further detailed below in the assessment completed for P1 of clause *BRE-P1.6.3 Privacy*.

Acceptable Solutions	Performance Criteria
A1 Direct views of windows of habitable rooms, external doorways, balconies, decks or patios of neighbouring dwellings must be screened with vegetation or separated not less than 9m.	P1 Direct views of windows of habitable rooms, external doorways, balconies, decks or patios of neighbouring dwellings must be minimised by appropriately designed and located screening that is consistent with the local area objectives for this zone.
Assessment against the Performance Criteria is required. Performance Criteria Assessment This application which seeks retrospective approval for a rear deck associated with the existing dwelling on the subject site at 15 Acacia Drive, Ansons Bay, is unable to satisfy the acceptable solution and as such assessment against the performance criteria will be required. As measured from the advertised site plan, the retrospective deck is located less than 9m and has direct views of the deck and living room window associated with 13 Acacia Drive. In response to this performance criteria, the applicant is seeking to install a permanent 1.7m high screen consisting of treated pine screening battens above the extent of both the existing balustrade and access gate on the eastern side of the retrospective deck. Additionally, the applicant has demonstrated within the submitted elevation drawings that sunshade mesh is intended to be installed from the floor level of the deck up to the balustrade. While the nature of the screening may not be substantial in scope, it is reasonable to conclude that the intended design of the screening can be considered consistent with the local area objectives outlined within BRE-P1.2.1 Ansons Bay Small Lot Residential. Specifically, the screening does not include a fence thereby ensuring open and or welcoming appearance. Additionally, to ensure compliance with the performance criteria, the following is recommend for inclusion should a planning permit be issued: <i>‘A permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level of the eastern side of the deck, with a uniform transparency of not more than 25% must be installed to the satisfaction of Council’s Planning Authority, to ensure reasonable privacy for the adjoining property at 13 Acacia Drive, Ansons Bay’.</i>	

C7.0 Natural Assets Code

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Acceptable Solutions	Performance Criteria
A1 Buildings and works within a waterway and coastal protection area must: a) be within a building area on a sealed plan approved under this planning scheme;	P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: a) impacts caused by erosion, siltation, sedimentation and runoff; b) impacts on riparian or littoral vegetation;

b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	c) maintaining natural streambank and streambed condition, where it exists; d) (impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; e) the need to avoid significantly impeding natural flow and drainage; f) the need to maintain fish passage, where known to exist; g) the need to avoid land filling of wetlands; h) the need to group new facilities with existing facilities, where reasonably practical; i) minimising cut and fill; j) building design that responds to the particular size, shape, contours or slope of the land; k) minimising impacts on coastal processes, including sand movement and wave action; l) minimising the need for future works for the protection of natural assets, infrastructure and property; m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and n) the guidelines in the Tasmanian Coastal Works Manual. P1.2 Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: a) the need to access a specific resource in a coastal location; b) the need to operate a marine farming shore facility; c) the need to access infrastructure available in a coastal location; d) the need to service a marine or coastal related activity; e) provision of essential utility or marine infrastructure; or f) provisions of open space or for marine-related educational, research, or recreational facilities
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Assessment against the Performance Criteria is required.

Performance Criteria Assessment

This application which seeks retrospective approval for a rear deck associated with the existing dwelling on the subject site at 15 Acacia Drive, Ansons Bay, is unable to satisfy the acceptable solution and as such assessment against the performance criteria will be required.

Though the eastern side of the deck is located within the waterway and coastal protection area overlay, the performance criteria can be considered appropriately satisfied as evident in the completed assessment below:

P1.1

- a) This application seeks retrospective approval for an unroofed treated pine deck which does not contribute towards erosion, siltation, sedimentation or runoff. The structure is

located approximately 29m northward of the shoreline and does not include stormwater discharge.

- b) The subject site is not located along the shoreline and accordingly, the retrospective deck does not impact upon littoral vegetation present within the adjoining Ansons Bay Conservation Area (note: owned and maintained by Parks and Wildlife) which is directly south of the subject site.
- c) Refer to the completed assessment above.
- d) Refer to the completed assessment above.
- e) Refer to the completed assessment above.
- f) Refer to the completed assessment above.
- g) The application does not include filling of wetlands nor is the site located within proximity to a wetland. No further assessment is required.
- h) The subject site does not contain facilities as such but the retrospective deck is attached to an existing dwelling.
- i) The retrospective deck did not require substantial cut or fill and is elevated above the existing ground level via treated pine posts.
- j) With regard being given to the completed assessment for (i) above, the deck is elevated above the existing ground level and is located more than 3m to the rear boundary. Substantial modifications to the topography of the site were not required for the rectangular lot which has a slight downward slope to the southern boundary (note: adjoins the Ansons Bay Conservation Area).
- k) The subject site is not located along the shoreline but adjoins the Ansons Bay Conservation Area (note: owned and maintained by Parks and Wildlife) which is directly south of the subject site.
- l) While the retrospective deck is not located on land subject to either the coastal inundation or the flood prone areas overlay, the deck is located on land subject to the medium coastal erosion hazard band. However, any future works are likely to be limited in nature further noting that assessment was not required against the C10.0 Coastal Erosion Hazard Code as the requirements for exemptions (a) and (b) under C10.4 Use or Development Exempt from this Code can be satisfied (i.e. requires building approval and is associated with an existing residential use).
- m) The structure is located approximately 29m northward of the shoreline associated with the bay.
- n) The application does not include coastal works.

P1.2 – The deck is not located within the spatial extent of tidal waters. No further assessment is required.

5. Representations

The application was advertised 25th July 2026 to 7th August 2026 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. One (1) representation was received prior to the closing date and time. The issues raised within the representation are as follows:-

Representation 01 (Part 01, 02, 03, 04 and 05)

Issue	Response
Has concerns regarding the submitted Bushfire Report whereby the author has assessed the retrospective deck as being exempt from requiring particular bushfire requirements. Subsequently, the representor has expressed their view the assessment outlined within the bushfire report is incorrect and requests independent review from the Tasmanian Fire Service to determine whether the exemption is appropriate.	The concerns regarding the bushfire report are noted but this is not relevant for the assessment of this application under the current Tasmanian Planning Scheme. While the property is subject to the bushfire prone areas overlay, the application does not require assessment against the C13.0 Bushfire-Prone Areas Code. Specifically, the application does not include neither subdivision nor can the retrospective deck be considered as a vulnerable or hazardous use as defined in the code.
Believes that the existing dwelling may have been both substantially repositioned and extended. Should this be the case, the representor would like these matters considered as part of the current planning application.	After reviewing the property file associated with the subject site, planning approval was issued under Section 57 Land Use Planning and Approvals Act 1993 for <i>DA 154-2008 Demolition and Rebuild Dwelling</i> on the 10/07/2008 (note: no representations were received during the advertising period for this application). Upon review of the stamped approved planning and building plans in conjunction with the applicant's plans for this current application, it does not appear that the dwelling has been substantially extended. Though, it is evident that the dwelling has been slightly orientated further west rather than being located parallel with the common boundary shared with 13 Acacia Drive. However, the orientation of the dwelling is quite minor in nature and does not detrimentally impact upon the adjoining property at 13 Acacia Drive in terms of overshadowing or amenity.
Requests that Council undertake an independent assessment of this application and verify several matters associated with the development including: • the completed dimensions of the deck; • the finished deck height; • the actual setback from the north-eastern boundary;	Refer to the Planning Officer's Assessment completed for this application and specifically against the relevant performance criteria associated with clauses <i>BRE-P1.6.1 Building design and siting</i>, <i>BRE-P1.6.3 Privacy</i> and <i>C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area</i>. The applicant has provided sufficient information in the way of a detailed written planning submission and to-scale plans

• the extent of overlooking into adjoining habitable room windows; • the extent of overlooking into adjoining private open space; • the relationship between the completed deck and neighbouring land levels; • the effectiveness of the proposed privacy screening; • whether the completed works accurately reflect the plans submitted; and • whether any additional works have been undertaken that are not shown on the approved plans.	of the retrospective deck including the screen proposed to be installed along the eastern side of the structure. Dimensions of the deck have been included within the submitted plans and the height of the deck including the proposed screen can be measured from the elevation drawings which are drawn with a 1:100 scale. The plans and documents provided by the applicant are used for the assessment of the application and should any observable deviation occur during the building application stage, a request for minor amendment may be required or the lodgement of a new application depending upon the extent of the changes made. Importantly, this application seeks retrospective approval for the rear deck and further includes proposed screening along the eastern side of the structure and minor modifications to the north-eastern corner of the deck to ensure that a 0.9m setback is achieved to the common boundary shared with 13 Acacia Drive.
Concerned about the setback to the common boundary (0.9m) and request consideration being given to modifying the deck to comply with the acceptable solution setback (i.e. 1m).	Refer to the Planning Officer's Assessment completed for this application and specifically against the relevant performance criteria associated with clause <i>BRE-P1.6.1 Building design and siting</i>. It is worth noting that the acceptable solution requirement for side and rear boundary setbacks is 1m on land subject to the BRE-P1.0 Particular Purpose Zone - Ansons Bay Small Lot Residential. The submitted site plan demonstrates that the retrospective deck will have a minimum setback of 0.9m to the common boundary with 13 Acacia Drive. It is quite reasonable to conclude that this is a very minor departure from the acceptable solution (i.e. 0.1m less than the acceptable solution).
Not satisfied with the proposed design and height of the screen intended to be installed along the north-eastern side of the deck. The representor is further concerned about the permanency of the proposed screen due to nominated materials and due to the existing gate.	Refer to the Planning Officer's Assessment completed for this application and specifically against the relevant performance criteria associated with clause <i>BRE-P1.6.3 Privacy</i>. As detailed within the aforementioned assessment, the application includes a permanent 1.7m high screen consisting of treated pine screening battens above the extent of both the existing balustrade and

	access gate on the eastern side of the retrospective deck. Additionally, the applicant has demonstrated within the submitted elevation drawings that sunshade mesh is intended to be installed from the floor level of the deck up to the balustrade. Notably, the treated pine screening battens have been noted as being able to achieve 25% transparency but it is important to note that sunshade mesh is fairly dense and as such, it would be quite difficult to clearly view individuals through the material. There is a reasonable basis to determine that the proposed privacy screening is consistent with one of the local area objectives associated with the BRE-P1.0 Particular Purpose Zone - Ansons Bay Small Lot Residential. Specifically, within <u>BRE-P1.2.1 Ansons Bay Small Lot Residential</u>. Specifically, BRE-P1.2.1 (b) where it states that, <i>‘the area is to remain unfenced and retain an open welcoming appearance’</i>. Accordingly, the screening does not consist of a solid fencelike structure thereby ensuring the retention of an open and or welcoming appearance. However, to ensure compliance with the relevant performance criteria, the following condition (note: condition 02 – Privacy Screening) is recommended for inclusion should a planning permit be issued: <i>‘A permanently fixed privacy screen to a height of not less than 1.7m above the finished surface or floor level of the north-eastern side of the deck, with a uniform transparency of not more than 25% must be installed to the satisfaction of Council’s Planning Authority, to ensure reasonable privacy for the adjoining property at 13 Acacia Drive, Ansons Bay’.</i> While not directly related to the assessment of this application, it is important to acknowledge that the adjoining dwelling at 13 Acacia Drive is also required to install privacy screening on the rear deck as per condition 05 of the planning permit issued for DA 222-2018 which required the following: 1. <i>Privacy screening is to be installed against the north-eastern elevation of</i>
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	<i>the decks on the Proposed Upper Floor Plan, Drawing Sheet No. A03, and the south-western elevation of the rear deck on the dwelling. Screening must protect the visual privacy of nearby residents in their dwellings and private open spaces.</i>
The representor submitted photos to support Part 02 and 04	A copy of the photos has been made available to the Planning Authority for consideration.
The representor forwarded through their response to Tasmania Fire Service's acknowledgement of the question regarding the bushfire report.	Noted but not relevant for the assessment of this application under the current planning application.

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

6. Mediations

No mediation occurred as part of this application.

7. Conclusion

In accordance with 6.10 of the *State Planning Provisions (Tasmanian Planning Scheme – Break O’Day)*, the application has been assessed against the objectives of the Scheme, in particular the BRE-P1.0 Particular Purpose Zone – Ansons Bay Small Lot Residential 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

ACTION	DECISION
COUNCIL MEETING DATE	21 September 2026
PROPONENT	Jon Pugh Home Design
OFFICER	Rebecca Green, Planning Consultant
FILE REFERENCE	DA 2026 / 00055
ASSOCIATED REPORTS AND DOCUMENTS	1. Plans for Approval 2. Flood Hazard Report 3. Stormwater Report 4. Compliance Report 5. Representation (01) 6. 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 & 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:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Cover Sheet	-	Jon Pugh Home Design	March 2025
Proposed Site Plan	Job No: 322, Sheet No: A01	Jon Pugh Home Design	05/03/26
Existing Floor Plan + Elevations	Job No: 322, Sheet No: A02	Jon Pugh Home Design	05/03/26
Proposed Floor Plan	Job No: 322, Sheet No: A03	Jon Pugh Home Design	05/03/26
Proposed Elevations	Job No: 322, Sheet No: A04	Jon Pugh Home Design	05/03/26
Compliance Report	-	Jon Pugh Home Design	March 2026
Flood Hazard Report	Document No: 25E99-236-RPT-001	rare.	25/02/26, Issue: 01
Stormwater Report	Job No: J13009	Geo-Environmental Solutions	June 2026

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	
	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.	On-Site Stormwater Management	
A	All run-off must be disposed of within the confines of the lot by means that will not result in soil erosion or other stormwater nuisance.	Prior to the commencement of use and maintained at all times.
B	Soakage drains must be of sufficient size to absorb stormwater runoff.	To be maintained at all times.
C	Works on the site must not result in a concentration of flow onto other property, or cause ponding or other storm water nuisance.	During site works and to be maintained at all times.
D	Concentrated stormwater must not be discharged into neighbouring properties.	To be maintained at all times.
3	Residential 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. surfaced with a pervious dust free surface and drained in a manner that will not cause stormwater nuisance.	Prior to use and maintained at all times.
4	Nuisance	
A	Residential 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.
B	During the period of construction, works on the site must not result in a concentration of flow onto other property, or cause ponding or other stormwater nuisance.	Prior to use and maintained at all times.
C	The driveway must be constructed in a manner that ensures sediment is neither tracked nor eroded across the property boundary.	Prior to use and maintained at all times.
D	All building wastes are to be removed to the appropriate waste disposal facility to prevent an environmental nuisance being caused outside of the works site.	At all times.
5	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

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

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

Mon-Friday 7 am to 6 pm

Saturday 9 am to 6 pm

Sunday and public holidays 10 am to 6 pm

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

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

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

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

Development Permit Information

	Details
Development Description	Residential – Additions & Alterations to Existing Dwelling
Relevant Period of Approval	2 Years
Other Necessary Permits	Building, plumbing
Attachments	Nil
Representations	One (1)

INTRODUCTION:

The applicant is seeking approval for additions and alterations to existing dwelling at 199 St Helens Point Road, Stieglitz.

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER'S REPORT:

1. The Proposal

The applicant is seeking approval for additions and alterations to the existing dwelling. The proposal includes extended living/bedroom accommodation, an extension of the existing kitchen, bathroom and rear deck. The proposal includes a 49.95m² addition, with 11.95m² deck addition and 1.91m² porch addition. The dwelling additions will provide an additional two bedrooms (total 5 bedrooms), and a second bathroom to the southwest of the existing dwelling.

The dwelling addition will be clad with painted wall cladding and an existing of the existing colorbond roofing.

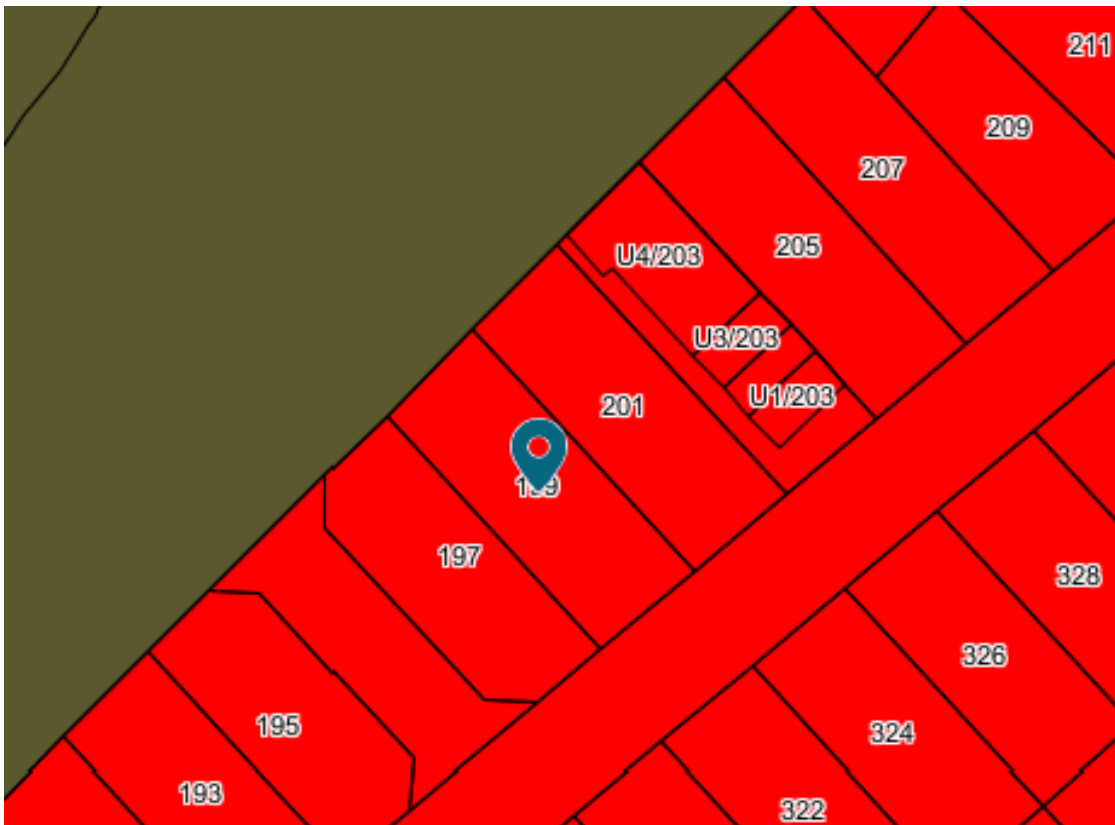
Stormwater run-off from the dwelling currently is disposed of on site. The downpipes will be connected to a proposed stormwater trench and stormwater run-off will be contained on the site.

A proposed compacted gravel driveway and allocation of at least 2 car parking spaces is also proposed.

2. Description of the Site and Surrounds

The subject site can be described as having a gentle slope running from the southeast to northwest with an area of 1080m². The property currently has an existing single storey three-bedroom dwelling to the northwestern portion of the site.

Direction	Planning Scheme Zone	Current Land Use
Northeast	8.0 General Residential Zone	Residential – Single Dwelling
Southeast	8.0 General Residential Zone	Residential – Single Dwelling
Southwest	8.0 General Residential Zone	Residential – Single Dwelling
Northwest	23.0 Environmental Management Zone	NRE Tas (Property Services) land



Locality & Zoning Plan



Aerial Imagery

3. Applicable Planning Assessment

LOCAL PROVISIONS SCHEDULE	APPLICABLE	NOTES
ZONE	YES	8.0 General Residential
SPECIFIC AREA PLANS	NO	BRE-S1.0 SAFEGUARDING ST HELENS AERODROME
	YES	BRE-S2.0 STORMWATER MANAGEMENT

STATE PROVISIONS	PLANNING	CODES	TRIGGER	APPLICATION
C2.0	Parking and Sustainable Transport Code	C2.2	Applies to all use and development.	Applies.
C12.0	Flood-Prone Areas Hazard Code	C12.2	Applies to use or development within a flood-prone hazard area area.	Applies.
C16.0	Safeguarding of Airports Code	C16.2	Development within an airport obstacle limitation areas	C16.4.1(a) – Exempt.

4. Referrals

No referrals were necessary or undertaken.

5. Assessment

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

- C2.6.1 Construction of parking areas (P1)
- C12.6.1 Building and works within a flood-prone hazard area (P1.2 & P1.2)
- BRE-S2.7.1 Stormwater Management (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

C2.0 Parking and Sustainable Transport Code

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Acceptable Solutions	Performance Criteria
A1 All parking, access ways, maneuvering and circulation spaces must: a) be constructed with a durable all weather pavement; b) be drained to the public stormwater system, or contain stormwater on the site; and c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	P1 All parking, access ways, maneuvering and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: a) the nature of the use; b) the topography of the land; c) the drainage system available; d) the likelihood of transporting sediment or debris from the site onto a road or public place; e) the likelihood of generating dust; and f) the nature of the proposed surfacing.
Performance Criteria Assessment Proposed compacted gravel driveway relies on performance criteria. All parking, access ways, manoeuvring and circulation spaces will be readily identifiable and will be constructed so that they are useable in all weather conditions. The use is a single dwelling, which is anticipated to have 7-9 vpd. The land slopes slightly to the south. The existing vehicular access is not required to be upgraded, as the use is existing and will not intensify by the proposed additions, as no additional car parking spaces are required. A number of driveways including adjacent are gravel. With the construction of compacted gravel and the existing crossover, minimum transportation of sediment or debris from the site is possible. A condition may be placed on any approval requiring that no sediment or debris be transported onto the road. The driveway is to be constructed of compacted gravel, due to the minimal traffic movements and low speed of vehicles using the driveway, the likelihood of generating dust is minimal. The nature of the proposed surfacing is in keeping with the majority of adjacent properties and those in the area. With appropriate conditions, the proposal will meet the performance criteria.	

C12.0 Flood-Prone Areas Hazard Code

C12.6 Development Standards for Buildings and Works

C12.6.1 Buildings and works within a flood-prone hazard area

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1.1 Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to: a) the type, form, scale and intended duration of the development; b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures; c) any advice from a State authority, regulated entity or a council; and d) the advice contained in a flood hazard report. P1.2 A flood hazard report also demonstrates that the building and works: a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.
Performance Criteria Assessment The existing risk to the site from flooding is low with mapped flood extents consisting of hazard classification H1 – ‘Generally safe for people, vehicles and buildings’. The form of the development is consistent with the existing use of the site in the form of an extension to the existing dwelling, maintaining existing floor levels, access, conditions and duration of use. The scale of development is minor and is considered to have minimal impact on expected flooding. The proposed works are expected to maintain a tolerable risk level. There is no increase in risk level requiring flood protection measures. A flood hazard report accompanied the application demonstrating compliance with the performance criteria P1.1 and P1.2. Performance criteria met.	

BRE-S2.0 Stormwater Management Specific Area Plan

BRE-S2.7 Development Standards for Buildings and Works

BRE-S2.7.1 Stormwater management

Acceptable Solutions	Performance Criteria
A1 Development must be: a) capable of connecting to the public stormwater system; or b) permitted by the General Manager to discharge stormwater to a system other than the public stormwater system.	P1 Development must be capable of accommodating an on-site stormwater management system adequate for the development, having regard to: a) topography of the site; b) the size and shape of the site; c) soil conditions; d) any existing buildings and any constraints imposed by existing development on the site; e) any area of the site covered by impervious surfaces; f) any watercourses on the land; g) stormwater quality and quantity management targets identified in the State Stormwater Strategy 2010; and h) any advice from a suitably qualified person on the seasonal water table at the site, risks of inundation, land instability or coastal erosion.
Performance Criteria Assessment Stormwater run-off from the dwelling is currently disposed of on site. The downpipes will be connected to a proposed stormwater trench and stormwater run-off will be contained on the property. A stormwater report accompanied the application. Performance criteria met.	

6. Representations

The application was advertised 18th July 2026 until 31st July 2026 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. One (1) representation was received prior to the closing date and time. The issues raised within the representation are as follows:-

Representation 01 - Issues	Response
The proposed addition extends for the total length along representors northern boundary and will significantly reduce winter sunlight to kitchen, bedroom, and bathroom.	The addition is wholly contained within the acceptable solution 3D building envelope, the addition is less than 9m (8.91m) total length and could be setback 0m and still comply with development provisions within the General Residential zone. The additions are located a minimum 1.057m from the boundary. No

	discretion is sought in relation to the addition location.
No overshadowing assessment or shadow diagrams.	As the development does not rely upon any performance criteria of the development standards within the General Residential zone, overshadowing and shadow diagrams could not be requested.
Seek an amendment to the design to reposition further toward St Helens Point Road.	Council cannot require a reposition of the addition, there is no discretion in relation to the location of the proposed building addition.

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

7. Mediations

No mediation has occurred.

8. Conclusion

In accordance with 6.10 of the *State Planning Provisions (Tasmanian Planning Scheme – Break O’Day)*, the application has been assessed against the objectives of the Scheme, in particular the General Residential zone and all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and four (4) Performance Criterion. The received representation has been considered with recommended conditions proposed in response to the relevant concerns.

