

4.6 Population Projections

Using ABS historical data and TasPOPP projections, the Bagdad Township experienced an average annual growth of 2.06% from 2011–2021, while Southern Midlands Council is projected to grow at 0.3% (medium) to 0.8% (high) annually to 2055.

State policy seeks that up to a 15-year supply of residential zoned land should be identified for the forecast demands. This structure plan relies on population data from ABS (Historical) and TasPOPP to provide a population forecast range.

Historical Growth

Historically, according to **ABS Census data**, the Bagdad Township population increased by 59 people between 2011–2016 (2.91% average annual growth rate), and 36 people between 2016–2021 (1.55% average annual growth rate). In total, the **historical growth between 2011–2021** has an average annual growth rate for this period being 2.06%.

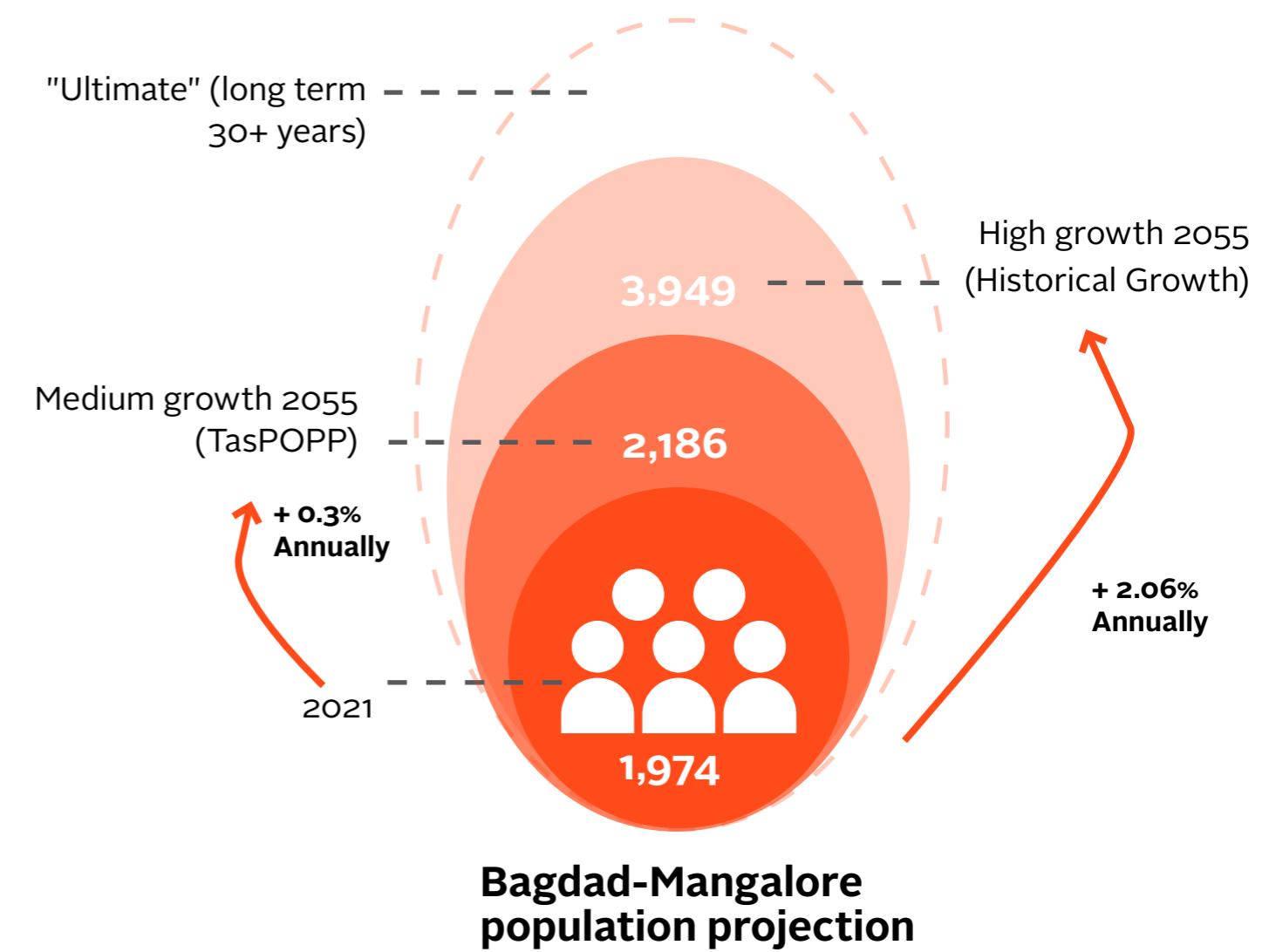
TasPOPP