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Key Focus Area:

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

LEGISLATION & POLICIES:

Tasmanian Planning Scheme – Break O’Day

Land Use Planning and Approvals Act 1993

Local Government (Building and Miscellaneous Provisions) Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

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

VOTING REQUIREMENTS:

Simple Majority

ACTION	DECISION
COUNCIL MEETING DATE	21 September 2026
PROPONENT	6ty Pty Ltd
OFFICER	Rebecca Green, Planning Consultant
FILE REFERENCE	DA 2026 / 00073
ASSOCIATED REPORTS AND DOCUMENTS	1. Plans for Approval 2. Civil Plans for Approval 3. Flood Hazard Report (Memo) 4. Planning Report 5. TasWater SPAN 6. Representation (01) 7. Applicant's Response to Representation 8. 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 – 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:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Location Plan	Project No: 26.010, Drawing No: Ap001	6ty ^o Architecture	17-07-26, Rev: 007
Site Plan	Project No: 26.010, Drawing No: Ap002	6ty ^o Architecture	17-07-26, Rev: 008
Site Plan - Landscaping	Project No: 26.010, Drawing No: Ap003	6ty ^o Architecture	17-07-26, Rev: 008
Site Plan – Private Open Space & Planning Overlays	Project No: 26.010, Drawing No: Ap004	6ty ^o Architecture	17-07-26, Rev: 008
Site Plan – Shadow Diagrams	Project No: 26.010, Drawing No: Ap005	6ty ^o Architecture	17-07-26, Rev: 007
Site Plan – Common Areas	Project No: 26.010, Drawing No: Ap006	6ty ^o Architecture	17-07-26, Rev: 004

Unit 1 & Unit 2 – Floor Plans & Elevations	Project No: 26.010, Drawing No: Ap100	6ty° Architecture	17-07-26, Rev: 008
Unit 3 & Unit 4 – Floor Plans & Elevations	Project No: 26.010, Drawing No: Ap0101	6ty° Architecture	17-07-26, Rev: 008
Unit 5 – Floor Plan & Elevations	Project No: 26.010, Drawing No: Ap102	6ty° Architecture	17-07-26, Rev: 007
Carport Elevations	Project No: 26.010, Drawing No: Ap200	6ty° Architecture	17-07-26, Rev: 007
Site Sections	Project No: 26.010, Drawing No: Ap300	6ty° Architecture	17-07-26, Rev: 007
Civil Work – Civil Notes	Project No: 26.010, Drawing No: C00	6ty° Pty Ltd	-
Civil Works – Site Plan Existing Sheet 1	Project No: 26.010, Drawing No: C01	6ty° Pty Ltd	12.03.26, Issue: 01
Civil Works – Site Plan Existing Sheet 1	Project No: 26.010, Drawing No: C02	6ty° Pty Ltd	12.03.26, Issue: 01
Civil Works Site Plan Building Pad Works	Project No: 26.010, Drawing No: C03	6ty° Pty Ltd	16.07.26, Issue: 02
Civil Works Site Plan Sheet 1 New Works	Project No: 26.010, Drawing No: C04	6ty° Pty Ltd	16.07.26, Issue: 03
Civil Works Site Plan Sheet 2 New Works	Project No: 26.010, Drawing No: C05	6ty° Pty Ltd	16.07.26, Issue: 03
Civil Works Civil Details	Project No: 26.010, Drawing No: C06	6ty° Pty Ltd	12.03.26, Issue: 01
Planning Report	Project No: 26.010	6ty° Pty Ltd	20/04/2026
Flood Hazard Report - Memo	-	Hydrodynamica	17 July 2026

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	
	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	Finished Floor Levels	
A	Prior to the issue of building approval, design plans must demonstrate FFLs of at least: - Unit 1 = 285.84m AHD - Unit 4 = 285.78m AHD	Prior to the issue of building approval.
3	Multiple Dwellings	
A	If a visitor accommodation use is sought for any of the dwellings, a further development application must be lodged with Council to seek approval for the allocation of an additional use to the dwellings.	Prior to use and maintained at all times.
4	Waste Storage	
A	Each dwelling must be provided with a storage area, for waste and recycling bins, that is not less than 1.5m ² per dwelling, and must be in an area exclusive for each dwelling, and not located in the area in front of the dwelling (unless screened).	Prior to commencement of use and maintained at all times.
5	Landscaping	
	Landscaping must be implemented in accordance with the endorsed plans prior to the use commencing on site.	Prior to commencement of use and maintained at all times.
6	TasWater	
A	All works must be in accordance with the conditions of the Submission to Planning Authority Notice by TasWater, TWDA 2026/00422 -BODC as attached to this permit.	Prior to use and maintained at all times.
7	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) sealed and drained in a manner that will not cause stormwater nuisance; c) All parking bays must be delineated by signage, line marking or other clear physical means.	Prior to use and maintained at all times.
8	Stormwater	
A	Stormwater for the development must be discharged via connection to the main only.	Prior to use and maintained at all times.

B	Concentrated stormwater must not be discharged into neighbouring properties.	To be maintained at all times.
C	Prior to any work commencing on the stormwater connection a permit must be obtained by submitting a Works Permit application form.	Prior to any work commencing on the stormwater connection
9	Vehicle Crossings	
A	The new crossovers from and including the kerb to the property boundary must be constructed in accordance with standard drawing TSD-R09-v3.	Prior to use and maintained at all times.
B	Prior to any work commencing on any crossover a permit must be obtained by submitting a Works Permit application form.	Prior to any work commencing on the crossover.
10	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.
D	All building wastes are to be removed to the appropriate waste disposal facility to prevent an environmental nuisance being caused outside of the works site.	At all times.
11	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

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

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

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

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

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

Development Permit Information

	Details
Development Description	Residential – Construction of Five (5) Units
Relevant Period of Approval	2 Years
Other Necessary Permits	Building, plumbing, works permit
Attachments	TasWater SPAN, TSD-R09-v3
Representations	One (1)

INTRODUCTION:

The applicant is seeking approval for use and development of five modular units (multiple dwellings) at 2 Hugh Street, St Marys.

PREVIOUS COUNCIL CONSIDERATION:

DA 2022-259 – Construction of five dwellings (*application lapsed*)

OFFICER'S REPORT:

1. The Proposal

The applicant is seeking approval for the use and development of five (5) modular units (multiple dwellings). The dwellings are to be provided by Homes Tasmania as social housing. They are designed to meet contemporary standards for accessibility, functionality, and amenity.

Each of the proposed dwellings has a floor area of approximately 61.85m², is self-contained, and provides two bedrooms. The dwellings comprise single storey modular units.

The proposed development involves minor earthworks associated with building pads, access ways and parking areas, other facilities, and service installation.

Cut and fill will be relatively limited, providing for balanced earthworks across the site. Retaining walls will be relatively low, with a maximum height of approximately 400mm.

The proposal retains the existing vehicle crossing associated with the site in Hugh Street, with the crossing to be upgraded to the relevant LGAT standard drawings. A new shared driveway for

proposed Units 4 and 5 extends from this point. The driveway also includes a turning area to enable vehicles to enter and exit Hugh Street in a forward direction.

In addition, two new vehicle crossings are proposed to provide direct access from Frederick Street. The proposal provides on-site parking including a carport for each dwelling, and a second parking space for each dwelling.

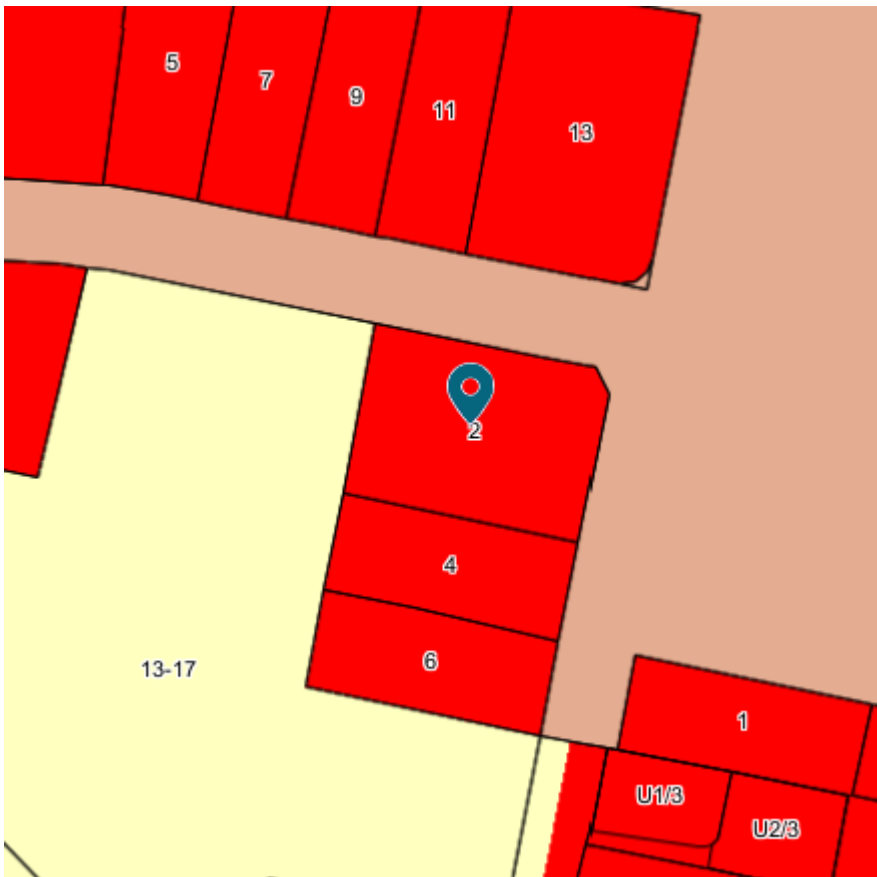
Fencing is proposed to be provided to define the areas associated with each dwelling, including their associated private open space, and to improve residential amenity. Existing timber fencing along the side boundaries will generally be retained, with new sections provided where required, to match adjoining existing fencing.

Each proposed dwelling is to be provided with private open space area for the exclusive use of occupants, clothes drying facilities, exclusive storage space for waste and recycling bins and an external storage shed. Landscaping is incorporated throughout the proposed development.

2. Description of the Site and Surrounds

The subject site comprises a single lot, generally regular in shape with an area of approximately 1840m². The site has primary frontage to Hugh Street to the east, with a frontage to Frederick Street to the north. There are no existing buildings or structures on the land, the site is generally cleared, with limited vegetation present.

Direction	Planning Scheme Zone	Current Land Use
North	8.0 General Residential Zone	Residential – Single Dwelling
East	20.0 Rural Zone	Vacant
South	8.0 General Residential Zone	Residential – Single Dwelling
West	27.0 Community Purpose Zone	St Marys Community Health Centre



Locality & Zoning Plan



Aerial Imagery

3. Applicable Planning Assessment

LOCAL PROVISIONS SCHEDULE	APPLICABLE	NOTES
ZONE	YES	8.0 General Residential
SPECIFIC AREA PLANS	NO	BRE-S1.0 SAFEGUARDING ST HELENS AERODROME
	YES	BRE-S2.0 STORMWATER MANAGEMENT

STATE PROVISIONS	PLANNING	CODES	TRIGGER	APPLICATION
C2.0 Parking and Sustainable Transport Code		C2.2	Applies to all use and development.	Applies.
C3.0 Road and Railway Assets Code		C3.2	Applies to new vehicle crossing.	Applies
C7.0 Natural Assets Code		C7.2	Applies to development on land within a waterway and coastal protection area.	Applies.
C12.0 Flood-Prone Areas Hazard Code		C12.2	Applies to use or development within a flood-prone hazard area.	Applies.

4. Referrals

4.1 Council Referrals

4.1.1 Works Department

Road Authority Comments:

New crossovers to be conditioned.

Stormwater Authority Comments:

The stormwater system changes are as per discussions between David Jolly and Homes Tasmania. Fine with what is being proposed.

Engineering Comment e.g. Flood:

Not applicable.

4.1.2 Environmental Health

Not applicable.

4.2 External Referrals

TasWater issued Submission to Planning Authority Notice (SPAN) on 04/05/2026 – TWDA 2026/00422 – BODC.

TasNetworks advised Council that the development is not expected to affect TasNetworks' operations.

5. Assessment

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

- 8.4.3 Site coverage and private open space for all dwellings (P2)
- C2.5.1 Car Parking Numbers (P1.2)
- C2.6.3 Number of Accesses for Vehicles (P1)
- C2.6.5 Pedestrian Access (P1)
- C3.5.1 Traffic Generation at a Vehicle Crossing, Level Crossing or New Junction (P1)
- C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area (P1.1)
- C12.6.1 Building and works within a flood-prone hazard area (P1.2 & P1.2)

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

8.4 Development Standards for Dwellings

8.4.3 Site coverage and private open space for all dwellings

Acceptable Solutions	Performance Criteria
A2 A dwelling must have private open space that: a) is in one location and is not less than: i. 24m²; or ii. 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); b) has a minimum horizontal dimension of not less than: i. 4m; or ii. 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west	P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and is: a) conveniently located in relation to a living area of the dwelling; and b) orientated to take advantage of sunlight.

of true north and 30 degrees east of true north; and d) has a gradient not steeper than 1 in 10.	
Performance Criteria Assessment The total private open space for each dwelling includes a designated area of 25m², satisfying the minimum area requirement. The site has a gentle slope, and the designated private open space areas have a gradient of less than 1 in 10. The private open space areas for Units 1 and 3-5 have a minimum horizontal dimension of not less than 4.0m. However, the area for Unit 2 has a minimum horizontal dimension of 3.8m and therefore relies on the Performance Criterion for the standard. The designated private open space areas for Units 1, 2, 4 and 5 are located outside the frontage setbacks. However, the designated area for Unit 3 is located within the setback to the Hugh Street frontage. As the frontage is not orientated within the specified solar ranges, the proposal relies on the performance Criterion for the standard. For Units 2 and 3, each dwelling is provided with a clearly defined area of private open space that is directly accessible from, and located adjacent to, the primary living area of the dwelling. For Unit 2, the minor variation in horizontal dimension does not affect the functionality or accessibility of the space. The area remains of sufficient size and configuration to support outdoor relaxation, dining and general recreational use as an extension of the dwelling. For Unit 3, while the private open space is located within the frontage setback, it maintains a direct and convenient relationship with the dwelling's living area. The space is clearly defined and usable for outdoor activities, with fencing providing an appropriate level of privacy. The private open space area are generally oriented to enable access to sunlight throughout the day. Performance criteria met.	

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car Parking Numbers

Acceptable Solutions	Performance Criteria
A1 The number of on-site car parking spaces must be no less than the number specified in Table 2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:	P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to: a) the nature and intensity of the use and car parking required; b) the size of the dwelling and the

a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; b) the site is contained within a parking precinct plan and subject to Clause C2.7; c) the site is subject to Clause C2.5.5; or d) it relates to an intensification of an existing use or development or a change of use where: i. the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or ii. the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: $N = A + (C - B)$ N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.	number of bedrooms; and c) the pattern of parking in the surrounding area.
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Performance Criteria Assessment

P1.2 Table C2.1 requires multiple dwellings in the General Residential Zone with two or more bedrooms to provide two (2) car parking spaces per dwelling, plus one (1) visitor parking space per four dwellings or part thereof.

The proposal provides two on-site car parking spaces per dwelling, comprising a carport and a second space. The second space is provided in tandem with the carport for Units 1-3 and 5, and adjacent to the carport for Unit 4. Tandem parking is acceptable.

However, the proposal does not provide dedicated on-site visitor parking, where two (2) visitor parking spaces are required, and relies on the Performance Criterion.

The provision of 2 car parking spaces per dwelling is sufficient to accommodate resident parking demand. Each dwelling has a modest floor area of approximately 61.85m². Dwellings of this size and configuration generally generate lower car ownership rates and parking demand compared to larger dwellings.

The site is located within an established residential area in St Marys, and provided with two frontages. On-street parking is available along both streets and is characteristic of the locality. The surrounding area does not show any sign of parking street or high demand for on-street parking.

The proposal provides an appropriate level of on-site car parking to meet the reasonable needs of the use. The proposal is not expected to result in unreasonable impacts on the road network or surrounding amenity.

Performance criteria met.

C2.6 Development Standards for Buildings and Works

C2.6.3 Number of accesses for vehicles

Acceptable Solutions	Performance Criteria
A1 The number of accesses provided for each frontage must: a) be no more than 1; or b) no more than the existing number of accesses, c) whichever is the greater.	P1 The number of accesses for each frontage must be minimised, having regard to: a) any loss of on-street parking; and b) pedestrian safety and amenity; c) traffic safety; d) residential amenity on adjoining land; and e) the impact on the streetscape.
Performance Criteria Assessment The proposed development retains the site's existing vehicle crossing to Hugh Street; however, the proposal includes two new vehicle crossings to Frederick Street. The introduction of two new vehicle crossings to Frederick Street will result in a minor reduction in available on-street car parking. However, Frederick Street is a local road with a relatively wide frontage (approximately 44.46m), and on-street parking supply in the surrounding area is not constrained.	

Both adjoining streets are local roads with relatively low traffic volumes. The proposed vehicle crossings are appropriately separated and designed in accordance with relevant standards. The dispersed access arrangements enables safe and efficient vehicles movements to and from the site. The proposed access are consistent with the residential character of the area.

The proposal will not result in unreasonable impacts on on-street parking, pedestrian safety, traffic safety, residential amenity or the streetscape.

Performance criteria met.

C2.6.5 Pedestrian access

Acceptable Solutions	Performance Criteria
A1.1 Uses that require 10 or more car parking spaces must: a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by: i. a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or ii. protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and b) be signed and line marked at points where pedestrians cross access ways or parking aisles. A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.	P1 Safe and convenient pedestrian access must be provided within parking areas, having regard to: a) the characteristics of the site; b) the nature of the use; c) the number of parking spaces; d) the frequency of vehicle movements; e) the needs of persons with a disability; f) the location and number of footpath crossings; g) vehicle and pedestrian traffic safety; h) the location of any access ways or parking aisles; and i) any protective devices proposed for pedestrian safety.
Performance Criteria Assessment The proposal provides a total of 10 car parking spaces. A pedestrian footpath in accordance with the required acceptable solution is not fully achieved. A 1.2m wide footpath section is proposed along the north-eastern side of the shared driveway serving Units 4 and 5; however this does not extend to all parking areas or provide the full separation measures specified.	

The proposed development incorporates multiple driveways provides dispersed access arrangements. This enables clear and direct pedestrian access between dwellings and adjoining street, which do not contain formal footpaths.

Vehicle movements are expected to be low and typical of a small-scale residential development. The low volume and speed of vehicle movements, combined with the layout of access ways, provides a safe environment for pedestrians.

Performance criteria met.

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 <i>Roads and Jetties Act 1935</i> in respect to a limited access road.	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.

A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.	
Performance Criteria Assessment A1.2 requires written consent from the road authority for a new vehicle crossing. The proposal includes two new vehicle crossings to Frederick Street. Written consent from Council, as the road authority, was not been issued at the application stage. The proposal comprises five multiple dwellings and is expected to have 20-25 vehicle movements per day. Traffic generated will primarily consist of standard passenger vehicles associated with residential use. Hugh Street and Frederick Street are local roads. Traffic volumes on both streets are expected to be low. The proposal has been subject to assessment by Council as the road authority, including in relation to the new vehicle crossings in Frederick Street. Council's Works and Infrastructure Department have advised that they are okay with what is being proposed. Appropriate conditions have been recommended for an approval. Performance criteria met.	

C7.0 Natural Assets Code

C7.6 Development Standards for Buildings and Works

C7.6.1 Building and works within a waterway and coastal protection area or a future coastal refugia area

Acceptable Solutions	Performance Criteria
A1 Buildings and works within a waterway and coastal protection area must: a) be within a building area on a sealed plan approved under this planning scheme; b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: a) impacts caused by erosion, siltation, sedimentation and runoff; b) impacts on riparian or littoral vegetation; c) maintaining natural streambank and streambed condition, where it exists; d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; e) the need to avoid significantly impeding natural flow and drainage; f) the need to maintain fish passage, where known to exist; g) the need to avoid land filling of

	wetlands; h) the need to group new facilities with existing facilities, where reasonably practical; i) minimising cut and fill; j) building design that responds to the particular size, shape, contours or slope of the land; k) minimising impacts on coastal processes, including sand movement and wave action; l) minimising the need for future works for the protection of natural assets, infrastructure and property; m) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and n) the guidelines in the <i>Tasmanian Coastal Works Manual</i>. P1.2 Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: a) the need to access a specific resource in a coastal location; b) the need to operate a marine farming shore facility; c) the need to access infrastructure available in a coastal location; d) the need to service a marine or coastal related activity; e) provision of essential utility or marine infrastructure; or f) provisions of open space or for marine-related educational, research, or recreational facilities
Performance Criteria Assessment P1.1 The site is partially affected by a Waterway and Coastal Protect Area associated with an existing drainage line that has previously been modified to form an open drain and stormwater infrastructure. The proposal incorporates formalised stormwater infrastructure and connection to the public system, ensuring controlled discharge and minimising the potential for erosion, sedimentation and runoff impacts.	

The site is largely cleared and modified. The existing drainage line is already modified. The proposal will not result in any further degradation of natural conditions. The proposal includes modification of the open drain and connection to the piped stormwater system in a manner that maintains the existing drainage function and avoids impediment to flow. The proposal represents infill residential development within an established area. Stormwater infrastructure is integrated with the public system.

Performance criteria met.

P1.2 – Not applicable.

C12.0 Flood-Prone Areas Hazard Code

C12.6 Development Standards for Buildings and Works

C12.6.1 Buildings and works within a flood-prone hazard area

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1.1 Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to: a) the type, form, scale and intended duration of the development; b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures; c) any advice from a State authority, regulated entity or a council; and d) the advice contained in a flood hazard report. P1.2 A flood hazard report also demonstrates that the building and works: a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.

Performance Criteria Assessment

The flood hazards on the site range is generally H1 and H2. A small patch of H4 flooding, which is classified as 'unsafe for people and vehicles', is within the middle of the reshaped public open drain to the west of Unit 1.

Generally, the remaining flooding is H1 which is classified as 'generally safe for people, vehicles and buildings'. There are some small areas of H2 'unsafe for small vehicles' flooding in the open drain and near the southern boundary behind Unit 4.

There is no evidence of an increase in flood depths and hazards on neighbouring properties.

A tolerable risk is maintained by the provision of FFLs of at least:

- Unit 1 = 285.84m AHD
- Unit 4 = 285.78m AHD

The FFLs shown on the plans provide an FFL of 286.90m AHD for Unit 1, and an FFL of 285.78m AHD for Unit 4. The adopted FFLs are acceptable and achieve a tolerable level for the 1% AEP CC to 2090, which exceeds the life of the development.

A flood hazard report accompanied the application demonstrating compliance with the performance criteria P1.1 and P1.2.

Performance criteria met.

6. Representations

The application was advertised 25th July 2026 until 7th August 2026 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. One (1) representation was received prior to the closing date and time. The issues raised within the representation are as follows:-

Representation 01 - Issues	Response
Privacy and overlooking to adjacent property concerns, even with new 1.8m high boundary fence.	The finished floor level of Unit 5 is to be less than 1.0m above the natural ground level, Clause 8.4.6. Unit 5 is setback 1.5m from the southern side boundary which is compliant with the acceptable solution in relation to setback, Clause 8.4.2 A3. As the proposed development meets the acceptable solution, no further assessment is required in relation to the concerns, however it is noted that the adjacent dwelling to the south has a driveway separating the habitable building from the shared boundary.
Unit 5 proximity and overshadowing impacts, and impact of the private open space located adjacent to southern side boundary.	As the development does not rely upon any performance criteria of the development standards within the General Residential zone in relation to setback or height, no further assessment is required. The proponents did provide shadow diagrams however, which

	demonstrate that any overshadowing impacts are not considered to be unreasonable.
Lack of visitor parking provided for development and reliance on surrounding street parking.	Assessment against the performance criteria in relation to parking numbers has been provided earlier within this assessment.
Flood impact concerns and how this may impact adjacent property to the south.	A flood hazard report accompanied the application which demonstrates that there is no evidence of an increase in flood depths and hazards on neighbouring properties.
Proposed timeline for construction.	Whilst this is not a consideration of the planning scheme, the proponents have provided a response to this concern. Construction timing will depend upon obtaining the necessary statutory approvals and subsequent project delivery arrangements. However, the proposed dwellings are modular units, which generally allows for a shorter period of construction activity on the site than would typically be associated with conventional on-site construction.
Who will be responsible for managing the property complex once tenanted.	This is not a relevant planning consideration and details of who will be responsible for managing the property complex is not known at this stage.
Inconsistency with existing neighbourhood character.	The proposed use is allowable in the General Residential zone, it provides for housing choice and type, and is consistent with the zoning purpose.
Over development of the site.	The proposal complies with the acceptable solution in relation to residential density under Clause 8.4.1, providing approximately 368m ² per dwelling. The proposed site coverage is approximately 24.48%.
Increase in traffic movement concerns.	The traffic generated by the proposed development meets the acceptable solution, being less than 40vpd for traffic generation.
Reliance on multiple performance criteria.	This is a part of the Planning Scheme assessment process, and does not, in itself, indicate that a proposal is not possible to achieve an approval. Each performance criteria must be assessed on the proposal merits.

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

7. Mediations

No mediation has occurred.

8. Conclusion

In accordance with 6.10 of the *State Planning Provisions (Tasmanian Planning Scheme – Break O’Day)*, the application has been assessed against the objectives of the Scheme, in particular the General Residential zone and all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and eight (8) Performance Criterion. The received representation has been considered with recommended conditions proposed in response to the relevant concerns.

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Key Focus Area:

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

LEGISLATION & POLICIES:

Tasmanian Planning Scheme – Break O’Day

Land Use Planning and Approvals Act 1993

Local Government (Building and Miscellaneous Provisions) Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

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

VOTING REQUIREMENTS:

Simple Majority

ACTION	DECISION
COUNCIL MEETING DATE	21 September 2026
PROPONENT	Prime Design
OFFICER	Rebecca Green, Planning Consultant
FILE REFERENCE	DA 2026 / 00157
ASSOCIATED REPORTS AND DOCUMENTS	1. Plans for Approval 2. Civil Plans for Approval 3. Planning Compliance Letter 4. Rail Noise Assessment 5. Traffic Impact Assessment 6. TasWater Amended SPAN 7. Representation (01) 8. Representation (02) 9. Representation (03) 10. 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 – 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:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Cover Page	-	Prime Design	August 2026
Site Plan	Project No: PD22304, Drawing No: 01	Prime Design	28.08.2026, Rev: 08
Site Landscaping Plan	Project No: PD22304, Drawing No: 02	Prime Design	28.08.2026, Rev: 08
Locality Plan	Project No: PD22304, Drawing No: 03	Prime Design	28.08.2026, Rev: 08
Floor Plan – Units 1-3	Project No: PD22304, Drawing No: U1-3-01	Prime Design	28.08.2026, Rev: 08
Door and Window Schedules – Units 1-3	Project No: PD22304, Drawing No: U1-3-02	Prime Design	28.08.2026, Rev: 08
Elevations – Units 1-3	Project No: PD22304, Drawing No: U1-3-03	Prime Design	28.08.2026, Rev: 08
Elevations – Units 1-3	Project No: PD22304, Drawing No: U1-3-04	Prime Design	28.08.2026, Rev: 08

Roof Plan – Units 1-3	Project No: PD22304, Drawing No: U1-3-05	Prime Design	28.08.2026, Rev: 08
Floor Finishes Plan – Units 1-3	Project No: PD22304, Drawing No: U1-3-06	Prime Design	28.08.2026, Rev: 08
Electrical/Reflected Ceiling Plan – Units 1-3	Project No: PD22304, Drawing No: U1-3-07	Prime Design	28.08.2026, Rev: 08
Floor Plan – Units 4-5	Project No: PD22304, Drawing No: U4-5-01	Prime Design	28.08.2026, Rev: 08
Door and Window Schedules – Units 4-5	Project No: PD22304, Drawing No: U4-5-02	Prime Design	28.08.2026, Rev: 08
Elevations – Units 4-5	Project No: PD22304, Drawing No: U4-5-03	Prime Design	28.08.2026, Rev: 08
Elevations – Units 4-5	Project No: PD22304, Drawing No: U4-5-04	Prime Design	28.08.2026, Rev: 08
Roof Plan – Units 4-5	Project No: PD22304, Drawing No: U4-5-05	Prime Design	28.08.2026, Rev: 08
Floor Finishes Plan – Units 4-5	Project No: PD22304, Drawing No: U4-5-06	Prime Design	28.08.2026, Rev: 08
Electrical/Reflected Ceiling Plan – Units 4-5	Project No: PD22304, Drawing No: U4-5-07	Prime Design	28.08.2026, Rev: 08
Floor Plan – Units 6-8	Project No: PD22304, Drawing No: U6-8-01	Prime Design	28.08.2026, Rev: 08
Door and Window Schedules – Units 6-8	Project No: PD22304, Drawing No: U6-8-02	Prime Design	28.08.2026, Rev: 08
Elevations – Units 6-8	Project No: PD22304, Drawing No: U6-8-03	Prime Design	28.08.2026, Rev: 08
Elevations – Units 6-8	Project No: PD22304, Drawing No: U6-8-04	Prime Design	28.08.2026, Rev: 08
Roof Plan – Units 6-8	Project No: PD22304, Drawing No: U6-8-05	Prime Design	28.08.2026, Rev: 08
Floor Finishes Plan – Units 6-8	Project No: PD22304, Drawing No: U6-8-06	Prime Design	28.08.2026, Rev: 08
Electrical/Reflected Ceiling Plan – Units 6-8	Project No: PD22304, Drawing No: U6-8-07	Prime Design	28.08.2026, Rev: 08
Civil Plan – Drawing Index and Notes	Project No: 24.0483, Drawing No: C002	Gandy and Roberts Consulting Engineers	02.09.2026, Rev: C
Civil Plan – Overall Site Plan	Project No: 24.0483, Drawing No: C250	Gandy and Roberts Consulting Engineers	02.09.2026, Rev: C
Civil Plan – Siteworks Plan	Project No: 24.0483, Drawing No: C251	Gandy and Roberts Consulting Engineers	02.09.2026, Rev: C
Civil Plan – Stormwater Plan 01	Project No: 24.0483, Drawing No: C450	Gandy and Roberts Consulting Engineers	02.09.2026, Rev: C

Civil Plan – Sewer Plan	Project No: 24.0483, Drawing No: C550	Gandy and Roberts Consulting Engineers	02.09.2026, Rev: C
Civil Plan – Sewer Longitudinal Section	Project No: 24.0483, Drawing No: C551	Gandy and Roberts Consulting Engineers	02.09.2026, Rev: C
Civil Plan – Water Plan	Project No: 24.0483, Drawing No: C650	Gandy and Roberts Consulting Engineers	02.09.2026, Rev: C
Civil Plan - Details	Project No: 24.0483, Drawing No: C750	Gandy and Roberts Consulting Engineers	02.09.2026, Rev: C
Planning Compliance Letter	-	Drew den Hartog – Prime Design	3 August 2026
Rail Noise Assessment	23046 29 Talbot Street Rail Noise Assessment _ 03	NVC Noise Vibration Consulting	8 th September 2026
Traffic Impact Assessment	-	Hubble Traffic	August 2025

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	
	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	Multiple Dwellings	
A	If a visitor accommodation use is sought for any of the dwellings, a further development application must be lodged with Council to seek approval for the allocation of an additional use to the dwellings.	Prior to use and maintained at all times.
3	Landscaping	
	Landscaping must be implemented in accordance with the endorsed plans prior to the use commencing on site.	Prior to commencement of use and maintained at all times.
4	TasWater	
A	All works must be in accordance with the conditions of the Amended Submission to Planning Authority Notice by TasWater, TWDA 2026/00915 -BODC as attached to this permit.	Prior to use and maintained at all times.
5	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. sealed and drained in a manner that will not cause stormwater nuisance;	Prior to use and maintained at all times.

	c. All parking bays, including visitor parking spaces must be delineated by signage, line marking or other clear physical means.	
6	Stormwater	
A	Stormwater for the development must be discharged to the kerb via a new connection point. The connection must be made by a licensed plumber in accordance with standard drawing TSD-SW29-v3.	Prior to use and maintained at all times.
B	Concentrated stormwater must not be discharged into neighbouring properties.	To be maintained at all times.
C	Prior to any work commencing on the stormwater connection a permit must be obtained by submitting a Works Permit application form.	Prior to any work commencing on the stormwater connection.
7	Vehicle Crossing	
A	The new crossover from the kerb to the property boundary must be constructed in accordance with standard drawing TSD-R09-v3.	Prior to use and maintained at all times.
B	Prior to any work commencing on any crossover a permit must be obtained by submitting a Works Permit application form.	Prior to any work commencing on the crossover.
8	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.	At all times.
C	All building wastes are to be removed to the appropriate waste disposal facility to prevent an environmental nuisance being caused outside of the works site.	At all times.
9	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

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

Mon-Friday 7 am to 6 pm
 Saturday 9 am to 6 pm
 Sunday and public holidays 10 am to 6 pm

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

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

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

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

	Details
Development Description	Residential – Construction of 8 New Dwellings including Associated Fencing, Landscaping, Carparking and Additional Vehicular Access
Relevant Period of Approval	2 Years
Other Necessary Permits	Building, plumbing, works permit
Attachments	TasWater Amended SPAN, TSD-R09-v3, TSD-SW29-v3
Representations	Three (3)

INTRODUCTION:

The applicant is seeking approval for use and development of eight units (multiple dwellings) at 29 Talbot Street, Fingal.

PREVIOUS COUNCIL CONSIDERATION:

DA 2025-091 – 8 x Dwellings (*withdrawn*)

OFFICER'S REPORT:

1. The Proposal

The applicant is seeking approval for the use and development of eight (8) units (multiple dwellings). The dwellings are to be provided by Loreto for community housing. They are designed to meet contemporary standards for accessibility, functionality, and amenity.

The proposal comprises three one-bedroom and five two-bedroom dwelling. The dwellings will be clad using a combination of brickwork and vertical wall cladding, with colorbond custom orb roofing.

The proposed development includes a communal green space, as well as private open space areas associated with each dwelling. Fencing is proposed to improve residential amenity, including a 1.8m solid paling fence along a portion of the lot boundary to comply with the noise/vibration assessment.

The proposal retains the existing vehicle crossing associated with the site in Brown Street. A new shared driveway and vehicle crossing for proposed units is proposed from Brown Street. A total of 12 car parking spaces is provided for the units, which includes provision for turning to enable vehicles to enter and exit Brown Street in a forward direction.

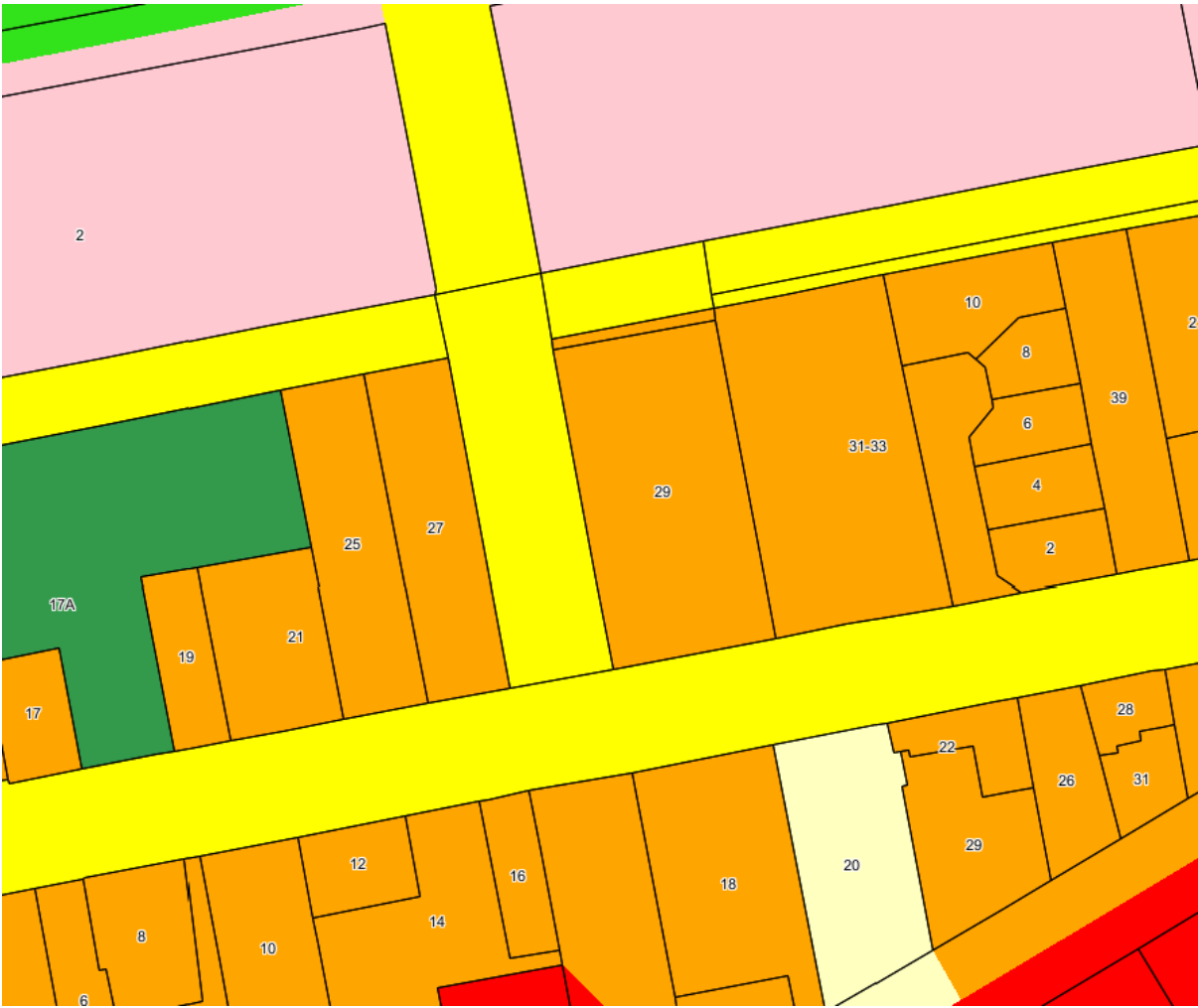
Each proposed dwelling is to be provided with private open space area for the exclusive use of occupants, clothes drying facilities, and exclusive storage space for waste and recycling bins. Landscaping is incorporated throughout the proposed development.

No changes to the existing building on site or existing vehicle access or parking is proposed.

2. Description of the Site and Surrounds

The subject site comprises a single lot, generally regular in shape with an area of approximately 4902m². The site has primary frontage to Talbot Street to the south, with a frontage to Brown Street to the west.

Direction	Planning Scheme Zone	Current Land Use
North	12.0 Village Zone, then 26.0 Utilities Zone	Un-transferred portion of vacant land, then railway corridor
East	12.0 Village Zone	Supermarket and Residential
South	12.0 Village Zone	Residential
West	12.0 Village Zone	Residential



Locality & Zoning Plan



Aerial Imagery

3. Applicable Planning Assessment

LOCAL PROVISIONS SCHEDULE	APPLICABLE	NOTES
ZONE	YES	12.0 Village
SPECIFIC AREA PLANS	NO	BRE-S1.0 SAFEGUARDING ST HELENS AERODROME
	YES	BRE-S2.0 STORMWATER MANAGEMENT

STATE PROVISIONS	PLANNING	CODES	TRIGGER	APPLICATION
C2.0 Parking and Sustainable Transport Code		C2.2	Applies to all use and development.	Applies.
C3.0 Road and Railway Assets Code		C3.2	Applies to new vehicle crossing and habitable buildings within railway attenuation area.	Applies

4. Referrals

4.1 Council Referrals

4.1.1 Works Department

Road Authority Comments:

New crossover to be conditioned.

Stormwater Authority Comments:

Stormwater to be directed and discharged to the kerb.

Engineering Comment e.g. Flood:

Not applicable.

4.1.2 Environmental Health

Not applicable.

4.2 External Referrals

TasWater issued and Amended Submission to Planning Authority Notice (SPAN) on 08/09/2026 – TWDA 2026/00915 – BODC.

TasNetworks advised Council that the development is not expected to affect TasNetworks' operations.

TasRail notes that the amended application (subject proposal) no longer includes any stormwater works within the railway corridor. Any upgrades to the relevant reticulated stormwater system will be undertaken pursuant to section 15(a) of the *Urban Drainage Act 2013* (UDA), following notice under section 15(2). Council has an obligation to comply with the *Rail Infrastructure Act 2007*, or with any other applicable statutory, safety or operational requirements governing works within the rail corridor.

TasRail remains willing to work constructively with Council to find an outcome that appropriately balances Council's stormwater objectives with the protection, safety and ongoing operation of the State's rail infrastructure. TasRail invites Council to consider whether such an alternative plan may provide a suitable way forward.

5. Assessment

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

- 12.4.3 Setback (P2)
- 12.4.5 Fencing (P1)
- C2.6.3 Number of Accesses for Vehicles (P1)
- C3.5.1 Traffic Generation at a Vehicle Crossing, Level Crossing or New Junction (P1)
- C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area (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

12.0 Village Zone

12.4 Development Standards for Dwellings

12.4.3 Setback

Acceptable Solutions	Performance Criteria
A2 Buildings must have a setback from side and rear boundaries of not less than: a) 3m; or b) half the wall height of the building, whichever is the greater.	P2 Buildings must be sited so that there is no 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.
Performance Criteria Assessment Unit 3 is proposed to be 1.104m from the northern side boundary. The adjacent land to the north is a sliver of un-transferred land, which is vacant, and then further beyond this sliver of land is the railway corridor. The proposed setback for Unit 3 will not cause an unreasonable loss of amenity to an adjoining property. Performance criteria met.	

12.4.5 Fencing

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A fence (including a free-standing wall) within 4.5m of a frontage must: a) provide for security and privacy, while allowing for passive surveillance of the road; and b) be consistent with the height and transparency of fences in the street, having regard to: i. topography of the site; and

	ii. traffic volumes on the adjoining road.
Performance Criteria Assessment Fencing is proposed along the Brown Street frontage and therefore within 4.5m of a frontage which does not meet the exemption provided in Table 4.6. The fence provides security and privacy for the occupants of Units 1-3. Passive surveillance is still provided as the dwelling windows sit higher above the fence line. A 1.8m high solid fence along the front boundary is not uncommon in Fingal or the street. Fencing located at 16 Talbot Street has a similar height along its frontage on Brown Street. The topography of the subject site allows for the dwelling to be clearly visible when viewed from the road, and still in public view. The new fence will not impact visibility for motorists that drive along Brown Street. The fence is a requirement for noise attenuation from the nearby railway. Performance criteria met.	

C2.0 Parking and Sustainable Transport Code

C2.6 Development Standards for Buildings and Works

C2.6.3 Number of accesses for vehicles

Acceptable Solutions	Performance Criteria
A1 The number of accesses provided for each frontage must: a) be no more than 1; or b) no more than the existing number of accesses, whichever is the greater.	P1 The number of accesses for each frontage must be minimised, having regard to: a) any loss of on-street parking; and b) pedestrian safety and amenity; c) traffic safety; d) residential amenity on adjoining land; and e) the impact on the streetscape.
Performance Criteria Assessment The proposed development retains the site's existing vehicle crossing to Brown Street for the existing commercial building, however, the proposal includes one new vehicle crossing to Brown Street dedicated to the new residential dwellings. Given the presence of two distinct land uses, providing separate points of access is considered a desirable traffic outcome. The introduction of one new vehicle crossing to Brown Street will result in a minor reduction in available on-street car parking. However, Brown Street is a local road with a relatively wide frontage, and on-street parking supply in the surrounding area is not constrained. Brown Street has low traffic volumes. Given the available sight distance at the additional access point, vehicles can enter and exit safely and efficiently without affecting other road users. The addition of another access point is not expected to significantly affect residential amenity. The proposal will not result in unreasonable impacts on on-street parking, pedestrian safety, traffic safety, residential amenity or the streetscape. Performance criteria met.	

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 <i>Roads and Jetties Act 1935</i> 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; g) the speed limit and traffic flow of the road; h) any alternative access to a road; i) the need for the use; j) any traffic impact assessment; and k) any advice received from the rail or road authority.
Performance Criteria Assessment A1.2 required written consent from the road authority for a new vehicle crossing at the time of lodgement of proposal. As this was not provided at the application stage, the proposal relies on performance criteria. The proposal includes one new vehicle crossing to Brown Street. Written consent from Council, as the road authority, has not been issued at the application stage.	

The proposal comprises eight multiple dwellings and the use is expected to have 40 vehicle movements per day. Traffic generated will primarily consist of standard passenger vehicles associated with residential use.

Brown Street is a local road. Traffic volumes on Brown Street and Talbot Street from the use proposed is expected to be low. The proposal has been subject to assessment by Council as the road authority, including in relation to the new vehicle crossing in Brown Street.

Council's Works and Infrastructure Department have advised that they are okay with what is being proposed. Appropriate conditions have been provided for inclusion in an approval.

Performance criteria met.

C3.6 Development Standards

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

Acceptable Solutions	Performance Criteria
A1 Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be: a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building; b) an extension which extends no closer to the existing or future major road or rail network than: i. the existing habitable building; or ii. an adjoining habitable building for a sensitive use; or c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the <i>Noise Measurement Procedures Manual, 2nd edition, July 2008</i>.	P1 Habitable buildings for sensitive uses within a road or railway attenuation area, must be sited, designed or screened to minimise adverse effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to: a) the topography of the site; b) the proposed setback; c) any buffers created by natural or other features; d) the location of existing or proposed buildings on the site; e) the frequency of use of the rail network; f) the speed limit and traffic volume of the road; g) any noise, vibration, light and air emissions from the rail network or road; h) the nature of the road; i) the nature of the development; j) the need for the development; k) any traffic impact assessment; l) any mitigating measures proposed; m) any recommendations from a suitably qualified person for mitigation of noise; and n) any advice received from the rail or road authority.

Performance Criteria Assessment

Unit 3 is nominally 14.4m from the railway line, and Units 4 and 5 are to be 18m from the railway line, with living and sleeping areas to the north of the dwellings, facing the railway line. Units 1, 2, and 3 are proposed to have porches on the western side of the dwellings, and thus will have some visibility of the railway line. A Rail Noise Assessment was undertaken and provided with the application. Further to receipt of representations, a revised Assessment is provided.

From the noise predictions detailed within the Assessment, the following is implemented:

- A 1.8m solid fence is required on the northern site boundary adjacent to the rail line, on the western site boundary adjacent Brown Street to screen line of sight to the railway to the west, and on the eastern boundary to screen line of sight to the railway to the east.

Rail movements will not unreasonably impact the amenity of future residents on site.

Performance criteria met.

6. Representations

The application was advertised 8th August 2026 until 21st August 2026 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. Three (3) representations were received prior to the closing date and time. The issues raised within the representation are as follows:-

Representation 01 - Issues	Response
Dedicated easement for the benefit of neighbouring property to the east not shown on plans. Maintenance of easement for Council.	Further to receipt of representation, and advice received from the proponents Land Surveyor, revised plans have been received. The revised plans no longer show the sliver of land to the north included within the proposed development. The drafting error have been corrected to reflect the true title. The sliver appears to be an un-transferred portion of land last described in Appointment of New trustees 41-5266, owners being the vendor of Conveyance 42-8107 to Council dated 20 January 1971 (Lot 1). The sliver of land appears to be still in private ownership, no easement to benefit the adjoining land owner to the east exists.
Subject land is higher than the neighbouring land to the east, fill was placed some years back, and not retained.	No retaining walls form part of the plans. Should once final construction plans be prepared, require any retaining walls which require further planning approval, a separate planning application will need to be submitted.

Representation 02 - Issues	Response
Generally supportive of the proposed development, bringing additional social housing and residential accommodation to Fingal.	Noted.
Acoustic report seems to have a few inaccuracies, such as the start time of passing trains (5.15am v's 6am) – not a complaint, just a fact.	Further to receipt of representations, a revised Rail Noise Assessment has been provided. Assumptions regarding train movements used to carry out the software noise modelling was provided to the consultant by TasRail. The noise measurements are considered in the modelling rather than the times of day. Specific regarding the time of day that train pass-bys occur do not impact the proposal's ability to demonstrate compliance with the relevant provisions of the Planning Scheme.
Lack of lighting on the railway crossing might pose a safety issue.	This concern is not relevant in terms of the applicable provisions of the Planning Scheme. Concerns in regard to the existing railway crossing must be directed to TasRail.
Employment opportunities in Fingal are sparse now – any plans to support employment growth in Fingal by Council.	This is not a relevant consideration of the proposal against the Tasmanian Planning Scheme. No further comment is provided.
The sandstone wall between 29 Talbot Street and the adjacent property to the east is leaning – will Council direct developers to take steps to protect and potentially straighten the wall.	This is a civil matter. The proposed use and development is not adjacent to the boundary where the sandstone wall is located. No further comment is provided.
More mature trees on the site than the application indicates ("a few"). Would Council be prepared to locate some of these trees to the bottom of the representors block if the contractor is willing to do so.	This is not a planning consideration. This matter must be dealt with outside the planning assessment process.