In May 2024, **Tasmanian and Local Government Area Population Projections – 2023 to 2053 (TasPOPP)**, provided medium and high series population projections at the Local Government Area level. **For Southern Midlands Council, the projections show an average annual growth rate of 0.3% at a medium series, and 0.8% at a high series.**

	2011	2016	2021
Bagdad Township	406	465	465
Mangalore Township	521*	422*	497
Bagdad-Mangalore East	Data not readily available	Data not readily available	416
Bagdad-Mangalore West	Data not readily available	Data not readily available	560

Table 1: Population from ABS Census 2011, 2016 and 2021

*Not comparable to subsequent years due to different geographical areas.



4.7 Demand-side factors for future housing

Implications of population growth on land for housing

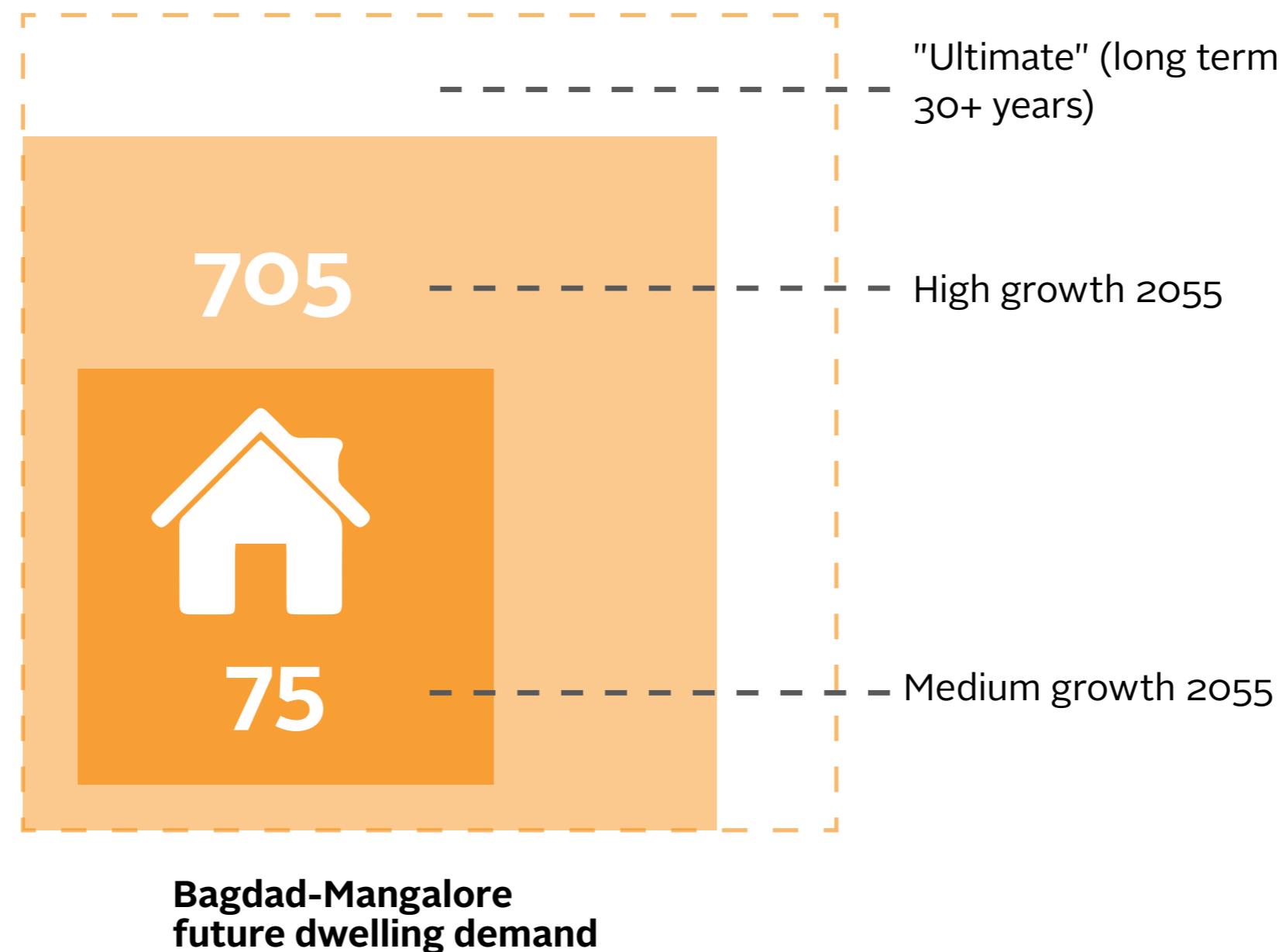
Future population projections can be used to estimate the demand for future housing.