Representation 03 - Issues	Response
Generally supportive of the proposed development, bringing additional social housing and residential accommodation to Fingal.	Noted.
High density and lack of amenities concerns. Some units have a tiny back yard with some only having 20m ² .	The proposed dwelling density meets the acceptable solution in the Village zone. The proposal provides 1 dwelling per 612.75m ² . Whilst the Village zone does not require a minimum private open space provision per dwelling (compared to the General Residential Zone), the minimum private open space provided for a dwelling is 20m ² (Units 6 and 7). The remaining dwellings are provided with a minimum of 40m ² private open space. It is

	noted that the proposal does provide a large communal green space which is immediately adjacent and to the north of Units 6 and 7.
Development area appears to exceed the title boundary, and encroaches on the easement benefitting 31 Talbot Street.	Further to receipt of representation, an advice received from the proponents Land Surveyor, revised plans have been received. The revised plans no longer show the sliver of land to the north included within the proposed development. The drafting error have been corrected to reflect the true title. The sliver appears to be an un-transferred portion of land last described in Appointment of New trustees 41-5266, owners being the vendor of Conveyance 42-8107 to Council dated 20 January 1971 (Lot 1). The sliver of land appears to be still in private ownership, no easement to benefit the adjoining land owner to the east exists.
Could the number of units be reduced.	The proposed dwelling density meets the acceptable solution in the Village zone. The proposal provides 1 dwelling per 612.75m ² . The Planning Authority must consider the proposal as submitted.
Acoustic report seems to have a few inaccuracies, such as the start time of passing trains (5.15am v's 6am).	Further to receipt of representations, a revised Rail Noise Assessment has been provided. Assumptions regarding train movements used to carry out the software noise modelling was provided to the consultant by TasRail. The noise measurements are considered in the modelling rather than the times of day. Specific regarding the time of day that train pass-bys occur do not impact the proposal's ability to demonstrate compliance with the relevant provisions of the Planning Scheme.
Noise concerns, traffic and trucks as well as trains.	The Tasmanian Planning Scheme does not contain provisions regarding noise due to non-rail vehicles (light and heavy vehicles) specific to the subject site. A Rail Noise Assessment accompanied the assessment in relation to habitable buildings to be located within the railway attenuation area, and recommendations are included within the design plans.
Vulnerable adults and concerns of them being so close to the railway line.	This is not a relevant planning consideration. No further comment is provided.

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

7. Mediations

No mediation has occurred.

8. Conclusion

In accordance with 6.10 of the *State Planning Provisions (Tasmanian Planning Scheme – Break O’Day)*, the application has been assessed against the objectives of the Scheme, in particular the Village zone and all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and five (5) Performance Criterion. The received representations have been considered with recommended conditions proposed in response to the relevant concerns.

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Key Focus Area:

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

LEGISLATION & POLICIES:

Tasmanian Planning Scheme – Break O’Day

Land Use Planning and Approvals Act 1993

Local Government (Building and Miscellaneous Provisions) Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

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

VOTING REQUIREMENTS:

Simple Majority

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

09/26.9.0

COUNCIL MEETING ACTIONS

09/26.9.1

Outstanding Matters

COUNCIL RESOLUTIONS - MEETINGS - PUBLIC
15/09/2026

28

GOALS

71%

GOAL COMPLETION

COUNCIL RESOLUTIONS PLAN

COUNCIL RESOLUTIONS - AUGUST 2026

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	17/08/2026	21/09/2026	08/26.8.1.821 DA 134-2024 – 70 Grant St, Falmouth - Subdivision – 6 Lot subdivision	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 6 Lot Subdivision on land situated at 70 Grant Street, Falmouth described in Certificate of Title 164048/100 be APPROVED subject to the following plans / documents and conditions:	Planning Permit issued 21/08/2026	Development Services Coordinator
100%	17/08/2026	21/09/2026	08/26.8.2.822 DA 054 – 2026 - 302 Gardens Road, Binalong Bay - Resource Development - Pepper Berry Cultivation	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 Resource Development - Pepper Berry Cultivation on land situated at 302 Gardens Road, Binalong Bay described in Certificate of Title 80866/3 be APPROVED subject to the following plans / documents and conditions:	Planning Permit issued 21/08/2026	Development Services Coordinator
50%	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 Transport Commissioner. Waiting on response.	Manager Infrastructure and Development Services

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	17/08/2026	31/10/2026	08/26.16.2.831 Demolition of the Gazebo, Wombat Walk, St Marys	That Council: 1. To proceed with the demolition of the existing gazebo in the interests of public safety and responsible asset management located at the Wombat Walk, St Marys, and 2. Seek community input to consider the community need for a new structure in the same location to be considered for future budget allocations.	Works Complete and Newsletter article has been published seeking input	Development Services Coordinator
100%	17/08/2026	30/09/2026	08/26.16.3.832 Demolition of Old Toilet Facility, Fingal Swimming Hole	That Council proceed with the demolition of the Old Public Toilet facility located at Fingal Swimming Hole (Short Street, Fingal) due to the asset reaching the end of its useful life.	Works now completed.	Development Services Coordinator
100%	17/08/2026	21/09/2026	08/26.16.4.833 Endorsement of Concept Plan - St Marys Exhibition Building	That Council: 1. Endorses the attached concept plans for the proposed extension and structural remediation of the St Marys Exhibition Building for the purposes of lodging a Development Application. 2. Authorises the General Manager to lodge the necessary Development Application under the <i>Land Use Planning and Approvals Act 1993</i> . 3. Notes that the concept plans represent the preferred design developed through the community consultation and Working Committee process and may be refined through the planning assessment and detailed engineering design process. 4. Notes that detailed structural engineering, certification and associated documentation will continue concurrently with the planning approval process. 5. Notes that endorsement of the concept plans does not commit Council to construction, with a further report to be presented upon completion of detailed design, engineering and project costing.	1. Planning Permit obtained 4th August 2026; 2. Still pending receipt of engineering at the time of writing this update; 3. Technical Working group meeting to occur subsequent to receipt of engineering.	Development Services Coordinator
100%	17/08/2026	21/09/2026	08/26.16.5.834 St Marys Tip Shop – Proposed Shipping Containers and Future Site Development	That Council: 1. Approve the St Marys Hospital Auxiliary for the installation of two shipping containers at the St Marys Tip Shop as per attached project proposal; 2. Approve the progression of a Development Application; 3. Provide strategic direction regarding the future development of the Tip Shop precinct. 4. Progress the revised Memorandum of Understanding to be provided under a separate report to Council.	Planning Permit obtained 27th August and consent to proceed with works provided to St Marys Hospital Auxiliary group members. MOU to be reviewed by Manager of Infrastructure & Development Services.	Development Services Coordinator

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	17/08/2026	21/09/2026	08/26.16.6.835 Industrial Land Use Study adoption	That Council: 1. Adopt the Break O'Day Industrial Land Study as Council's strategic evidence base to guide future industrial land planning across the municipality, and 2. Note that the recommendations contained within the Study will be considered and progressed through future strategic planning projects, infrastructure investigations, budget processes and, where required, separate reports to Council.	Report finalised and uploaded to Council website.	Development Services Coordinator
100%	17/08/2026	21/09/2026	08/26.16.7.836 Scamander Beaumaris Structure Plan	That Council: 1. Endorse the Scamander–Beaumaris Structure Plan prepared by ERA Advisory dated February 2026; and, 2. Note that the Structure Plan will be used as a strategic planning document to inform future land use planning, infrastructure planning and potential amendments to the Tasmanian Planning Scheme – Break O'Day Local Provisions Schedule.	Report finalised and uploaded to Council website.	Development Services Coordinator
100%	17/08/2026	21/09/2026	08/26.16.8.837 Review of the Charter for the NRM Special Committee	Council adopt the revised Charter for the Break O'Day Council Natural Resource Management Committee to support the role of the Committee further in engaging the community and stakeholders and Council in environmental and natural resource management issues facing the municipality.	Council adopt a revised Charter for the Break O'Day Council Natural Resource Management Committee.	NRM Facilitator
0%	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.		Corporate Services Coordinator
100%	17/08/2026	30/09/2026	08/26.17.4.841 St Helens – Binalong Bay Strategic Liveability Framework	That Council: 1. Notes the progress made in developing the Strategic Liveability Framework; 2. Endorses the proposed community survey and engagement approach as the next stage of developing a Liveability Framework 3. Notes that the findings will be used to further test and refine the Liveability Framework and inform the St Helens – Binalong Bay Liveability Strategy as well as other future Council strategic planning and place-based work.	Predominately information item, survey work initiated.	General Manager
100%	17/08/2026	21/09/2026	08/26.17.5.843 Draft Economic Diversification and Investment Strategy	That Council authorise the General Manager to prepare and lodge a submission regarding the Economic Diversification and Investment Strategy.	Draft Economic Diversification Investment Strategy submission was uploaded through Building Tasmania consultation web page.	General Manager

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
0%	18/05/2026	30/06/2026	05/26.11.2.760 Replace native grasses and rushes – Mayor Mick Tucker	That Council, over the next 12 months, remove and replace non- flowering grasses in the main CBD of St Helens and replace with colourful, vibrant plants that are drought resistant, in keeping with our town's coastal identity and in line with endorsed Council Planting Guidelines.	Action not yet commenced. Report to be prepared for workshop discussion with the Council.	Manager Infrastructure and Development Services

COUNCIL RESOLUTIONS - APRIL 2026

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
75%	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.	Successful applicant was advised of the Council decision. The other applicant was requested to meet with Council staff, this has taken place and a new budget requested. Awaiting same and will take the requested budget to the June Council meeting	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 - FEBRUARY 2026

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	16/02/2026	16/03/2026	02/26.11.1.685 Petition State Government Department of State Growth for a speed limit reduction – Deputy Mayor Chapple	That council urgently petition the State Government Department of State Growth for a speed limit reduction on the section of Tasman Hwy between Golden Fleece Bridge on Georges Bay Esplanade to the northern end of Cecilia Street where it turns into Tully Street, St Helens from the current limit of 50KM per hour to 40KM per hour.	Council endorsed a recommendation at the August Council meeting to establish a 40km/hr Shopping zone at ST Helens. Application has been made to the Transport Commissioner, pending review and approval. A new action item replaces this action.	Manager Infrastructure and Development Services

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
75%	15/09/2025	06/11/2025	09/25.11.1.573 Installing Pedestrian Crossings in St Helens – Mayor Tucker	That Council investigate, with the appropriate authorities, the feasibility of installing two additional pedestrian crossings in the main centre of St Helens on Cecilia Street – one located near the Post Office and one near the Bakery.	An assessment report has been prepared by Traffic and Civil services for information and discussion at the September 2026 Councillor Workshop. A subsequent agenda report has been prepared for the September 2026 Council meeting.	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 – Clr 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 (Clr Carter), is linked to the structure plan development process.	Manager Infrastructure and Development Services
75%	15/07/2024	31/08/2024	07/24.9.1.401 Lease/ management agreement for the front garden of the old hospital site at St Helens – Clr Carter	<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

Nil

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:

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.

SUBMISSION IN SUPPORT OF MOTION:

Jenny Love has been a resident of St Helens for 36 years and has developed a strong interest in the Greek mythology associated with a number of local street and place names.

Ms Love initially proposed adding interpretive information beneath the relevant street signs; however, this was found not to be feasible. She has therefore proposed creating a larger plaque, mural or similar public artwork showing the layout of St Helens, highlighting the relevant streets and places, and including explanations and images illustrating their mythological origins.

Ms Love believes the St Helens History Room building could provide a suitable location because of its historical purpose and proximity to the Visitor Information Centre.

Ms Love has indicated that she is willing to fund the project and would seek expressions of interest from local artists to undertake the work.

17.08.2026	St Helens	– Australian Local Government Association (ALGA), meeting with Matt Burnett, (ALGA President). The visit provided an opportunity to discuss the region and local government matters.
18.08.2026	St Helens	– Vietnam Veterans Day, attended the Vietnam Veterans Day commemorative service at Portland Hall and laid a wreath on behalf of Council in recognition of the service and sacrifice of Vietnam veterans.
19-21. 08.2026	Hobart	– Annual Local Government Association of Tasmania (LGAT) Conference, including the Annual General Meeting.
24-27. 08.2026	Cairns	– ALGA National Local Roads, Transport and Infrastructure Congress, discussed key issues including road safety, infrastructure funding, regional connectivity and the management of local road networks.
02.09.2026	St Helens	– 2026 Council Elections Break O'Day Councillor Information Session – session for prospective candidates ahead of the 2026 Local Government Elections.
03.09.2026	St Helens	– Parks and Wildlife Service (PWS), meeting with representatives to discuss current matters and issues relevant to the Break O'Day municipality, including local access and land management matters.
04.09.2026	Hobart	– 2026 King's Birthday Honours and Meritorious Service Awards, attended Ceremony at Government House, recognising Tasmanians honoured for their outstanding service, achievements and contributions to the community.
07.09.2026	St Helens	– Council Workshop.
09.09.2026	Fingal	– Fingal Valley Neighbourhood House, Eating With Friends, an opportunity to connect with local community members and support this community initiative.
18.09.2026	St Helens	– Northern Tasmania Development Cooperation (NTDC), meeting with Michael Bailey (CEO) to discuss matters relating to Break O'Day and the region more broadly.
21.09.2026	St Helens	– Council Meeting

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

- Break O'Day Chamber of Commerce and Tourism – Deputy Mayor Kristi Chapple
- 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

09/26.13.0 BUSINESS AND CORPORATE SERVICES

09/26.13.1 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 and External Audit

Work during the reporting period remained focused on completion of the 2025/2026 annual financial statements and supporting the external audit process. This has included finalising year-end reconciliations, reviewing asset accounting treatments, completing grant and capital works assessments and responding to information requests from Audit Tasmania.

The audit process is occurring alongside normal monthly financial reporting and implementation of the 2026/2027 Budget Estimates. The work completed over recent years to improve financial controls, asset records and audit readiness has placed Council in a stronger position to manage the annual audit and address outstanding recommendations.

The August monthly financial statements have been prepared as a separate agenda item. As the financial year remains at an early stage, results continue to be influenced by the timing of annual revenue recognition, grant receipts, procurement and the commencement of operating and capital programs.

Council also completed work associated with Phase 1 of the 2025/2026 Consolidated Data Collection during the reporting period.

ICT, Systems and Operational Support

Council's transition to its new ICT service provider continued during the reporting period. Current work includes implementation planning, review of network infrastructure, identification of priority hardware replacements and strengthening cybersecurity controls across the organisation.

This work forms part of a broader program to modernise Council's ICT environment, improve system reliability and address risks identified through recent reviews. Particular attention is being given to network security, user access, system monitoring, business continuity and the progressive improvement of Council's Essential Eight maturity.

Priority infrastructure and cybersecurity work will be staged to manage operational risk, organisational capacity and available funding. This approach will allow Council to address the most significant vulnerabilities first while developing a more secure, reliable and supportable ICT environment.

Strategic Asset Management and Financial Planning

Work has continued on Council's strategic asset management framework and future system requirements. The newly appointed Asset Management Engineer has commenced reviewing the available asset management documentation and the procurement requirements for a new asset management system.

East Coast Wellbeing Hub and Aquatic Facility Feasibility Work

The Stage 2 assessment has commenced, with initial work focused on stakeholder identification, potential partner and tenant requirements, service needs, spatial requirements and operating and governance models. Available site information is also being assembled to support the assessment.

This work builds upon the Aquatic Centre Facility Feasibility process. This next phase of the project requires careful consideration of capital cost, ongoing operational affordability, potential funding sources and the extent to which a broader mix of health, wellbeing and community services may improve utilisation and long-term viability. This detailed level of analysis and modelling will inform three separate business case scenarios as the Stage 2 output for further Council consideration.

Rates and Customer Services

Staff have continued to assist property owners with enquiries arising from the municipal revaluation and the 2026/2027 Rates Resolution. The focus remains on providing clear explanations of the distinction between valuation changes and Council's rating decisions and working through property specific matters where required.

The level and nature of rates enquiries remains in line with expectations for this time of year and a post reevaluation process. Staff are also managing routine receipting, payment arrangements, remissions, rate exemptions, supplementary valuations and other customer and rating matters.

Risk and Work Health and Safety

Preparation is underway for the October Audit Panel meeting, including financial and management reporting, external audit matters, risk management, implementation of previous audit recommendations and the next stage of the internal audit program.

The first internal audit report to be provided to the Audit Panel is an external assessment on Cybersecurity benchmarking against relevant Essential Eight practices.

Routine work health and safety reporting, workers compensation management, insurance claims administration and return to work activities continued during the reporting period. The Work Health and Safety and Risk Management Committee is scheduled to meet on 17 September 2026.

Investments

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

Date Rolled Over	Maturing	Term (Months)	Principle Amount	Interest	Total Amount	Interest Rate	Bank	STATUS
30.09.2025	26.08.2026	11	1,500,000.00	56,687.67	\$1,556,687.67	4.18%	Westpac	COMPLETED
16.02.2026	16.09.2026	7	1,500,000.00	41,383.56	\$1,541,383.56	4.75%	Westpac	COMPLETED
16.02.2026	16.10.2026	8	1,500,000.00	47,800.00	\$1,547,800.00	4.78%	Westpac	CURRENT
21.07.2026	20.11.2026	4	1,000,000.00	16,766.67	\$1,016,766.67	5.03%	Westpac	CURRENT
21.07.2026	21.12.2026	5	1,000,000.00	21,250.00	\$1,021,250.00	5.10%	Westpac	CURRENT
21.07.2026	21.01.2027	6	1,000,000.00	26,000.00	\$1,026,000.00	5.20%	Westpac	CURRENT
21.07.2026	22.02.2027	7	1,500,000.00	45,762.50	\$1,545,762.50	5.23%	Westpac	CURRENT
21.07.2026	22.03.2027	8	1,500,000.00	52,700.00	\$1,552,700.00	5.27%	Westpac	CURRENT
26.08.2026	06.04.2027	7	1,500,000.00	46,462.50	\$1,546,462.50	5.31%	Westpac	CURRENT
26.08.2026	06.05.2027	8	1,500,000.00	53,500.00	\$1,553,500.00	5.35%	Westpac	CURRENT
02.09.2026	02.06.2027	9	3,000,000.00	121,275.00	\$3,121,275.00	5.39%	Westpac	CURRENT
26.08.2026	03.06.2027	9	1,500,000.00	60,412.50	\$1,560,412.50	5.37%	Westpac	CURRENT
26.08.2026	08.07.2027	10	1,500,000.00	67,250.00	\$1,567,250.00	5.38%	Westpac	CURRENT

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

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

RATES SUMMARY @ 5 AUGUST 2026

Rates Brought Forward

Outstanding Rate Debtors

Less Rates in Credit

Net Rates Outstanding at 30 June 2026

Rates and Charges Levied

Interest and Penalty Charged

Total Rates and Charges Levied

Less Rates and Charges Collected

Less Credit balances (eg rates balance refunds) and Supplementary Rates Info (eg issuing of extra or new bins, property changes)

Remissions and Discount (exempt properties as per Council Policy & Council owned property)

Unpaid Rates and Charges

2026/2027		2025/2026	
%	\$	%	\$
	1,109,702.91		1,017,666.39
	-341,854.05		-327,200.03
4.44	767,848.86	4.57	690,466.36
95.47	16,502,996.79	95.41	14,427,125.47
0.08	14,582.32	0.02	2,911.40
100.00	16,517,579.11	100.00	14,430,036.87
49.08	8,483,899.40	50.85	7,689,260.48
0.15	25,698.31	0.12	3,174.72
4.18	721,796.07	4.41	568,969.18
46.59	8,054,034.19	44.62	6,746,816.97

Remissions and Discounts

Early Payment Discount

Pensioner Rebates

Rate Payers on Direct Debits - Paid by 30 June

Flexipay Direct Debits - Paid by 30 June

Number Rateable Properties

Number Unpaid Rateable Properties

% Properties Not fully paid

2026/2027	2025/2026
146,697.83	132,003.39
575,098.24	534,759.32
355	<i>Unable to calculate direct debit figures for comparison purposes for previous years</i>
\$608,662.50	
20	
\$35,910.56	
6,914	6,915
3,665	3,660
53.01	52.93

Right to Information (RTI) Requests

One (1)

132 and 337 Certificates

	132	337
August 2026	53	26
July 2026	68	35
August 2025	45	21

Debtors/Creditors @

DEBTORS INFORMATION**Invoices Raised**

Current			Previous Year	
Month	Mth Value	YTD 2025/2026	Month	YTD 2024/2025
96	\$184,752	185	69	159

CREDITORS INFORMATION**Payments Made**

Current			Previous Year	
Month	Mth Value	YTD [Current Financial Year]	Month	YTD 2024/2025
413	\$1,143,521	779	432	880

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

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

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

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

OFFICER'S RECOMMENDATION:

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

1. Profit and Loss Statements
2. Balance Sheet
3. Statement of Cash Flows
4. Capital Works 2026/2027

INTRODUCTION:

Presented to Council are the monthly financial statements.

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 31 August 2026, being the second reporting period of the 2026/27 financial year.

Council remains in a sound position against the year to date budget. Total operating income was \$17.59 million, which was \$143,500 ahead of budget. Operating expenditure was \$3.51 million, which was \$451,372 below budget. This resulted in a current operating position of \$594,872 ahead of the year to date budget.

The operating result at this early stage of the financial year is 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 \$26,523 ahead of budget. Employee costs were \$90,911 below budget, while materials and services were \$369,403 below budget. The materials and services variance primarily reflects areas of expenditure currently recording a lower level of spending than forecast.

Capital works expenditure totalled \$464,576 against the 2026/27 capital works budget of \$8.58 million. Expenditure to date includes \$177,724 for plant and equipment, \$141,627 for buildings, \$49,420 for stormwater, \$48,558 for roads and footpaths and \$26,840 for waste management. 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 \$120,291. Vehicle replacements account for a further \$167,525, while early works have also commenced on road re-sheeting, stormwater and waste management projects.

The August results are broadly consistent with the adopted budget. The main variances relate to the timing of capital grant recognition and operating expenditure. 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 expenditure and the recognition of State capital grant funds carried forward from the previous financial year. No budget amendment is proposed through this report.

VOTING REQUIREMENTS:

Simple Majority

Profit and Loss

Break O'Day Council

For the 2 months ended 31 August 2026

Account	Actual YTD	Budget YTD	Budget Variance YTD	Budget Variance % YTD	Annual Budget	Notes
Trading Income						
Rates	16,484,234	16,455,473	28,761	0%	16,455,473	
User Fees	367,447	340,924	26,523	8%	1,792,740	
Operating Grants	725,040	671,756	53,284	8%	4,684,185	
Interest & Investment Income	(36,096)	(40,723)	4,627	-11%	1,272,277	
Contributions	23,410	0	23,410	0%	6,500	
Other Revenue	27,594	20,698	6,896	33%	124,183	
Total Trading Income	17,591,628	17,448,128	143,500	1%	24,335,358	
Gross Profit	17,591,628	17,448,128	143,500	1%	24,335,358	
Capital Grants						
Grants - Roads to Recovery	0	0	0	0%	1,230,076	
Grants - State Capital	961,516	0	961,516	0%	0	1
Total Capital Grants	961,516	0	961,516	0%	1,230,076	
Other Non Operating Income						
Net Gain/Loss on Disposal of Assets	48,933	0	48,933	0%	100,000	
Total Other Non Operating Income	48,933	0	48,933	0%	100,000	
Total Non Operating Revenue	1,010,449	0	1,010,449	0%	1,330,076	
Operating Expenses						
Employee Costs	963,029	1,053,940	(90,911)	-9%	7,706,040	
Materials & Services	1,455,134	1,824,537	(369,403)	-20%	10,041,562	2
Interest	5,613	4,734	879	19%	28,720	
Depreciation	1,047,145	1,030,038	17,107	2%	6,180,253	
Other Expenses	39,168	48,212	(9,044)	-19%	427,003	
Total Operating Expenses	3,510,089	3,961,461	(451,372)	-11%	24,383,578	
Operating Net Profit	14,081,539	13,486,667	594,872	4%	(48,220)	
Net Profit (Including Non Operating Revenue)	15,091,988	13,486,667	1,605,321	12%	1,281,856	
Work in Progress						
Capital Work in Progress	464,576	0	464,576	0%	0	
Total Work in Progress	464,576	0	464,576	0%	0	

Notes

1. State Capital grants are \$962k higher than budget due to grant funds carried forward from the prior financial year.
2. Materials & Services are down \$369k (20%) 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 31 August 2026

Account	31-Aug-26	30 June 2026
Assets		
Current Assets		
Cash & Cash Equivalents	7,837,636	10,746,083
Investments	17,000,028	7,500,028
Trade & Other Receivables	9,768,054	1,757,557
Inventory	237,065	237,557
Other Assets	2,838	2,838
Total Current Assets	34,845,621	20,244,063
Non-current Assets		
Trade and Other Receivables	14,392	14,392
Property, Plant & Equipment	282,309,299	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	320,809,861	321,895,799
Total Assets	355,655,482	342,139,862
Liabilities		
Current Liabilities		
Trade & Other Payables	1,902,233	1,505,578
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	375,095	374,340
Total Current Liabilities	3,461,707	4,573,499
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	5,381,571	6,493,363
Net Assets	350,273,911	335,646,499
Equity		
Accumulated Surplus	65,603,657	50,976,245
Reserves	284,670,254	284,670,254
Total Equity	350,273,911	335,646,499

Statement of Cash Flows

Break O'Day Council

For the 2 months ended 31 August 2026

Account	YTD	2026
Operating Activities		
Receipts from customers	556,768	1,639,418
Receipts from rates	9,162,325	14,463,674
Receipts from Operational Grants	(720,818)	6,167,508
Contributions	23,910	83,197
Interest received	(36,096)	919,156
Dividends received	0	504,400
Payments to employees	(1,084,663)	(6,868,917)
Payments to suppliers	(1,892,478)	(9,022,323)
Finance Costs	(15,690)	(41,909)
Cash receipts from other operating activities	272,510	1,257,824
Cash payments from other operating activities	229	3,127
Net Cash Flows from Operating Activities	6,265,995	9,105,155
Investing Activities		
Proceeds from sale of property, plant and equipment	94,999	272,109
Payment for property, plant and equipment	(766,106)	(5,632,847)
Payment for investments	(9,500,000)	(2,500,028)
Capital Grants received	1,021,516	2,688,891
Other cash items from investing activities	11,004	(4,369)
Net Cash Flows from Investing Activities	(9,138,587)	(5,176,244)
Financing Activities		
Proceeds of trust funds and deposits	335	(202,904)
Repayment of loans	(36,191)	(384,494)
Repayment of lease liabilities	0	(50,301)
Net Cash Flows from Financing Activities	(35,856)	(637,699)
Net Cash Flows	(2,908,448)	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	(2,908,448)	3,291,211
Cash and cash equivalents at end of period	7,837,636	10,746,083

Break O'Day Council

Capital Works Budget 2026-2027

For the 2 months to 31 August 2026

Project Details	YTD @ 31/8/26	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	60,622		65,000	65,000
Small Plant	10,089		45,000	45,000
Development Services Coordinator - Car	49,490		55,000	55,000
Community Services Manager - Car	-		55,000	55,000
Building Surveyor - SUV	57,413	55,000		55,000
Infrastructure Manager - SUV	-		55,000	55,000
Senior Town Planner new vehicle	-		55,000	55,000
EV charging stations	-		185,000	185,000
Replace Plant 1303 - Hitachi ZX33U-5A Excavator	110	-	-	-
Total Plant & Equipment	177,724	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	-		5,000	5,000
Demolition of Fingal Toilet Block, Short Street, Fingal - Potentially operational	2,500		5,000	5,000
Bus Shelter Replacement Project, Sites to be Confirmed	-		30,000	30,000
Scamander Sports Complex Kitchen Improvements & Internal Alterations	1,980		50,000	50,000
Portland Hall - New Windows & Curtains	3,036		45,000	45,000
Memorial Park Toilet - Construction Phase	120,291		400,000	400,000
Medea St land subdivision and dwelling	3,318		750,000	750,000
St Helens Old Police Station Acquisition	-		850,000	850,000
Roof Mounted Solar Panels - St Mary's Tip Shop, St Mary's Hall, St Mary's Indoor Centre	-		40,000	40,000
St Helens Foreshore Design	-		50,000	50,000
St Marys Exhibition Building Upgrades	328	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	9,744	-	-	-
Falmouth - New Toilet Block	20	-	-	-
Total Buildings	141,627	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			
Scamander Coastal Hazards Project	7,028	-	-	-
Total Parks, Reserves & Other	7,353	10,000	150,000	160,000
Roads - Streetscapes & Carparking				
CBA Carpark Acquisition and improvements	9,384	550,000	25,000	575,000
Total Streetscapes	9,384	550,000	25,000	575,000
Roads - Footpaths				
Campbell Street, Scamander	-		140,000	140,000
Pedestrian Refuge Installation - Cecilia Street	-		25,000	25,000
Total Footpaths	-	-	165,000	165,000
Roads - Kerb & Channel				
General asset renewals - municipality wide	-		100,000	100,000
Total Kerb & Channel	-	-	100,000	100,000

Break O'Day Council
Capital Works Budget 2026-2027
For the 2 months to 31 August 2026

Project Details	YTD @ 31/8/26	Estimated Carried Forward 30/06/2026	New Budget Items 2026/2027	Budget Estimates 2026/2027
Roads - Resheeting				
2026/27 Road Resheeting Program			750,000	750,000
Davis Gully Rd- Resheeting	26,759			
Banticks Rd- Resheeting	9,535			
Total Resheeting	36,294	-	750,000	750,000
Roads - Reseals				
2026/27 Reseal Program	-		-	-
Total Reseals	-	-	-	-
Roads - Reconstructions / Construction				
Beaulieu Street St Helens Reconstruction	131		300,000	300,000
Cameron Street - St Helens Design	-		80,000	80,000
Quail St Reconstruct, Off Street Parking	2,749			
Total - Roads Reconstruction / Construction	2,879	-	380,000	380,000
Totals Roads & Footpaths	48,558	550,000	1,420,000	1,970,000
Bridges				
Bridge 7032 - Davis Gully Road	5,002		320,000	320,000
St Marys - AHC Precinct - replace two walkway bridge superstructures	-		40,000	40,000
B1315 Anchor Rd - Timber deck replacement	3,638		20,000	20,000
Gillies Road - B185	1,232	50,000		50,000
Pedder Street - B2684	1,297			
Total Bridges	11,169	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	13,531			
Total Stormwater	49,420	-	250,000	250,000
Waste Management				
Waste Cardboard Compactor SH WTS	261		125,625	125,625
Scamander WTS Compactor Replacement	26,014	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	565	-	-	-
Total Waste Management	26,840	1,043,000	1,022,625	2,065,625
Total Capital	464,576	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 August 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	August 2026	September 2026
Aerodrome	Routine inspections.	Routine inspections.
Town Maintenance	Prepared St Helens CBD flower beds for spring planting. Mowing across all towns as required.	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.
Road Network	Maintenance grading of Policemans Point Road, Ansons Bay Road and Lottah Road. Gravelling of Blue Tier.	Maintenance grading around Pyengana. Forest Lodge Road underway to be followed by the Weldborough road network where required.

		Mathinna Plains Road grading completed, Evercreech Road next on the schedule.
MTB Trails	Trail head track maintenance.	Trail head track maintenance and inspections.

Priority Vegetation Management – Targeted Species for August 2026	
St Helens	Bridal creeper, blackberry, foxglove, Spanish heath, broom
St Marys	Spanish heath, thistles, capeweed, broadleaf, caper spurge, pampas.
Scamander	Thistles, capeweed, broadleaf, caper spurge, pampas, Spanish heath.
Fingal	Capeweed, broadleaf, thistles, caper spurge, Spanish heath.
Anson's Bay	Spanish heath, gorse.



Madeira vine is an invasive climbing vine with fleshy heart-shaped leaves and aerial tubers. It smothers other vegetation including the canopy of tall trees up to 30 m. Common names also include Bridal wreath and Potato vine. Young green or reddish vines later become rope-like and produce aerial tubers.

These warty stem tubers (2-3 cm long) are the main means of reproduction and dispersal. Dig up tubers and collect all plant parts for smaller or immature infestation sites. Dispose of tubers, leaves and stems, as they will regrow when in contact with the soil or if they are exposed to any sunlight.

Priority Vegetation Management for September 2026

Boneseed: September is the time to hand-pull or spray boneseed. The damp soil allows the shallow roots to be pulled easily.

Foxglove: September is the time to control foxglove. The plants are growing actively, which makes herbicides highly effective. It is best to pull or spray them before the tall flower spikes mature.

Bridal Creeper is actively growing during spring. Spraying or carefully digging out the underground tubers.

Gorse flowers heavily from September through November. Target it with herbicide application or livestock grazing to stop seed development.

Spanish Heath is highly visible now, making it easy to identify for manual removal, cutting, or painting. If the plants are small, hand-pull them or for larger plants cut at the base.

Brooms (English and Montpellier) begin active spring growth in September. Treat them via the cut-and-paste method or foliar spraying.

Sea Spurge produces green flowers starting in September. Hand-pull from sand dunes. Wear gloves and eye protection as the milky sap is highly toxic.

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 – Public tender advertised. Tender Closed 4 th September 2026. Agenda Report prepared for Closed Session of Council.
Bridge – St Marys – AHC Precinct – replace two walkway bridge superstructures	In-progress: Design check and engineering certification. Scheduled replacement – November subject to materials availability.
Roads – Footpaths: Pedestrian refuge Installation – Cecilia Street	Traffic Engineering Report completed. Agenda report prepared for September 2026 Council meeting.
Georges Bay Walking Track Extension	In-progress: Preliminary design and Flora & Fauna study completed. AHT assessment is pending.
Roads: Re-sheeting - (Davis Gully Road)	Completed
Roads: Re-sheeting - (Banticks Road)	Completed
Roads – Beaulieu Street, St Helens Reconstruction	In-progress – survey and design
Roads – Cameron Street – St Helens Design	In-progress – Survey stage.
Scamander Coastal Hazards Project	Completed
Stormwater – Annie Street (Northern Side)	Works scheduled for October/November.

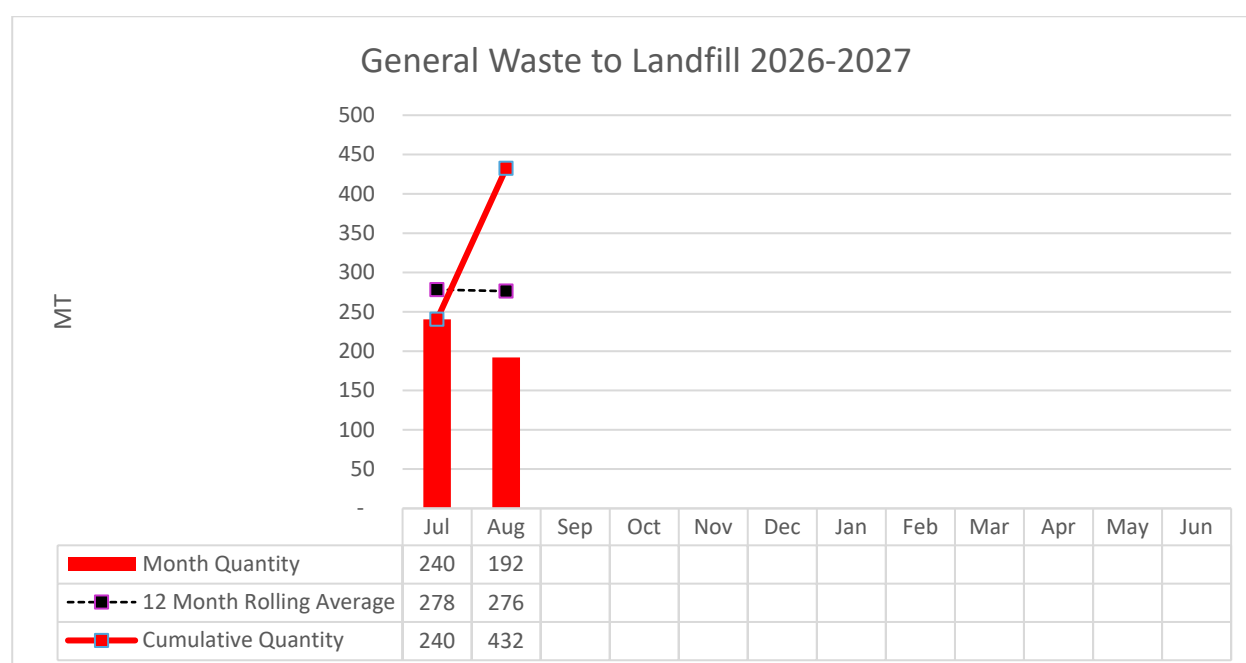
Tully Street – Catchment	In-progress – Stormwater catchment designs
Waste Management – Cardboard Compactor St Helens WTS	BODC Waste Strategy Action - Request for Quotations invited through LGAT Vendor Panel. Agenda report prepared for September 2026 Council meeting,
Waste Management – Scamander Inert 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.

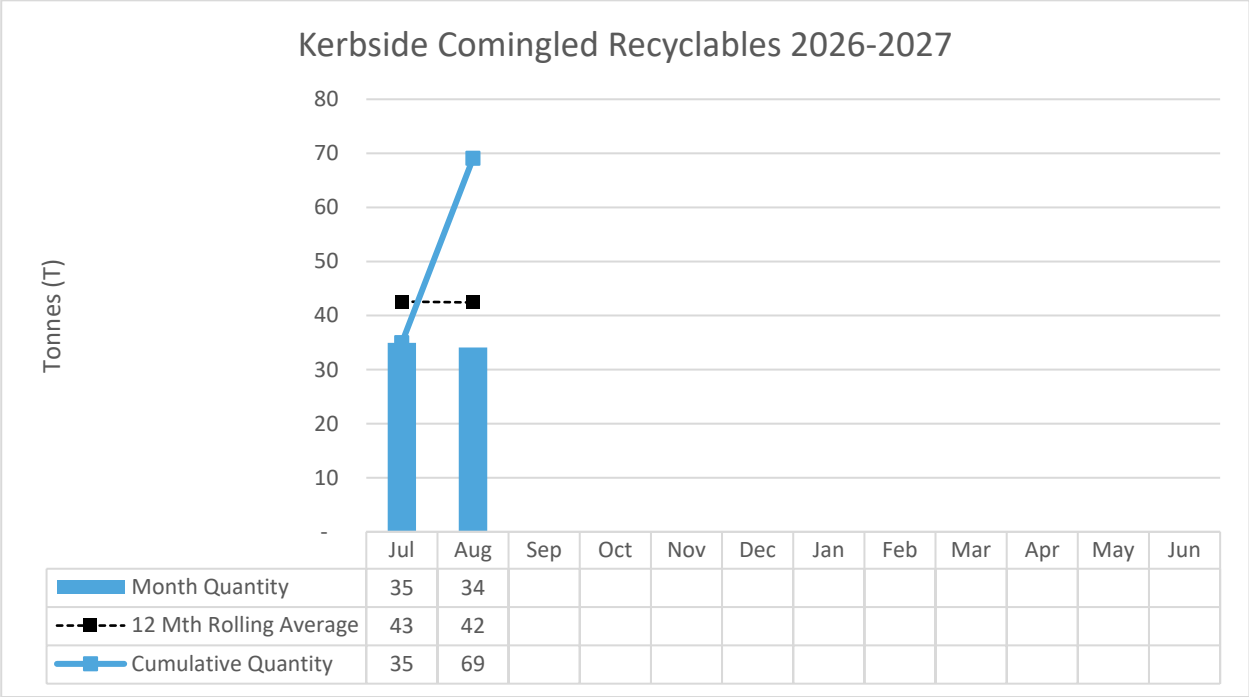
- Wrinklers subdivision – Stage 4/5 civil works.
- Cholchis Creek Drive

WASTE MANAGEMENT

General Waste to Copping Landfill



Kerbside Co-mingled Recyclables



Current Waste Notices



IMPORTANT UPDATE – TYRE DISPOSAL

at our Waste Transfer Stations



From now on, tyres with rims attached will **no longer be accepted.**



Please **remove the rim** before bringing your tyres.



NOT ACCEPTED

Tyres with rims attached



ACCEPTED

Tyres without rims will continue to be accepted.



ACCEPTED

Rims can still be disposed of separately – **FREE OF CHARGE.**

TYRES ARE ACCEPTED AT THE FOLLOWING WASTE TRANSFER STATIONS:

✓ St Helens

✓ Scamander

✓ St Marys

✓ Ansons Bay

TYRE DISPOSAL FEES

 Motorcycle and car tyres	\$11.00 each
 Light truck / 4WD tyres	\$20.00 each
 Truck and larger tyres	\$44.00 each
 Tractor tyres	\$217.00 each



For more information, contact **Break O'Day Council** on **(03) 6376 7900.**



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

Summary Statistics: YTD-End August 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)									0	1
Dog - Attack on a person (Minor)									0	0
Dog -Attack on another animal (Serious)									0	1
Dog -Attack on another animal (Minor)									0	2
Dog - Declared Dangerous									0	0
Dog - Barking							4		4	7
Dog - Chasing a person									0	0
Dog - Impounded								1	1	2
Dog - in Prohibited Area									0	0
Dog - Lost Dogs Reported									0	0
Dog - Rehomed									0	0
Dog - Wandering/at large									0	0
Verbal Warnings							2		2	4
Unregistered Dog Notices									0	0
Caution Notices									0	0
Infringement Notices							1		1	2
Infringement Notice - Disputes									0	0
Written Letters to Dog owners							1		1	4
Patrols - Township/Urban Areas	2					3	2	6	13	39
Patrols - Beaches/Foreshore	6		3				4		13	38
Kennel Licence - Issued									0	2
Other – including RSPCA intervention									0	0
TOTAL	8	0	3	0	0	3	14	7	35	102

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

ACTION	DECISION
PROPONENT	Council
OFFICER	David Jolly, Manager Infrastructure & Development Services
FILE REFERENCE	032\005\013\
ASSOCIATED REPORTS AND DOCUMENTS	TCS Report - Proposed Cecilia Street Pedestrian Facility – St Helens.pdf

OFFICER'S RECOMMENDATION:

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.

INTRODUCTION:

This report provides Council with information on the investigation into potential pedestrian refuge island locations on Cecilia Street, St Helens, following Council's request to consider options near the Post Office and Bakery. It summarises the site investigations, feasibility considerations and Safe Systems Assessment findings for the preferred location near the Cecilia Street and Quail Street junction.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 7 September 2026

Council Meeting 15 June 2026

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

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

CARRIED UNANIMOUSLY

Council Meeting 15 September 2025

09/25.11.1.573 Moved: Mayor M Tucker/ Seconded: Clr B LeFevre

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: 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.

CARRIED UNANIMOUSLY

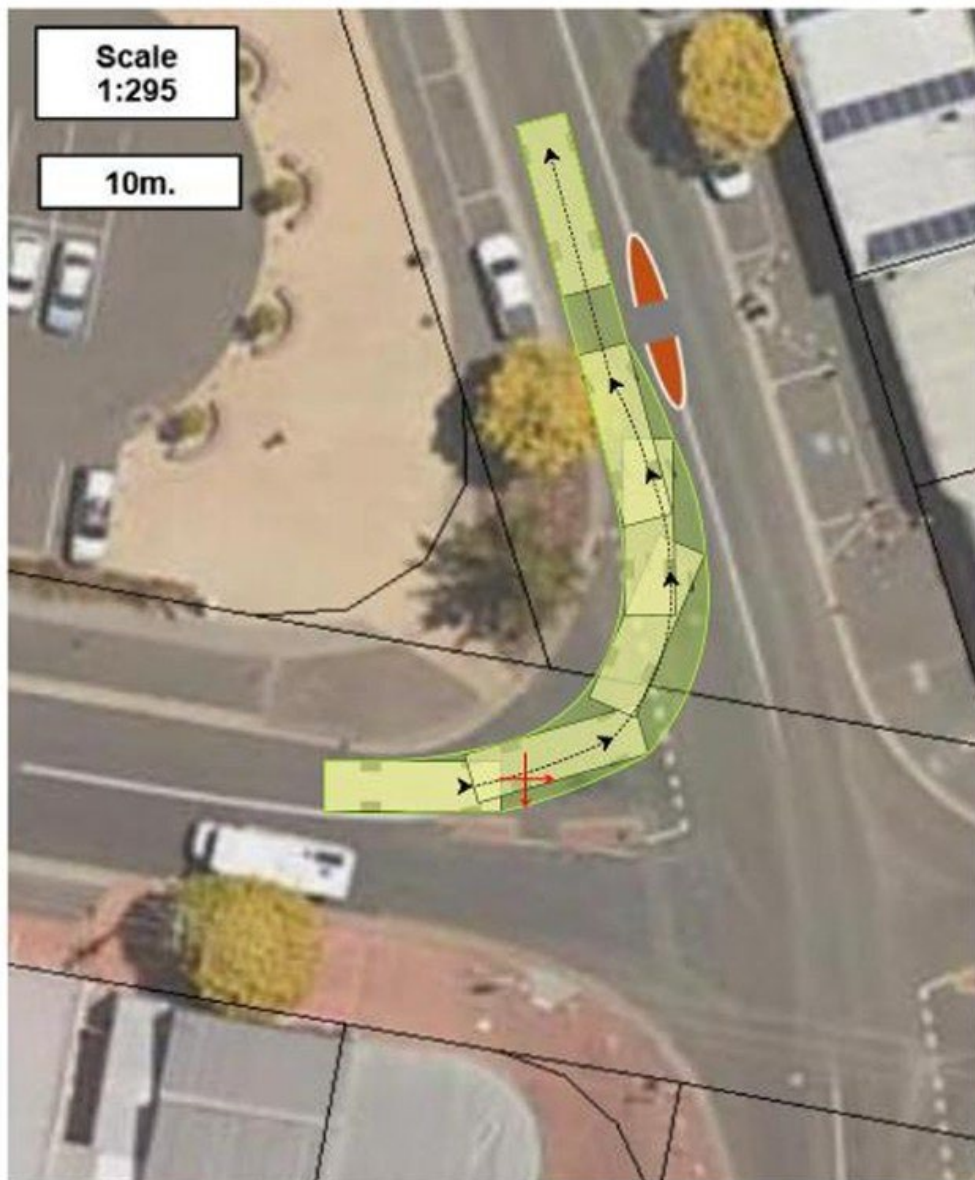
OFFICER'S REPORT:

Traffic & Civil Services was engaged to undertake an Austroads Safe Systems Assessment to support the Building Tasmania (Department of State Growth) approval process for pedestrian refuge island options on Cecilia Street, St Helens. The assessment considered two locations: north of the Quail Street junction and in front of Banjo's Bakery. The attached report recommends the location north of Quail Street as the preferred option.

North of Quail Street

The TCS Report notes that the site has sufficient road width at the location shown in Figure 1, is consistent with nearby infrastructure, does not adversely affect vehicle turning movements, and presents a low overall crash risk. On this basis, the proposal is supported as a practical pedestrian safety improvement that can be delivered without compromising traffic operations.

Figure 1: North of Quail Street Proposal



Key recommendations are to:

- Obtain a Building Tasmania (Department of State Growth) Access Works Permit.
- Install street lighting for the refuge island.
- Install pedestrian warning signs on approaches to the crossing.

The approval process is expected to take up to three months with only a short construction period. Subject to State approval it is envisaged that the refuge could be installed prior to the peak 2026/2027 summer holiday period.

Outside Banjos Bakery

TCS specifically reviewed the possibility of installing a pedestrian refuge near Banjo's Bakery and found that:

- Available road width is insufficient.
- Traffic lanes would only be 3 metres wide which is undesirable for traffic, especially commercial vehicles.
- Vehicle access movements – especially 8.8m Medium Rigid Vehicles (MRV) from the petrol station and Banjo's rear access would be adversely affected.

The report concludes that a pedestrian refuge island near Banjo's is not supported as the traffic lanes would be too tight for road users and turning traffic.

Figure 2: Banjo's Bakery Site



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.

Key Focus Area:

Towns - Create townships that are vibrant and welcoming through improvements to infrastructure such as, streetscapes, parking, safety and signage.

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

A 2026-2027 capital budget allocation of \$25,000 exists for the construction of one pedestrian refuge island.

VOTING REQUIREMENTS:

Simple Majority

24th July 2028

Mr David Jolly

Manager Infrastructure & Development Services

Break O'Day Council

david.jolly@bodc.tas.gov.au

PROPOSED CECILIA STREET PEDESTRIAN FACILITY, ST HELENS

This report is to provide advice on the proposed pedestrian facility.

1.) Site and Proposal

The proposal is to install a pedestrian refuge island on Cecilia St at the boundary between 36 & 40-42 Cecilia St adjacent the existing pedestrian outstands, some 40m North of the Quail St intersection. Figure 1 & 2 shows the proposed location and facility. Cecilia St (Tasman Hwy) is a Category 3 Regional Access Road in the State Road Hierarchy.

Figure 1 – Proposed pedestrian facility location



Figure 2 – Proposed pedestrian facility



2) Existing Road Conditions

The existing conditions are shown in following Figures 3 - 5.

2.1 Cecilia St Southern approach

Figure 3 – Southern approach to Quail Street intersection



Source: Google Maps

At the Portland Memorial Hall, the existing pedestrian refuge island is 1.5m wide with 3.8m wide traffic lanes either side when the trays of the kerb and channel are added. See Appendix D for lane widths to the tray edges.

Figure 4 – Southern approach to proposed pedestrian facility site



Source: Google Maps

2.2 Cecilia St Northern approach

Figure 5 – Northern approach to proposed pedestrian facility site



Source: Google Maps

3. Traffic and Crash Data

3.1 Traffic Data

Estimated Annual Average Daily Traffic:

- Cecilia St - 4,500 vpd (2026).
- Cecilia St - 6,000 vpd (2036).

Estimated Peak Tourist Season Daily Traffic based on Appendix B:

- Cecilia St – 5,900 vpd (2026).
- Cecilia St – 7,800 vpd (2036).

3.2 Crash Data

Figures 6 & 7 summarised the 5-year reported crash history which shows no crash propensity on Cecilia St between Georges Bay Esp and Mill Crt. The crash data provides no evidence of a crash propensity at or within the vicinity of the proposal.

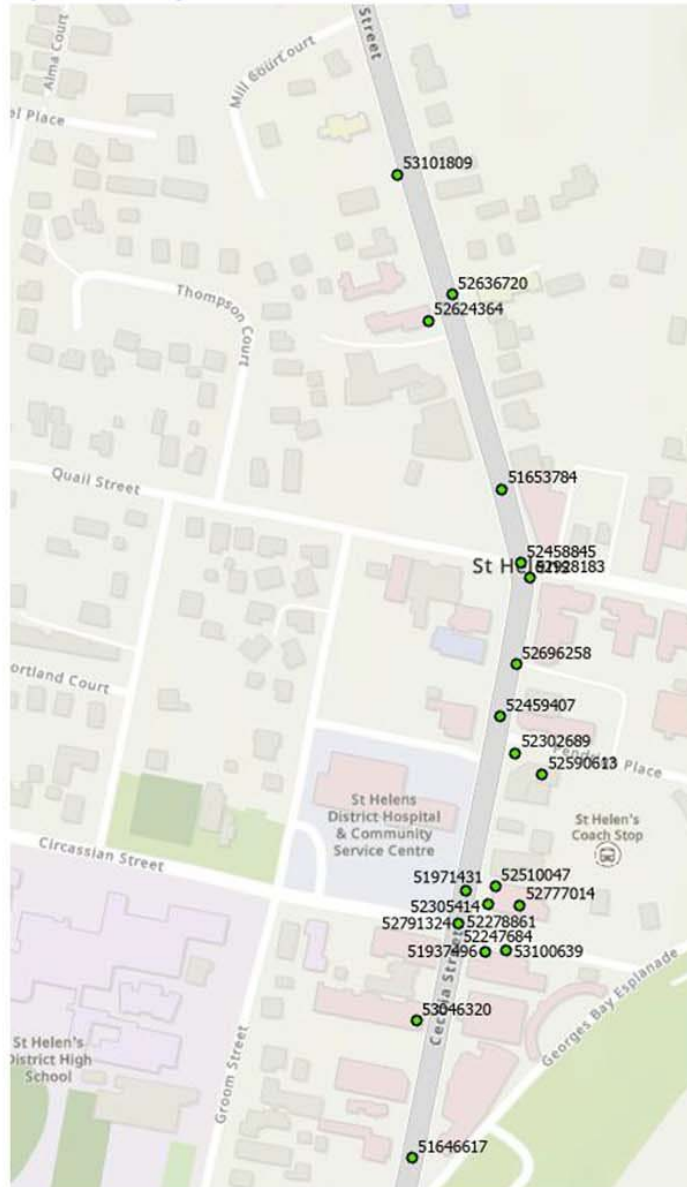
Figure 6 –5 Year reported crash summary for Cecilia St (Georges Bay Esp. – Mill Crt)

Crash Id	Units	Description	Date	Time	Severity	Light	Location
51646617	LV	171 - Left off c/way into obj / pkd veh.	10-APR-2022	11:05	Fatal	Day	Cecilia St.
51653784	LV; LV	144 - Parking vehicles only	26-APR-2022	11:40	PDO	Day	Cecilia St.
51937496	LV; LV	149 - Other maneuvering	25-MAR-2023	15:56	PDO	Day	Off road
51971431	PE; OT	149 - Other maneuvering	26-APR-2023	10:00	Minor	Day	Cecilia St.
52247684	LV; LV	110 - Cross traffic	11-JAN-2024	11:10	PDO	Day	Cecilia /Circassian Int.
52278861	LV; LV	110 - Cross traffic	06-FEB-2024	18:40	First Aid	Day	Cecilia /Circassian Int.
52302689	LV	146 - Reversing into fixed obj /pkd veh.	04-MAR-2024	09:20	PDO	Day	Off road
52305414	LV; LV	149 - Other maneuvering	07-MAR-2024	13:30	PDO	Day	Off road
52458845	LV; LV	110 - Cross traffic	18-JUL-2024	08:44	PDO	Day	Cecilia / Quail Int.
52459407	LV; LV	144 - Parking vehicles only	18-JUL-2024	09:24	PDO	Day	Cecilia St.
52510047	LV; LV	-	06-SEP-2024	11:10	PDO	Day	Off road
52590613	LV	-	25-NOV-2024	13:12	PDO	Day	Off road
52624364	LV; LV	-	06-JAN-2025	10:45	PDO	Day	Off road
52636720	LV	-	16-JAN-2025	09:50	PDO	Day	Cecilia St.
52696258	LV	-	15-MAR-2025	20:07	PDO	Night	Cecilia St.
52777014	LV; LV	-	12-JUN-2025	18:45	PDO	Night	Off road
52791324	LV; LV	110 - Cross traffic	01-JUL-2025	11:05	PDO	Day	Cecilia /Circassian Int.
52928183	LV; LV	-	19-DEC-2025	17:40	PDO	Day	Cecilia / Quail Int.
53046320	LV; LV	-	24-APR-2026	09:10	PDO	Day	Off road
53100639	LV; LV	-	24-JUN-2026	09:58	PDO	Day	Off road
53101809	LV; BC	-	25-JUN-2026	16:00	PDO	Day	Cecilia St.

LV|Light vehicle
PE|Pedestrian
BC|Bicycle
OT|Other

PDO|Property Damage Only

Figure 7 –5 Year reported crash locations on Cecilia St (Georges Bay Esp. – Mill Crt)



3.3 Road Data

Cecilia St trafficable width at the proposed pedestrian facility is 9.8m.

DSG Pedestrian Refuge Island width is 1.5m within 60km/h zone with minimum traffic lane width of 5.6m, see Appendix A. The traffic lane width of 4.1m which would result from the proposal does not technically meet the 5.6m minimum traffic lane width criteria.

LGAT Pedestrian Refuge Island preferred width is 2.0m (1.8m ok) within 60km/h zone with no minimum traffic lane width specified, see Appendix A. The traffic lane width of 4.0m which would result from the proposal is acceptable.

The proposed facility is like the existing facility on Cecilia St South of the Cecilia / Quail St Intersection, see Figure 3.

3.4 Impact on turn path for design vehicle

The turn path clearance for an 8.8m MRV (Medium Rigid Truck) has been checked with Rapid Path simulation software, see Figures 8 & 9. The left turn from Quail to Cecilia heading North past the proposed island is clear of the proposed facility.

3.5 Street lighting

There is no street lighting on Cecilia Street anywhere near the proposed facility. The island would need to be supported with street lighting as a solid pedestrian island is proposed on a major road.

3.6 Access works permit

Developers must obtain an access works permit from DSG for proposed work within a state road reservation. Applications need to include:

- suitable design plans detailing the proposal and services affected.
- design calculations for stormwater management & pavement design.
- a traffic impact assessment where required.

The website for access works permit applications is:

<https://www.transport.tas.gov.au/road/permits/road-access>

Figure 8 – Turning template check for 8.8m MRV turning left from Quail to Cecilia St

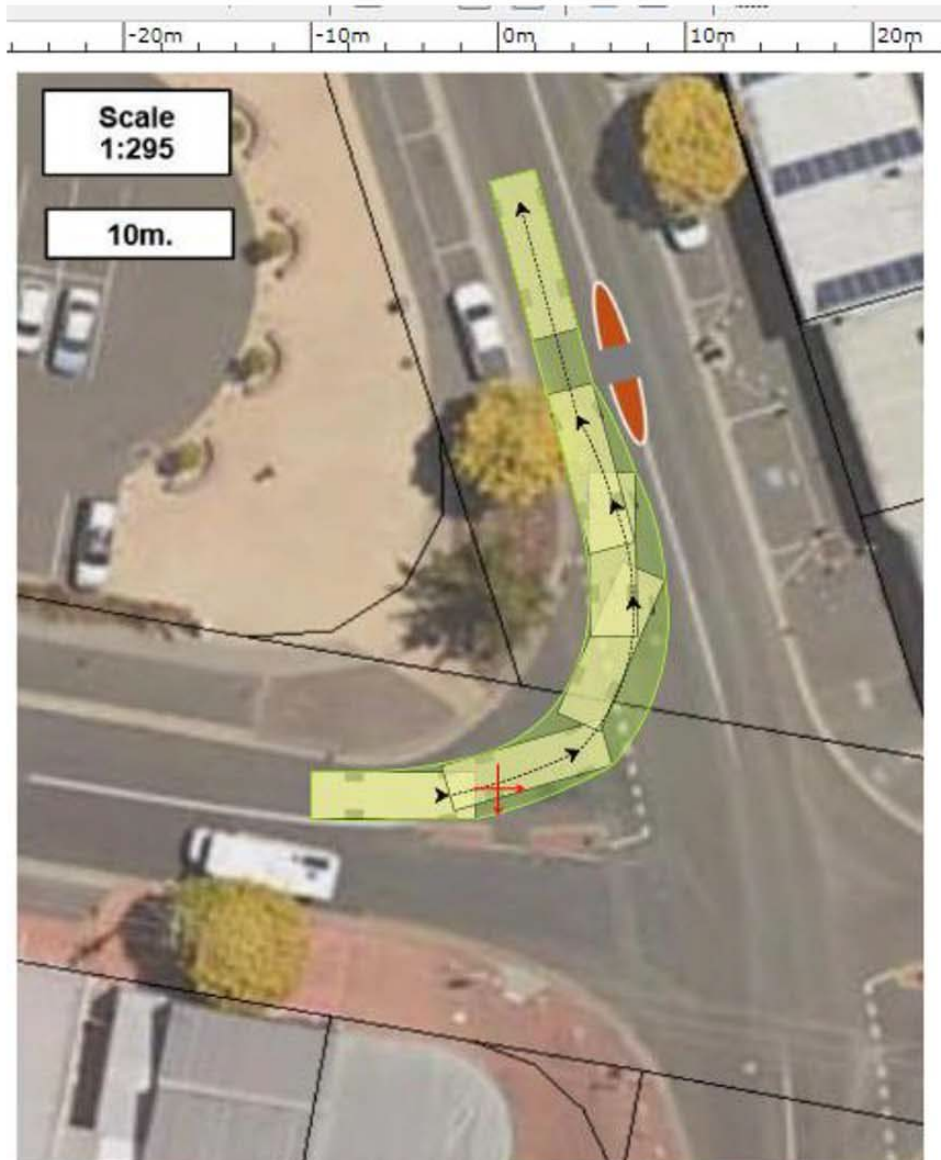
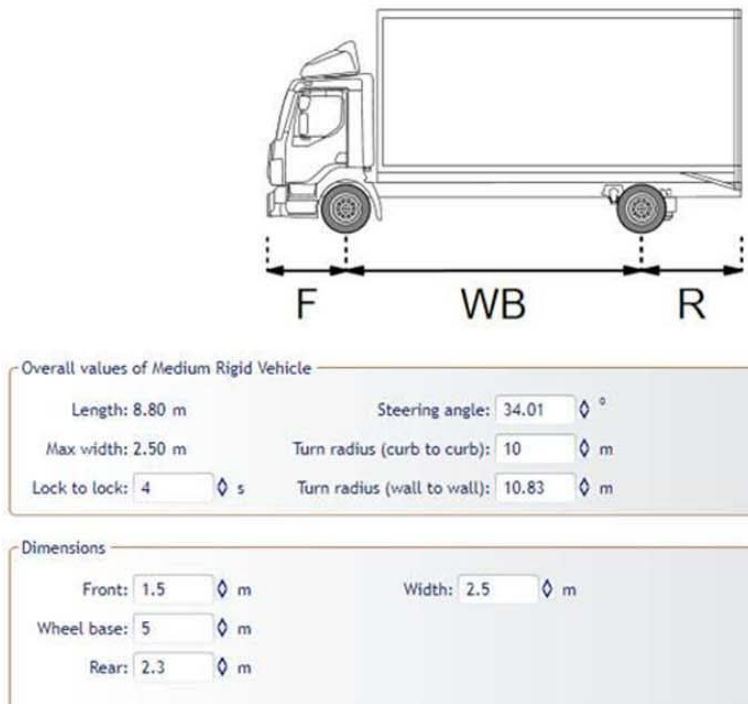


Figure 9 – Design vehicle 8.8m MRV



4) Situation Appraisal

4.1 General Appraisal

The proposal is consistent with the pedestrian facility on the Southern side of the Cecilia / Quail Street intersection.

There are no issues with turning path or road width requirements and the proposed facility is assessed as consistent with DSG and LGAT standards.

Street lighting is recommended to illuminate the facility at night as solid islands on major road are a road safety hazard unless illuminated.

Pedestrian Warning signs W 6-1(A) are recommended in advance of the proposed and existing facilities on the Cecilia Street Northern and Southern approaches.



4.2 Austroads Safe Systems Assessment

The proposal has been assessed in accordance with the Austroads Safe System Assessment framework. This framework involves consideration of exposure, likelihood and severity to yield a risk framework score. High risk crash types and vulnerable road user crash types are assessed for each site and aggregated to provide an overall crash risk. Crash risk is considered in terms of three components:

- *Exposure (low where low through & turning traffic) i.e. 1 out of 4*
- *Likelihood (is low where the infrastructure standard is high) i.e. 1 out of 4*
- *Severity (is low where the speed environment is low) i.e. 1 out of 4*

The Austroads Safe System Assessment process enables the relative crash risk of an intersection or road link to be assessed. Vulnerable road users are considered along with the most common crash types.

Crash risk scores indicate how well the infrastructure satisfies the safe system objective which is for a forgiving road system where crashes do not result in death or serious injury.

The SSA crash risk was assessed as follows:

- *Cecilia Street approaches to the proposal - 46/448*

This crash risk score indicates a low overall crash risk and alignment with the Safe System Objective. However, the crash risk for pedestrians was notable with a contribution to crash risk of 16 /64 which is within the range where safety improvements should be considered. See Appendix C for the assessment details.

4.3 – Case for pedestrian refuge island by Banjos

From review of available road width and proximity of property accesses e.g. Petrol Station, there is inadequate width to retrofit an pedestrian refuge on Cecilia St by the Banjos.

See Appendix E for turn path check for an 8.8m MRV.

5) Recommendations and Conclusions

This traffic management review has been prepared to assess the impact of the proposed pedestrian refuge island on Cecilia St, just North of the Quail Street intersection.

It has been prepared following a review of existing conditions, Road Safety Review, Austroads Safe System Assessment, and relevant traffic standards.

The proposal is considered a safe and effective pedestrian safety improvement.

Recommendations:

- *Make application for an Access Works Permit from DSG for the proposal. The website for access works permit applications is:
<https://www.transport.tas.gov.au/road/permits/road-access>*
- *Install proposed pedestrian refuge island consistent with DSG standard in Appendix A and Figure 2 including:*
 - *Street lighting to BODC specifications & AS/NZS 1158.3.1 - 2020.*
 - *Pedestrian Warning signs W 6-1(A) located in advance of the proposed and existing facilities on the Cecilia Street Northern and Southern approaches.*
- *The proposal for a pedestrian refuge on Cecilia St by the Banjos is not supported as the traffic lanes would be too tight for road users and turning traffic.*

Overall, it has been concluded that the proposal will improve pedestrian safety and Cecilia Street will continue to operate safely and efficiently provided the above recommendations are implemented. Based on the findings of this report the proposal is supported on traffic grounds.

6) Assessor Credentials

Richard Burk is a qualified Traffic and Civil Engineer with over 39 years of experience with State and Local Government in the Roads and Traffic industry in Tasmania. Visit www.trafficandcivil.com.au .

Yours faithfully



Richard Burk

Director

Traffic and Civil Services

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Enc.

Appendices

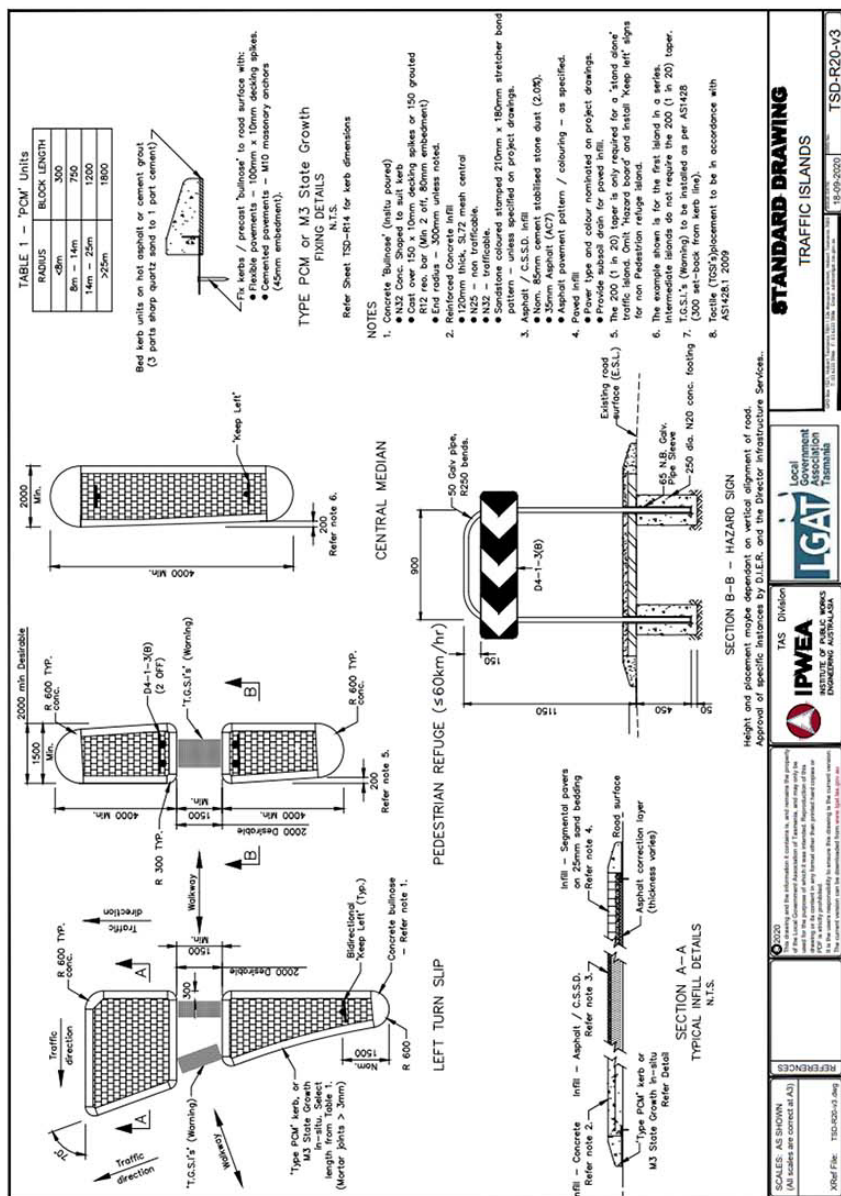
Appendix A – Pedestrian Refuge Standards

Appendix B – Tasman Hwy variation in daily traffic

Appendix C – Safe System Assessment

Appendix D – Existing pedestrian refuge islands, Cecilia St

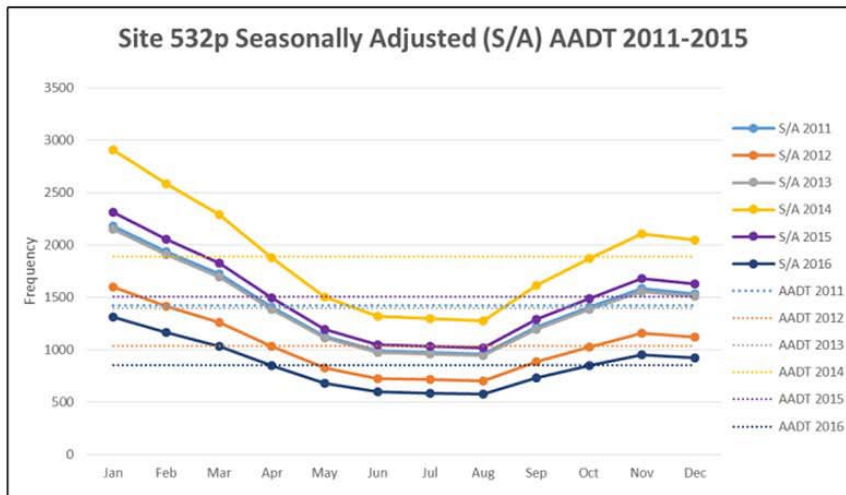
Appendix E – Review of case for pedestrian refuge island by Banjos



Appendix B – Tasman Hwy variation in daily traffic

Tasman Highway (Glen Gala Road southern junction)

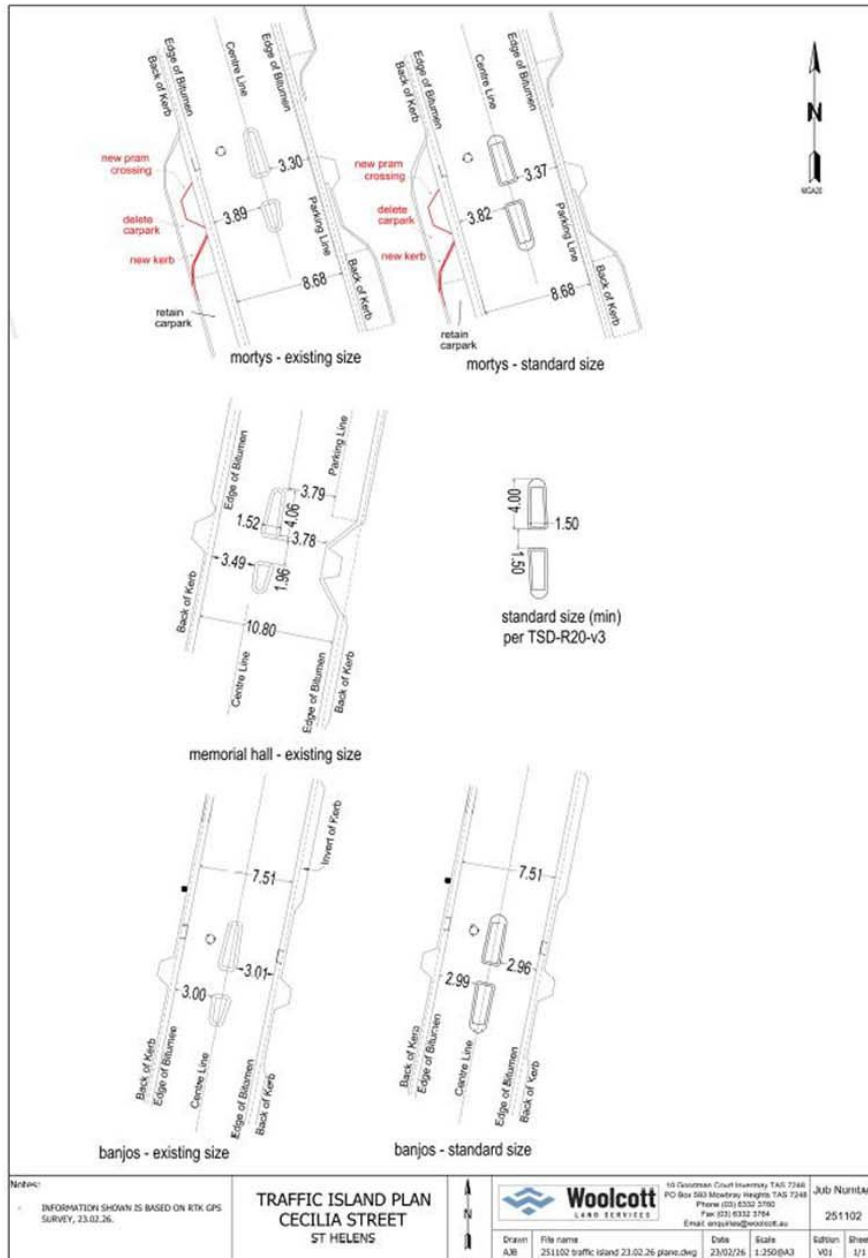
During January traffic activity is up to double annual average traffic activity.



Appendix C – Safe System Assessment

Existing situation on approaches to the Cecilia / Quail St Intersection								
Safe System Assessment		Run-off-road	Head-on	Quail St Int	Heavy Veh.	Pedestrian	Cyclist	Motorcyclist
Exposure	Justification (AADT 5,000 vpd)	Moderate traffic volume , no run off road crashes.	Moderate traffic volume , no head on crashes.	Low side road traffic (2,000 vpd), one PDO Cross Traffic crash over five years	Not a 26m B Double Route, 10 % Commercial Vehicles, no reported crashes	Steady pedestrian activity peaking during the holiday seasons, no reported pedestrian crashes in the vicinity of the proposal	Moderate to low cycling activity, no reported crashes in the vicinity of the proposal	Moderate traffic volume , no reported crashes.
	Score / 4	2	2	2	2	2	2	2
	Likelihood	Category 3 State Road with 4m wide sealed traffic lanes, delineation and generally straight alignment	Category 3 State Road with 4m wide sealed traffic lanes, delineation and generally straight alignment	Simple intersection layout with off set minor road approaches	Category 3 State Road with 4m wide sealed traffic lanes, delineation and generally straight alignment	Footpaths both sides of road, limited facilities for crossing the road.	Category 3 State Road with 4m wide sealed traffic lanes, delineation and generally straight alignment	Category 3 State Road with 4m wide sealed traffic lanes, delineation and generally straight alignment
Severity	Justification (50km/h speed environment)	Low speed environment	Low speed environment	Low speed environment	Low speed environment	Moderate to High speed for pedestrians	Moderate to High speed for cyclists	Moderate to High speed for motorcyclists
	Score / 4	1	2	4	1	2	2	1
	Total	1	1	1	1	1	3	3
Product	Total Score /64	2	4	8	2	12	12	6
	Total /448							46

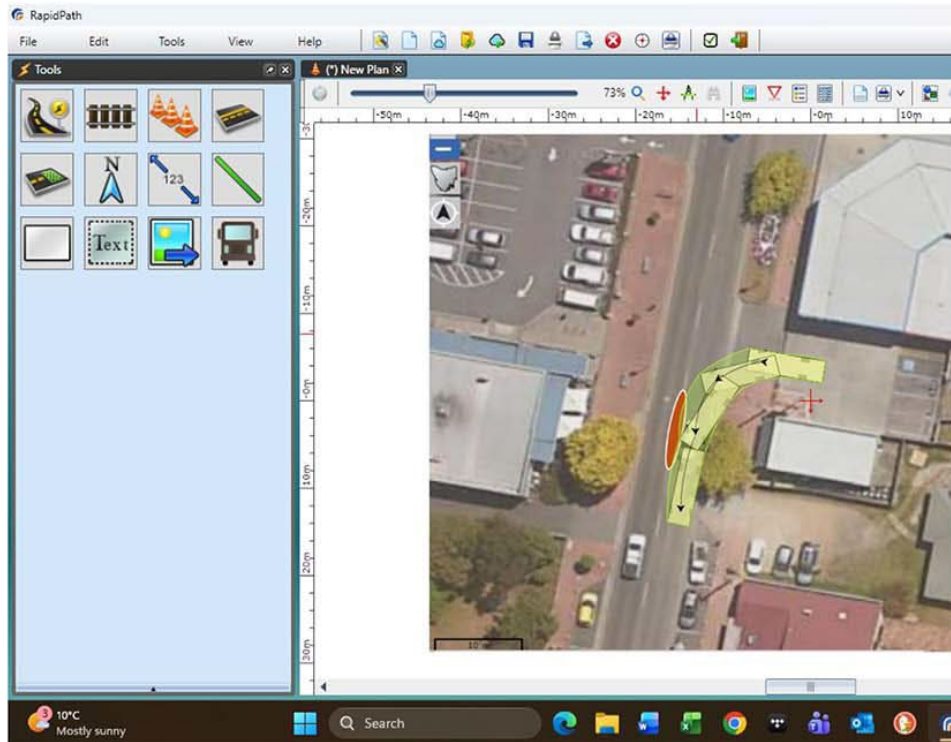
Appendix D – Existing pedestrian refuge islands, Cecilia St



Appendix E – Review of case for pedestrian refuge island by Banjos

The traffic lanes would be only 3m wide which is undesirable for traffic, especially commercial vehicles.

Also issues with the left turn out from the petrol station and rear access from Banjos, especially for commercial vehicles, even an 8.8 MRV.



09/26.15.0 COMMUNITY DEVELOPMENT

09/26.15.1 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	

Contributions to Events		
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	
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	
Misc Donations & Events	7,500	
East Coast Car Club	2,500	
Wellbeing Festival	3,500	
Mannalargenna Day	2,500	
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 Rail trail's construction will require Council to obtain external funding. Harvesting operations are currently underway in the area surrounding the proposed trail. Once these operations are

completed, the scope of works documents will be reviewed and finalised in preparation for seeking expressions of interest.

Bay of Fires Master Plan

The consultants are currently reviewing community feedback and making any required changes to the Bay of Fires Master Plan. The project is now awaiting the final submission from PWS to enable the Master Plan to be finalised.

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 Oatlands and includes a visit to the Aquatic Centre, followed by a BBQ lunch. 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.

September 2026

5 – St Marys Market – St Marys Hall

11 – Break O'Day Stitchers Friendship Day – Portland Hall

16 - RUOK? Convoy- Breakfast outside Portland Hall, BBQ lunch town hall St. Marys

October 2026

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

Learner Driver Mentor Program

The Learner Driver Mentor Program Coordinator will be attending the AGM, which will be held in Ross on Wednesday, 23 September at 11:00 am.

On-road hours have increased slightly this month, with a new mentor now contributing approximately two hours per week.

Total on-road hours – 22

Total Mentors - 2

Learner in car - 6

Waiting list – 17

Graduated – 0

Community Wellbeing

Festival of Wellbeing - Planning and coordination progressing. A strong focus on community connection, participation and promoting positive wellbeing.

RUOK? Convoy - The convoy is currently visiting rural areas in Tasmania and will be in the Break O'Day area (St Helen's and St. Mary's) Wednesday 16th October providing a free community BBQ and breakfast.

Youth

- Continuing to build partnerships with **YCNECT** and **Life4Life** to develop engaging youth-focused activities as part of the Festival of Wellbeing.
- Attended the **St Marys District High School Wellbeing Expo**, connecting with young people and local services and exploring opportunities for future collaboration.
- Participated in a **Life4Life partnership meeting** to strengthen local youth mental health and wellbeing connections.



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 France and New Zealand

The History Room Curator Report:

- **Dorset Historical Society:** Met with Peter Mercer, President of this society regarding a Dorset Council proposal for their group. Nothing further done on the 'Bowood' collection. I have been asked to itemise this collection as a reference for their request to Break O'Day Council.
- **Heritage Walk Panels in St Helens:** Many thanks to Casey Fitch for his assistance. All panels in place.
- **Street Banners:** Thank you also for keeping the banners up. Nice to have them as fillers and reminding residents about the museum/centre.
- **AGM for Friends of St Helens History Room & Museum Inc:** Held in the Backroom here with a small attendance.
- **Scamander Garden Club:** All items returned with more content added to their archive from their High Tea!
- **Smith's Travel:** This was an email request from a NW Tas based travel club for a day's itinerary in St Helens. This was organised and agreed to for Jan 2027.
- **Stats:** Second best result for visitation in August (398) since participating in The Off Season with Tourism Tasmania where all visitors are free for the month of August. Donations are still healthy, being received from the visiting public for research, museum visits etc. As always great regular support from our team of volunteers (21.6 hours average per week)

Statistics:

Month/Year	Visitor Numbers	Daily Average	History Room
August 2012	707	22.81	30
August 2013	779	25.13	30
August 2014	958	30.90	51
August 2015	961	31	38
August 2016	881	28.42	35
August 2017	843	27.19	37
August 2018	950	30.65	38
August 2019	737	23.77	38
August 2020	601	19.39	27
August 2021	769	24.81	269
August 2022	1046	33.74	347
August 2023	1494	48.19	401
August 2024	1369	44.16	360
August 2025	1439	46.41	379
August 2026	1307	42.16	398

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	3072.36	0	184.35
September			
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	DECISION
PROPONENT	Council Officer
OFFICER	Jenna Barr, Community Services Department
FILE REFERENCE	018\019\001\
ASSOCIATED REPORTS AND DOCUMENTS	Letter of support

OFFICER'S RECOMMENDATION:

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.

INTRODUCTION:

Council has received a written request to assist the St Helens Croquet Club with funding to help them with their annual event to be held at the St Helens Croquet club on 14 and 15 November 2026

PREVIOUS COUNCIL CONSIDERATION:**Council Workshop 7 September 2026****OFFICER'S REPORT:**

The St Helens Croquet weekend event has operated for approximately 16 years, with attendance growing to between 70 and 80 participants. The 2025 event attracted a record 81 participants, and approximately 80 participants are anticipated for 2026. Of these, around 60 are expected to travel from outside the Break O'Day municipality. The Club is seeking \$1,000 in sponsorship from Break O'Day Council to support the ongoing development and delivery of this community event.

Importantly, the event primarily caters to an older demographic and is one of the few sporting and social events specifically accessible to the senior population. Croquet provides an opportunity for older people to remain physically active and socially engaged in a sport that can be enjoyed regardless of age or physical ability.

The event supports positive ageing by providing opportunities for social interaction, connection, participation and physical activity, helping to reduce social isolation within an older demographic. The weekend includes social croquet games, novelty activities, prizes and catering.

The event will deliver benefits beyond the Club itself, supporting local businesses and the visitor economy while providing an important social and recreational opportunity for an older demographic.

The event aligns with Council's strategic objective of "strengthening our sense of community and lifestyle through opportunities for people to connect and feel valued."

Should Council provide financial assistance, the Club has offered to acknowledge Council's support through event communications, participant briefings, newsletters and local social media. The Mayor or a Council representative would also be invited to attend the event lunch.

STRATEGIC PLAN & ANNUAL PLAN

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

Goal

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

Strategy

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

Break O'Day Annual Plan 2026-2027

Actions:

Community Event Support – Assist the community with event delivery by providing support and assistance with planning, approvals processes, compliance and arrangements for Council assistance and resources.

Event Attraction – Actively promote the Break O'Day Municipality as an event destination and work with event organisers and organisations to develop and attract new events to the area.

LEGISLATION & POLICIES:

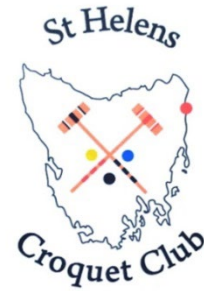
N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

There are budget implications to Council as this request was not considered as part of the 26-27 budget, but funds are available through the budget line Miscellaneous donations.

VOTING REQUIREMENTS:

Absolute Majority



PO Box 82, St Helens, 7216

sthelenscroquet@gmail.com

29 July 2026

Mayor and Councillors
Break O'Day Council
32-34 Georges Bay Esplanade
St Helens, 7216

Re: Request for Community Event Sponsorship

Dear Mr Tucker and Councillors,

For the last 16 years the St Helens Croquet Club has hosted a two day annual event that attracts Croquet players from other clubs in all regions of Tasmania, even the mainland.

We would be very grateful if Council could consider a request for ongoing Community Event financial sponsorship for this annual event:

Event Name: Annual St Helens Croquet Weekend

Location: St Helens Croquet Club, St Helens Recreation Grounds

Date: November 14th and 15th 2026

Funding requested: \$1000

For more information please see the following pages.

We believe this event brings great benefit to the broader Break O'Day community, bringing many visitors into St Helens, and it is the only event of this type and scale in Tasmania.

Some Council sponsorship would greatly assist the Club to continue this annual event, upholding the high standard it has become known for.

Thank you for your consideration.

Tracey Smith
President
St Helens Croquet Club

St Helens Weekend Croquet Event	
Background	• The St Helens Croquet Weekend is held annually. It is focused on social game play, interaction, connection and fun. • It is the only event of its type in Tasmania, and is the largest gathering of Croquet players for a single event of any type. • The point of difference that has visitors returning year after year to this event is the fun format, quality of the Club's catering, and sheer social enjoyment. • Croquet is one of very few sports that support the senior demographic age group enabling them to remain physically active, enhancing wellbeing and social connection.
Attendance	• Over 16 years, attendance has grown to around 70 to 80, with the 2025 event attracting a record 81 people. • Some of these are our own members, but the event typically brings an additional 60 Croquet players into the St Helens community for the weekend, visiting from outside the Break O'Day region. • Numbers for 2026 are also expected to be around 80. Already there are 50 registration enquiries and the event is still several months away. • Some visitors booked this year's accommodation prior to leaving last year.
Event Format	• The event is held over two days. Croquet games are played, scores are kept and prizes are awarded, however the intention is for this to be light hearted fun rather than serious competition. This is what makes the event unique. • Novelty Croquet activities are also conducted, along with an evening dinner function at a local restaurant. • The Club provides catering for morning and afternoon tea and substantial barbecue lunches on both days of the event, heavily supported by generous donation of provisions from club members. • A raffle is also conducted with prizes donated by club members. • Participants pay an entry fee, which has been increased for 2026, however we are conscious of keeping the event affordable for visiting players as they also have a minimum of two nights accommodation, plus travel expenses. • The Saturday evening dinner function is a booked arrangement with a local restaurant. Attendees pay directly to the restaurant, so the dinner is effectively self-funded. For 2026 the dinner will be at Parkside Bar & Kitchen. • Advertising and administration of the annual event are managed by Club volunteers at no cost.
Requested funding	• To make this event the success it is known for, the Club has historically relied significantly on member donations for catering and raffle prizes, in addition to the Club's own financial contribution. • With ever increasing living costs, and the realisation that the same member base is being repeatedly called upon, we are now seeking some funding assistance. Assistance requested : \$800 - contribution to catering expenses at \$10 per person and 80 people <u>\$200</u> - contribution for prizes and certificate printing

	<u>\$1000</u> - total request
Other funding secured	• There is no regular funding or sponsorship, and this has not been sought previously. • \$300 is typically raised by the raffle conducted during the weekend event. • \$830 was raised by a recent Trivia/Quiz organised by the Club. This was held at the Bayside Hotel with many local business houses generously donating prizes. • Visiting players pay a \$35 entry fee which includes \$20 green fees for maintenance of the Club's facilities, with the remainder contributing to the general cost of running the event and operating the venue.
Benefit to the Club	• The event provides significant social connection for club members with visiting players. • Maintains the profile of the Club in the Tasmanian croquet community, and with the governing body, Croquet Tasmania. • Funds raised from entry fees help to offset the cost of running the event, with any surplus providing vital support for Club operating expenses, maintenance and greenkeeping etc.
Benefit to the Community	• It is anticipated that around 60 visitors from outside the Break O'Day region will attend again this year. • This creates connection to the community and engagement with local businesses. • 60 visitors will all utilise local accommodation providers for at least two nights and will also patronise retail, food & beverage and fuel outlets. • It is known that some visiting Croquet players extend their stay beyond the 2 day event, for a holiday break in the area enjoying everything the Break O'Day region has to offer, attractions and environment etc. • The event aligns with the BODC Strategic Goal of <i>"strengthening our sense of community and lifestyle through opportunities for people to connect and feel valued"</i>
Economic Benefit to the Community	Assumptions: • 60 visiting players , 2 nights, average \$150 per night = \$18000 • 60 visiting players, retail, café, fuel etc. say \$50 per person = \$3000 • Club purchase and member donation of catering provisions = \$1000 • Club purchase prizes & miscellaneous = \$300 • Restaurant revenue, 80 people, \$65 per head plus drinks = \$6000 \$18000 (accommodation) \$3000 (visitor retail) \$1000 (event catering provisions) \$300 (event misc.) <u>\$6000</u> (Restaurant revenue) <u>\$28300</u> Total per year Accommodation estimate above is probably conservative. Some will pay a higher cost, some will be lower, and some will have partners as well, however we do not have data on this beyond a reasonable estimate as shown. We do know that some visiting players stay longer than the 2 nights for the event so there will be additional economic benefit beyond this estimate.

Opportunity for BODC recognition	• Promotional material for the event has already been distributed to all Tasmanian Croquet clubs. However a reminder will be sent early in September, and recognition can easily be incorporated in this. • A briefing for all participants will be conducted before Croquet play commences on Saturday 14th November, and recognition of Council contribution would certainly be made. • Support will be acknowledged in Club newsletters and in St Helens Community social media groups. • In addition, St Helens Croquet Club would be honoured to host the Mayor or a nominated representative to join us for lunch on Saturday 14th November.
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ACTION	INFORMATION
PROPONENT	Department
OFFICER	Development Services Coordinator
FILE REFERENCE	031\013\003\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

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

PREVIOUS COUNCIL CONSIDERATION:

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

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

- Recruitment process for Environmental Health Officer has been completed with Natalie Rogers joining the Development Services Team. Natalie brings a wealth of experience and works remotely, with monthly visits to the coast for inspections and/or investigations;
- Recruitment process for Senior Planner Officer remains underway;
- Recruitment process for Technical Officer has been completed with Byron Duffy joining the Development Services Team also bringing over 30 years of local government experience. Byron has commenced remotely at this stage in a casual capacity.

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											13	
Permitted	3	1											4	
Discretionary	8	13											21	
Amendment	3	3											6	
Strata														
Final Plan	1												1	
Adhesion														
Petition to Amend Sealed Plan														
Boundary Rectification														
Exemption		1											1	
Total applications	22	23											46	259

Ave Days to Approve Nett *	20.77	30.86											25.81
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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
143-2026	St Marys	Additions and Alterations to Existing Building (St Marys Exhibition Centre)	NPR	4	4
148-2026	Scamander	Construction of a Deck	NPR	1	1
035-2026	St Helens	Construction of Five (5) Dwellings (Multi-Residential Development) and Demolition of Outbuildings	S57	99	43
116-2026	Scamander	Construction of a Shed with Amenities	S57	28	28
150-2026	Upper Blessington	Construction of a Shed	NPR	7	5
125-2026	Beaumaris	Demolition of Shed, New Dwelling & Deck & Change of Use Dwelling to Non-Habitable Outbuilding	S57	48	36
134-2026	St Marys	Construction of an Enclosed Veranda	NPR	7	7
160-2026	Stieglitz	Veranda Extension and Replacement	NPR	8	8
110-2026	St Helens	Construction of a Dwelling ad Attached Shed	S57	40	25
121-2026	Cornwall	Construction of a Carport and Retrospective Approval of Shed	S57	51	42
127-2026	Scamander	Part Change of Use from Food Services to Art & Craft Centre	S57	39	38
054-2026	Binalong Bay	Pepper Berry Cultivation	S57	144	77
134-2026	Falmouth	6 Lot Subdivision	S57	760	120

132-2026	St Helens	Change of Use to Residential (Multiple Dwelling)	S57	45	38
124-2026	Seymour	Additional Use for Visitor Accommodation	S57	33	32
141-2026	Stieglitz	Construction of New Deck attached to Dwelling and Construction of New Carport and Shed	S57	39	35
169-2026	St Helens	Construction of a Shed	NPR	8	8
137-2026	Scamander	Construction of Dwelling with Attached Deck & Pergola, Separate Garage with Attached Secondary and Separate Art Studio with Attached Deck and Awning	S57	44	25
142-2026	Scamander	Construction of a Secondary Residence and Attached Deck	S57	42	42
060-2024 AMEND	Akaroa	Amendment - Partial Enclosure of Sub-Floor for Storage Space	S56	21	21
308-2009 AMEND	St Helens	Amendment - Increased floor area and inclusion of an attached carport for Dwelling 1 (Manager's Residence)	S56	27	27
165-2026	St Marys	Placement of Two (2) Shipping Containers	S58	17	17

22

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

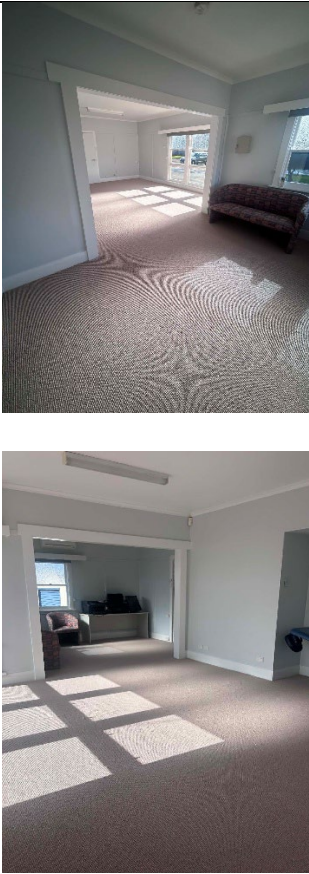
Strategic Planning Projects in the 2026/2027 financial year

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.	90%	Northern Tasmania Regional Land Use Strategy is now completed – presentations to Council to follow.
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.	10%	Project initiation meeting held.

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.

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

Description	Location	Updates
Installation of Roof Mounted Solar Panels & New Electric Heaters	St Marys Hall	- Electric Heaters have been completed; - Thomas Wolf Energy have been appointed as successful contractor to complete work. Scheduled for Completion prior to end September 2026.
Replacement of Roof Cladding & Fence & Installation of Garden Shed.	St Marys Tennis Club	- Re-Roofing Works now completed; - New Garden Shed, Fence and Associated works scoping now complete. - Contractor engaged with an indicative commencement date in November 2026.
Installation of Roof Mounted Solar Panels	St Marys Indoor Centre	Thomas Wolf Energy have been appointed as successful contractor to complete work. Scheduled for Completion prior to end September 2026.
Improvements to St Helens Dog Exercise Yard	St Helens Sports Complex	- Completed work includes shelter and 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	- Conceptual Plans have now been endorsed in August 2026 Council meeting - Structural engineering and further committee meeting to occur during September 2026.
Repair Render & Repaint Front Facade & New Windows and Curtains.	Portland Hall, St Helens	Contractor engaged for window & curtain replacements. Awaiting date for installation.
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.
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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

August 2026

No.	BA No.	Town	Development	Value
1.	2026/00100	Beaumaris	New Dwelling & Domestic Storage Shed	\$379,000.00
2.	2025/00090	St Helens	New Shed	\$35,000.00
3.	2026/00064	Stieglitz	New Shed with Amenities	\$75,000.00
4.	2025/00231	Fingal	Legalisation - Change of Use (Hall to Dwelling) & Construction of Deck	\$100,000.00
5.	2026/00092	St Helens	New Shed	\$90,000.00
6.	2026/00090-STAGE 1	St Helens	New Dwelling	\$300,000.00
7.	2023/00248-STAGE 1	St Helens	Demolition of Dwelling	\$20,000.00
8.	2026/00106-STAGE 1	Stieglitz	New Shed	\$80,000.00
9.	2025/00140	Beaumaris	New Dwelling, Deck, Swim Spa & Fencing	\$1,000,000.00
10.	2026/00153	Binalong Bay	Plumbing only – Onsite Wastewater Upgrade	N/A
11.	2026/00130	Falmouth	Plumbing only – Shed with Amenities (Low Risk Building Work)	N/A
12.	2026/00170	Mangana	Plumbing only – Onsite Wastewater Installation	N/A

ESTIMATED VALUE OF BUILDING APPROVALS FINANCIAL YEAR TO DATE	2025/2026	2026/2027
	\$6,048,000.00	\$5,923,000.00

ESTIMATED VALUE OF BUILDING APPROVALS FOR THE MONTH	MONTH	2025	2026
	August	\$3,724,000.00	\$2,079,000.00

NUMBER BUILDING APPROVALS FOR FINANCIAL YEAR TO DATE	MONTH	2025/2026	2026/2027
	August	25	26

ENVIRONMENTAL REPORT

Description	Updates
H5N1 Bird Flu	Bird Flu (High Pathogenicity Avian 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'.
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 also been installed on the Scamander Bridge, with some work remaining to fix its 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 Ostrea 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.

PUBLIC HEALTH REPORT

Immunisations

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

MONTH	2026/2027		2025/2026	
	Persons	Vaccinations	Persons	Vaccinations
July - December	0	0	0	0
January - June	73	107	43	84
TOTAL	73	107	43	84

Sharps Container Exchange Program as at 30 August 2026

Current Year	Previous Year
YTD 2026/2027	YTD 2025/2026
17	22

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	DECISION
PROPONENT	Officer
OFFICER	Polly Buchhorn, NRM Facilitator
FILE REFERENCE	039\004\027\
ASSOCIATED REPORTS AND DOCUMENTS	Interim Break O'Day Council Bird Flu Plan – Sept 2026 State Bird Flu information and <i>Tasmanian Avian Influenza Readiness and Response Plan</i> online: nre.tas.gov.au/biosecurity-site/Pages/Avian-Influenza.aspx

OFFICER'S RECOMMENDATION:

Council endorse the *Interim Break O'Day Council Bird Flu Plan – Sept 2026* for its role and plans for the developing Bird Flu (N5N1) biosecurity emergency and implementing the *Tasmanian Avian Influenza Readiness and Response Plan* in Break O'Day.

INTRODUCTION:

Bird Flu (High Pathogenicity Avarian Influenza - H5N1 bird flu) has been recorded in wild birds around Tasmania's coastline and King and Flinders Islands.

Biosecurity Tasmania, part of the Dept. of Natural Resources and Environment Tasmania (NRE), is the lead agency and Council has been participating in briefings and using information resources provided for local governments. Council officers have been considering roles and needs at an operational level and Bird Flu information has been relayed to our community.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 7 September 2026

Council Workshop 3 July 2026

OFFICER'S REPORT:

The purpose of this report is to recommend an *Interim Break O'Day Council Bird Flu Plan* for Council's role for Break O'Day in the state's management of the developing Bird Flu biosecurity emergency.

The Bird Flu situation in Tasmania is changing weekly, and the focus is starting to shift from detection to management. There is some urgency for Council to identify preparedness and response measures for Bird Flu in Break O'Day.

Bird flu will affect wild, commercial and kept bird populations and some other animals including pets. It poses some human health risk (rare but consequential). Its impacts will also filter down to communities and industries – to poultry and other farmers, businesses (including tourism), raise temporary 'amenity' concerns, and affect people's wellbeing.

The national and state governments have together been preparing for this 'High Pathogenicity' bird flu in recent years. A *Tasmanian Avian Influenza Readiness and Response Plan* has been prepared by Biosecurity Tasmania (NRE) with the Dept. of Health and emergency management agencies. It recognises local governments have an interest and roles to play. The Local Government Association Tasmania is helping coordinate involvement of councils.

[Biosecurity Tasmania's Bird Flu web pages](#) are a primary source of information for Tasmania, including accessing the latest *Tasmanian Avian Influenza Readiness and Response Plan*.

Council's involvement should follow the lead of Biosecurity Tasmania, the state Incident (Emergency) Management Team (Bird Flu is being treated as a Biosecurity Emergency) and the *Tasmanian Avian Influenza Readiness and Response Plan* – within the scope of Council's capacity, authority and the interests of the municipality and its community.

Key areas of activity for Council are:

- Readiness - monitoring and reporting, operational preparation
- Communicating information and advice
- Mitigating risks of spread, impacts and risk to human health
- Response activities for outbreaks on Council areas and possibly in support of others
- Municipal and community wellbeing and the Recovery phase.

To support local governments Biosecurity Tasmania has been developing a detailed and technical "Guidance and Response Plan Template" for councils to help them prepare and plan their roles with H5 Bird Flu. This first and '*Interim*' *Break O'Day Council Bird Flu Plan* is drawn from this recent draft guidance for councils, earlier engagement with state preparations and planning, and with a municipal outlook.

This municipal Bird Flu Plan helps coordinate and structure Council's Bird Flu response operations in Break O'Day. It is likely to evolve as Bird Flu and the response across Tasmania does, and a roles and advice for Councils develop further too.

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.

Key Focus Area:

Land and Water Management - Develop and implement strategies and activities that prevent land degradation and improve water quality within our rivers, estuaries and coastal areas.

Break O Day Annual Plan 2026-2027

Actions:

Weed Management and Biosecurity - Manage weeds on Council properties; coordinating with other land managers and providing weed and biosecurity advice, information and compliance services and support.

Coastal Management – Work with community, landholders and government agencies on coastal management issues such as shorebird conservation, coastal access and use, cultural heritage and environmental awareness and skills.

LEGISLATION & POLICIES:

National Emergency Animal Disease Response Agreement, AUSVETPLAN, National Environmental Biosecurity Response Agreement and whole-of-government emergency management arrangements.

Natural Resources and Environment Tasmania *State Emergency Management Plan – Biosecurity Emergencies*. The Tasmanian Emergency Management Arrangement for biosecurity emergencies makes Biosecurity Tasmania the *Response Management Authority*.

National and Tasmanian biosecurity, public health and nature conservation legislation apply.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

The arrival of Bird Flu in Tasmania means Council's involvement and operations implementing the *Tasmanian Avian Influenza Readiness and Response Plan* and delivery of still uncertain local response actions will impact its Annual Plan and budget.

VOTING REQUIREMENTS:

Simple Majority



Interim Break O'Day Council Bird Flu Plan 2026



Pic: E. Wöehler & V. Ruoppolo, BirdLife Tas.

Version: 1 – Date: September 2026

from the **mountains** to the **sea** | www.bodc.tas.gov.au

Council has a role in helping implement the *Tasmanian Avian Influenza Readiness and Response Plan* for H5 Bird Flu and response and recovery in Break O'Day.

H5 Bird Flu (high pathogenicity avian influenza H5N1 2.3.4.4b) is a highly contagious viral disease that mainly affects birds but can also affect mammals (particularly scavenging and predatory species) and rarely, humans.

This Plan will be maintained and developed as Biosecurity Tasmania information and guidance for Councils evolves. 'Biosecurity Tasmania' is used to refer also to the Dept. of Natural Resources and Environment Tasmania, of which it is part.

Readiness

- Early detection and reporting of suspected Bird Flu sightings to Biosecurity Tasmania. Council and the community should first *Avoid, Record* and *Report* - to the Emergency Animal Disease Hotline on 1800 675 888. Or report with Biosecurity Tasmania's online reporting forms.
- [Biosecurity Tasmania's Bird Flu web pages](#) are the primary source of Bird flu information and awareness resources.
- Communication of Bird Flu information and advice, using Biosecurity Tasmania resources and messaging and responsive to local needs for Readiness, Response and Recovery.
- Response to Bird Flu incidents affecting Council will be coordinated and managed through the Break O'Day Municipal Emergency Management Committee (Coordinator), linked to Biosecurity Tasmania and the state Incident Management Team, and via the Regional Emergency Management Committee if stood up for the Biosecurity Emergency.
- Prepare to respond to local outbreaks: risk assessment, consultation with Biosecurity Tasmania, decision making, preposition resources.
- Council's Bird Flu Plan maintained and implemented by Council's management team and reporting to Council.

Communications

- Develop and maintain communications strategy and operations progressively through readiness, response and recovery phases using Council's existing tools and channels.
- Public information and advice to community and industry on the disease and Tasmanian plans and information, risks, safety and wellbeing, reducing spread, what to do before, during and after outbreaks.
- Stakeholder engagement and reporting communications: Biosecurity Tasmania/state Incident Management Team, Regional Emergency Management Committee, Parks & Wildlife Service and other local land managers and stakeholders, and Local Government Association Tasmania.
- 'Avoid/Record/Report'. 'Avoid' will persist.

Response

Aims

Rapid, proportionate, and risk-based responses to detections of H5N1 Bird Flu by Council that

- Minimise spread to uninfected areas and high-risk places (EG. critical services, busy places and poultry facilities)
- Control as soon as possible and with reasonable and practical actions for the risks faced
- Minimise the impacts of the disease on Council and its land, facilities and services, and on Break O'Day's natural values, community and industry
- Eliminate or minimise health and safety risks to public and in the workplace
- Raise awareness and keep the community, industry and partners and staff informed
- Cooperate with the state Bird Flu response and local partners for the best outcomes for Break O'Day

Scope

Detections and outbreaks may affect Council's land, public facilities and services, and internal operations. Council's responsibilities are as land manager, local government authority and service provider, and to its community. Cooperative response actions may call for Council support and resources.

Where detections or outbreaks elsewhere pose significant risk of impacting the municipality, for example tourism, essential services or primary producers, Council may raise the risk with Biosecurity Tasmania and the affected local land managers and cooperate with response operations.

Recovery begins during this phase, response operations should be considerate of recovery of emotional, social, economic and physical wellbeing, and the environment.

Risk-based Action

The risks a detection or local outbreak of Bird Flu poses and Council response options will be evaluated and actions decided by the Municipal Emergency Management Coordinator in consultation with Biosecurity Tasmania and the General Manager:

- On advice from Biosecurity Tasmania of a detection affecting Council land, assets or services,
- Or Council receives information of a local suspected and likely detection, has reported it to Biosecurity Tasmania, and risk assessment indicates rapid no-regrets actions are needed to mitigate high risks,
- And may include requests for assistance with other detections from Biosecurity Tasmania or local stakeholders.

Response Actions - for mass mortality/illness events

- A. Monitoring and surveillance of response actions and progress of controls.
- B. Modify people's activity with encouragement or directions. Such as not touching or removing sick or dead wildlife, pet owners to keep their pets away and isolate food, advice on risks at home, in businesses and public areas.
- C. Restriction of access to areas as a reasonable and practical means for local outbreaks to reduce disease spread, public health risk and for significant wildlife species at risk. May include cordoning off, signage and public communications, or closure where there is authority.
- D. Carcass management will be decided with robust risk assessment, guided by Biosecurity Tasmania and national principles for wildlife carcass management (Dept of Agriculture, Fisheries and Forestry). Generally consideration will be given to disease spread, human health (staff and public), domestic animals and wildlife (particularly threatened/endangered wildlife), and the benefits to be gained for human health, wildlife populations, safety, industry and the community.

Priorities for carcass management

1. Sick and dead animals will be left *in situ* wherever safely possible, with other risk-based actions in place, then
 2. Collection and burial on site (approvals may be required) and
 3. Lastly, collection and removal for disposal at an appropriate facility (approvals may be required).
- Council will not undertake euthanasia. With Biosecurity Tasmania advice it may assist others to achieve good animal welfare.
 - Council guidance on safe practices, procedures and PPE to be developed from state and national information resources on carcass management.

Recovery

Planning for recovery activity has started at a state level and with. Ways national and state programs could support recovery actions are also being explored.

To support delivery in the municipality Council will provide local information and advice on community sectors, networks and recovery needs to Biosecurity Tasmania. This will consider recovery of emotional, social, economic and physical wellbeing, and the environment.

Transition to routine management will be with Bird Flu continuing to be present in the environment. It is likely there will be a need for continued monitoring and reporting of cases, flexible responses and adaptation in recovery.

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:**

17.08.2026	St Helens	– Australian Local Government Association (ALGA), meeting with Matt Burnett, (ALGA President) involving the Mayor. The visit provided an opportunity to discuss the region and local government matters.
19-21.08.2026	Hobart	– Annual Local Government Association of Tasmania (LGAT) Conference, including the Annual General Meeting.
20.08.2026	Hobart	– Department of State Growth, meeting with Michael Mogridge (Deputy Secretary) to discuss Regional Jobs Network and structural changes within the Department.
24.08.2026	St Helens	– St Helens Neighbourhood House, meeting with Mathew Fagen from the Department of Premier and Cabinet and Alison Kingston, Acting General Manager to receive an overview of the process regarding future governance framework.
25.08.2026	Launceston	– Northern Tasmanian Alliance for Resilient Council (NTARC), workshop relating to future scenario planning and development of the portal to support Council officers. Additional focus on identifying a workplan for NTARC over the next three years.
27.08.2026	Launceston	– Kerry Vincent, Minister Infrastructure and Transport, Local Government, Housing and Planning, meeting with Northern Council General Managers and CEOs to discuss the Regional Land Use Strategy and matters related to development of the strategy and more broadly the land use planning agenda moving forward.

28.08.2026	Launceston	– Northern Region General Managers, key discussion points included NTDC, Regional Land Use Strategy, NTARC Climate Change project and shared services and procurement opportunities.
02.09.2026	MS Teams	– Scamander Sports Complex Master Plan, meeting with consultants, OTIUM to work through their findings and discuss future elements for inclusion at the Scamander Sports Complex. Once this stage is completed we will be in a place to engage with the Committee and broader community.
02.09.2026	MS Teams	– Local Government Association of Tasmania (LGAT) Learning and Development Sub-Committee Meeting.
02.09.2026	St Helens	– 2026 Council Elections Break O’Day Councillor Information Session – session for prospective candidates ahead of the 2026 Local Government Elections, providing information on the role and responsibilities of elected members, expectations of serving as a Councillor and the nomination and election process. The session included a presentation from Dion Lester, CEO of the Local Government Association of Tasmania (LGAT).
03.09.2026	St Helens	– Parks and Wildlife Service (PWS), meeting with representatives to discuss current matters and issues relevant to the Break O’Day municipality, including local access and land management matters.
03.09.2026	Swansea	– Glamorgan-Spring Bay Council, meeting with the newly appointed CEO Nick McGuire, providing an opportunity to establish a connection and discuss matters of mutual interest between our neighbouring councils.
07.09.2026	St Helens	– Council Workshop.
07.09.2026	St Helens	– East Coast Tas Tourism, meeting with Grace Keath (CEO) to review the Positive Impact Plan, including its priorities and opportunities to support positive tourism outcomes across the East Coast region.
08.-09. 09.2026	Canberra	– Regional Jobs Hub Network, participated in a delegation of representatives of the Regional Jobs Network, meeting with Australian Government Ministers, Members of Parliament and senior departmental representatives.
10.09.2026	MS Teams	– East Tas Education and Employment (ETEE), meeting of Board relating to oversight of the Study Hub and Jobs Hub projects.

Meetings & Events Not Yet Attended:

15.09.2026	MS Teams	– NTARC, meeting with Department of Health representatives Marcus Macrae and Al Brown to discuss Tasmanian Councils Supporting Climate Healthy and Resilient Communities project.
16.09.2026	MS Teams	– LGAT Population Project, workshop presented by LGAT relating to using a demographic lens to engage with communities - a local government perspective.
17.09.2026	MS Teams	– Break O’Day Employment Connect (BODEC) monthly Management Committee Meeting.
18.09.2026	St Helens	– Northern Tasmania Development Cooperation (NTDC), meeting with Michael Bailey (CEO) to discuss matters relating to Break O’Day and the region more broadly.
21.09.2026	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 stakeholders and community members included William Russell and Gary Barnes (FVNH)

Brief Updates:

Parks & Wildlife Service

Discussion with PWS representatives focussed on the following key matters:

- Bay of Fires Master Plan, working through the final stages of development and sign-off at the Department and ministerial level, anticipated that it will be finalised and released in coming months. Funding of \$1.8M noted and potential projects will be aligned with the Bay of Fires Master Plan priorities.
- Binalong Bay Foreshore Lease and Titley Shack site, general discussion on the process we have been experiencing trying to progress this matter.
- Stieglitz Track Closure, communication process discussed noting the significant angst and annoyance in the local community. PWS will be visiting residents in coming weeks to discuss the situation and concerns.
- PWS Booking System, development of a new booking system which will operate for all PWS related services and sites, currently a number of separate systems operate.
- Burns Bay Car Park, funding announcement of \$1.5M and progress with validating current design and an Aboriginal Heritage permit.

Regional Jobs Hub (RJH) Network

Tasmania's RJH Network comprises of seven (7) organisations delivering services in their individual areas, locally Break O'Day Employment Connect and Dorset Employment Connect (sister hub) deliver services across the Break O'Day, Dorset and Bicheno/Coles Bay areas. Funding for Hubs across the network is through until September/October 2027 from the Tasmanian Government and there has been no indication that funding will continue to be provided despite submissions to State Budget consultation processes and meetings with key Ministers and political representatives at the State level. As part of securing the future of the RJH Network, increasing attention is being paid to the Federal system and the reforms being examined in relation to the provision of employment services.

The Hubs play a vital role in regional economic development; industry closure and transition; and skills/training/education delivery working closely with local schools, industry, employers, training providers and many other stakeholders – they are essential employment infrastructure and gateways within local communities. There is a very strong focus on the transition of youth from their secondary school experience into employment/education/training pathways building on the strong connections Hubs have with local employers.

The advocacy at the Federal level included meetings with:

- The Federal Labor Parliamentary team as a whole, plus individual meetings with newly elected representatives Jess Teesdale (Bass MP) and Senator Richard Dowling
- Minister Kristy McBain, Regional Development, Local Government and Territories
- Minister Andrew Giles, Skills and Training
- Office of Minister Tim Ayres, Industry and Innovation

- Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts.
- Department of Industry, Science and Resources

Discussions focused on the Regional Jobs Network, regional workforce infrastructure, skills and training, employment reform, industry and economic development, infrastructure priorities and opportunities to better align training, employers and workforce demand across regional Tasmania. A solid platform was laid to create a cohesive Federal and State approach to joined-up service delivery.

ALGA, - Federal Government abandoning national packaging standards

The Australian Local Government Association has provided a media release relating to the Federal Government decision not to pursue vital work relating to packaging standards and addressing soft plastics. The Break O'Day Council has previously taken a motion to the ALGA National General Assembly relating to responsible product stewardship.

Broken plastics promise leaves councils and ratepayers carrying the cost

The Federal Government's decision to abandon its commitment to mandatory national packaging standards will leave councils, communities and ratepayers carrying an even greater share of Australia's growing waste and recycling burden.

Australian Local Government Association President Mayor Matt Burnett said councils were disappointed with that the Federal Government had shelved a 2023 promise to implement national packaging standards aimed at curbing plastic waste, after sustained calls for nationally consistent, regulated packaging reform to shift responsibility for waste from communities back to the companies producing it.

In recent months [ALGA has advocated for a mandatory national scheme](#) that would require companies that use packaging to use more recycled content and meet the costs of managing their used packaging, rather than passing those costs to councils and ratepayers. ALGA advocates for full cost recovery for council services that industry uses to reclaim packaging, and minimum service requirements for regional, rural and remote communities.

"This decision has serious consequences," Mayor Burnett said. "It risks leaving Australia in no-man's-land, after years of work by governments, councils and industry towards a nationally mandated system," Mayor Burnett said.

"Ratepayers and councils are already paying to deal with enormous volumes of packaging that producers put into the market, and without national regulated product stewardship, there is no mechanism to enable industry to help carry those costs."

Australia uses more than 1.3 million tonnes of plastic packaging each year, with more than one million tonnes ending up in landfill or as litter.

The environmental costs of plastic packaging are projected to exceed \$5 billion by 2050, with councils and communities left to shoulder much of that burden if national reform does not proceed.

Mayor Burnett said the decision also threatened the viability of Australia's recycling sector, reducing competition and potentially increasing waste costs for councils.

"If recyclers close or divest because they cannot get the certainty they need to scale up, councils could have fewer providers to contract with, costs could rise, and even more material will end up in landfills that are already under significant pressure," he said.

“Without packaging reform, communities will be paying for growing landfills instead of things that make our communities vibrant and liveable, like libraries and parks, safer local roads, and community programs.”

“The Commonwealth has invested more than \$200 million of public money in new and upgraded recycling infrastructure through the Recycling Modernisation Fund. Walking away from the regulation needed to drive production of recycled materials puts the value of that investment at risk.”

Mayor Burnett said the Government should urgently explain how it would prevent potential flow-ons from the decision, such as stockpiling, recycling facility closures, higher council waste costs and additional pressure on landfill capacity.

“At a time when councils and households are under unprecedented financial pressure and packaging consumption is growing, walking away from the promised regulatory scheme shifts more of the cost onto ratepayers, indefinitely.

“We have put a practical solution on the table. Industry support for this national solution has never been higher. Producers should be responsible for the full cost of the packaging they put into Australian communities, and councils need a seat at the table in designing and delivering the system.

“National packaging reform was supposed to make producers responsible for the products they put into our communities. The Federal Government needs to reconsider this decision and provide a clear, binding pathway to nationally consistent and regulated product stewardship.”

Communications Report

TOPIC	ACTIVITY	PROGRESS
GENERAL COMMS	BODC Newsletter	Sent out 1 week ago. Included stories on: - Irapuna/Bay of Fires Community Weekend - Mythbusters: Council Edition - Prepare early for the bushfire season - Bird Flu detected in Tasmania
	BODC Website	- Back to St Marys weekend, 31 October 2026 - The 2026 Tassie Mental Health Comedy Roadshow, Portland Hall, 10 October 2026 - Dream Job – circus show, St Marys Town Hall, 30 September 2026
	Valley Voice: Five minutes with the Mayor	- Taswater, St Marys Water Supply Improvement Project. - Scamander River Mouth Project.
	North Eastern Advertiser	- Dog Management - Local Government Council Elections, nominations close 21 September 2026.
SOCIAL MEDIA	Break O'Day Council	- GetIn2Gear, Learner Driver Mentor Program. - Festival of Wellbeing 2026. - Eftpos available at Waste Transfer Stations.
	Shared Social Media Posts	- Garage Sale Trail 2026, registrations are open. - Department of Natural Resources and Environment Tasmania, bird owner advice and registration. - St Helens Library, Bytewise exhibition by Questacon. - Tasmanian Electoral Commission, check your enrolment. - Brand Tasmania, Why do you live in Tasmania survey.
SURVEY	Break O'Day Council	Break O'Day Liveability Survey: https://www.surveymonkey.com/r/8LQHNZV?fbclid=IwY2xjawUVrXNwZG9mAWV4dG4DYWVtAjEwAGJyaWQRMUxibTRHWNQY0dvVWtkSHZzcnRjBmFwcF9pZBAyMjIwMzIxNzg4MjAwODk5AAEeCS2AVH0tpL8sJqi1mNC8s25Mq_Z2rG3u_WSHbkaqvXNvsCAur_cYU0K

		8Wbc_aem_L76aXXMDKmsOEZw7-U3b8w
EMAIL DATABASES	Continuing to develop	Continuing to collect email addresses for the newsletter and township databases. This has been going well with all the consultation underway, which is used as an opportunity to promote our EDMs.

Actions Approved under Delegation:

NAME/DETAILS	DESCRIPTION OF USE OF DELEGATION	DESCRIPTION	DELEGATION NO / ACT
Georges Bay Esplanade, Stieglitz	Affixing Common Seal	CROWN LEASE	Number 21 – Miscellaneous Powers and Functions to the General Manager
DA 172-2026 25461 Tasman Highway, St Helens	Affixing Common Seal	AMEND SEALED PLANS	Number 21 – Miscellaneous Powers and Functions to the General Manager
DA 216-2024 P2382 Tully Street, St Helens	Affixing Common Seal	ADHESION ORDER - DISCHARGE	Number 21 – Miscellaneous Powers and Functions to the General Manager

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

DATE	DOCUMENT	ADDRESS	PID OR DA
04.08.2026	337 Certificate	2 Albatross Grove, Scamander	1555702
05.08.2026	337 Certificate	Champ Street (CT134173-1, CT134173-2), Fingal	2887872
05.08.2026	337 Certificate	16-18 Wrinklers Drive, Scamander	3017094
06.08.2026	337 Certificate	13 Bayvista Rise, St Helens	2661806
10.08.2026	337 Certificate	Lot 2 Tasman Highway (CT116680-2), Weldborough	9836155
10.08.2026	337 Certificate	25-27 Erythos Grove, St Helens	6808772
10.08.2026	337 Certificate	1 Tully Street (CT72097-5), St Helens	9618025
10.08.2026	337 Certificate	20 Cleland Drive, St Helens	7818657
12.08.2026	337 Certificate	6 Bel-Air Crescent, Beaumaris	6787537
13.08.2026	337 Certificate	37 chimney Heights Road, Stieglitz	6790672
13.08.2026	337 Certificate	8 Grant Street, St Marys	6402676
17.08.2026	337 Certificate	18 Malibu Street, Scamander	9550309
17.08.2026	337 Certificate	Unit 15, 41-43 Beaulieu Street, St Helens	3078858
18.08.2026	337 Certificate	Lawry Heights (CT189932-8), St Helens	2503453
18.08.2026	337 Certificate	20 Nicks Close, St Helens	7156497
18.08.2026	337 Certificate	5 Albatross Grove, Scamander	1555665
20.08.2026	337 Certificate	94 Main Road, Binalong Bay	7795715
20.08.2026	337 Certificate	6 Nautilus Place, St Helens	2537477
20.08.2026	337 Certificate	Unit 3, 14 Doepel Place, St Helens	2628707
24.08.2026	337 Certificate	17 Halcyon Grove, St Helens	6780650
24.08.2026	337 Certificate	9 View Street, St Helens	7827959
25.08.2026	337 Certificate	301 Gardiners Creek Road, St Marys	7682585

25.08.2026	337 Certificate	15 Freshwater Street, Beaumaris	2905911
25.08.2026	337 Certificate	Unit 1, 1 Oberon Place, Scamander	3364133
25.08.2026	337 Certificate	117 high Street, Mathinna	3200569
26.08.2026	337 Certificate	8 Groom Street, St Helens	7382670
31.08.2026	337 Certificate	Leona Road (CT128072-3), Avoca	1808722

Tenders and Contracts Awarded:

Nil

STRATEGIC PLAN & ANNUAL PLAN:

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

Goal

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

Strategy

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

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

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

IN CONFIDENCE

09/26.18.0 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.

- 09/26.18.1 Confirmation of Closed Council Minutes – Council Meeting 17 August 2026
- 09/26.18.2 Outstanding Actions List for Closed Council
- 09/26.18.3 Closed Council Item Pursuant to Section 17(2)(d) of the Local Government (Meeting Procedures) Regulations 2025 - Cardboard Compactor – St Helens Waste Transfer Station
- 09/26.18.4 Closed Council Item Pursuant to Section 17(2)(d) of the Local Government (Meeting Procedures) Regulations 2025 – Purchase of town litter collection truck
- 09/26.18.5 Closed Council Item Pursuant to Section 17(2)(d) of the Local Government (Meeting Procedures) Regulations 2025 – Contract 030/001/156 Bridge 7032 Replacement
- 09/26.18.6 Closed Council Item Pursuant to Section 17(2)(a) of the Local Government (Meeting Procedures) Regulations 2025 - General Manager Annual Leave

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

09/26.19.0 MEETING CLOSED

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

.....
MAYOR

.....
DATE