An assumption of 2.8 residents per dwelling rate has been considered more appropriate. This rate has been chosen based on the average number of people in the households between 2016-2021.

A range of approximately 75 to 705 new dwellings are required to 2055.

Understanding these demands will assist with the plan for the "Ultimate" scenario for the longer term.

Also of note is the 2023 National Cabinet pledge to deliver 1.2m new homes across Australia from 2024-2029. Based on population share, Tasmania's housing growth would be about 5,000 new homes each year. It is reported that the state has not yet achieved this level of new housing growth.



4.8 Housing Supply

Bagdad-Mangalore has the capacity to support approximately 178 additional dwellings within its existing (undeveloped) Village and Rural Living Zoned land.



178

Bagdad-Mangalore dwelling supply

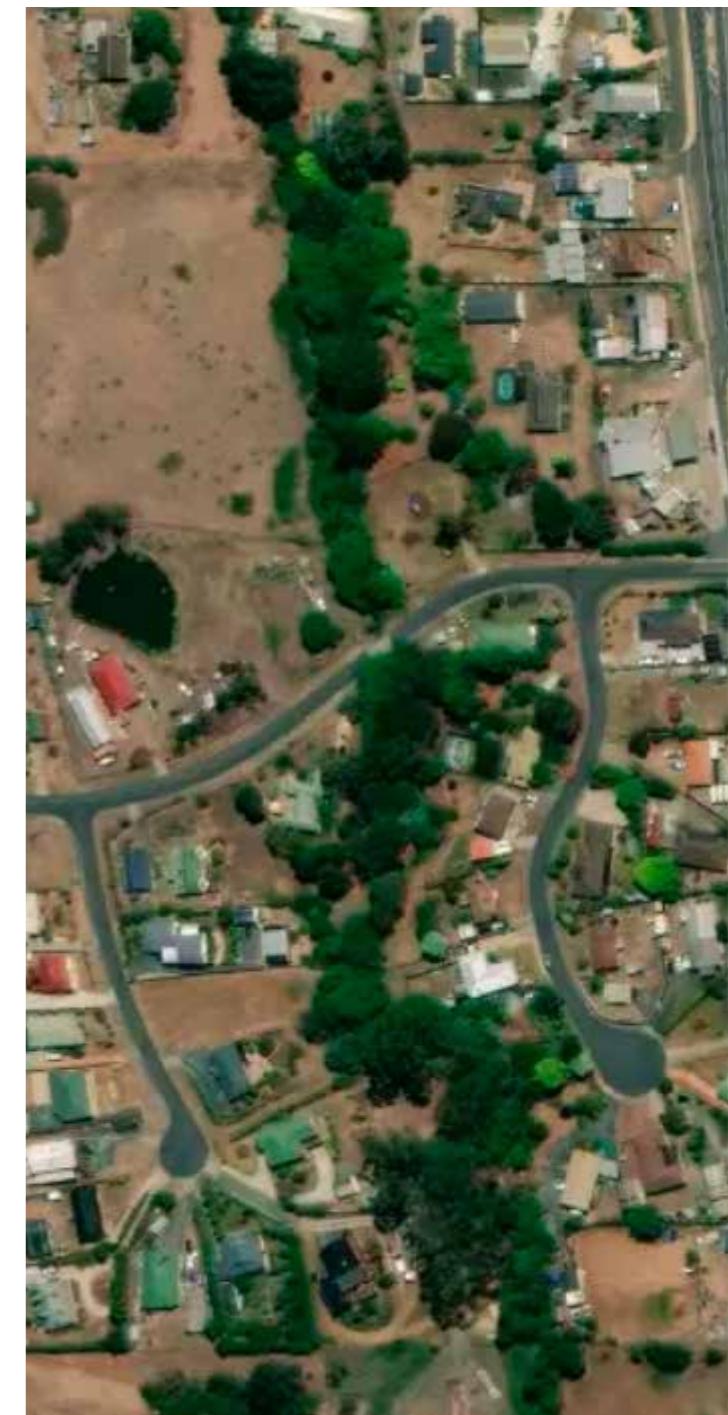
Based on an analysis of vacant or underutilised residential and rural living land within Bagdad and Mangalore, the following is noted:

- _ There is a total of 18ha of vacant and underutilised land in the Village Zone, and 23ha in the Rural Living Zone.
- _ Specifically, in Bagdad, there is approximately 18ha of vacant/underutilised Village Zone land. In Mangalore, there is approximately 18ha of vacant/underutilised Rural Living Zone land. In the broader area (between the townships, there is approximately 5ha of vacant/underutilised Rural Living Zone Land.
- The following outlines the methodology used for the land supply assessment.
- _ Vacant and underutilised land that has been considered to be large enough to support subdivision. Theoretical minimum lot sizes were defined based on existing patterns of development for single detached dwellings.
- _ In the Village Zone, the minimum lot size is 600m² with an average of approximately 9 dwellings per hectare (includes land for roads and drainage).
- _ In the Rural Living Zone, the minimum lot size is 10,000m², with an average of approximately 0.75 homes per hectare (includes land for roads and drainage).

Based on this methodology the vacant and underutilised land has the potential to accommodate approximately **178 new dwellings** on unconstrained land.

- _ Approximately 161 new dwellings (Village Zone) would be accommodated in Bagdad.
- _ Approximately 13 new dwellings (Rural Living Zone) would be accommodated in Bagdad.
- _ Approximately 4 new dwellings (Rural Living Zone) would be accommodated between the towns in the valley.

Detailed Yield Summary + Assumptions are contained in Appendix C_Yield Analysis.



4.9 Summary of Strategic Policy + Project Review_Key Considerations

1. Supporting more residential development

In 2010, the BMSP identified the need to rezone more land to Residential and Rural Living Zones. This took into consideration modest population growth **in the Southern Midlands at that time.**

However the population has since grown at a faster than expected rate. Bagdad-Mangalore is attractive due to proximity to Greater Hobart, affordability etc.

Challenges to creating more supply to meet this demand include:

- _ Numerous BMSP 2010 rezoning recommendations have not occurred yet (e.g. Quarry Town Road)
- _ BMSP 2010 recommends concentrating around existing centres and more to the **west of the Midland highway.**
- _ Housing diversity sought to meet needs of ageing population. Hill side areas could accommodate more rural living
- Need to mitigate flood risk along Bagdad Rivulet and Horfield Creek**
- _ Other infrastructure needs

2. Protecting Agricultural land

This is important as most residents work in the Agriculture, Forestry & Fishing Industry.

Multiple documents have highlighted the **Southern Midlands Irrigation Scheme** as a catalyst project which has the potential to elevate the agriculture industry.

One of the key objectives of the 2010 BMSP was to provide opportunities for expansion of agricultural production in Bagdad.

This was to be achieved through the protection of land through zoning and ensuring new housing is sited on the least productive areas.

As such, a key aim in the BMSP is to re-assess the suitability and productivity of current and potential agricultural land.

3. Recent and ongoing community infrastructure upgrades

The local area has benefited from recent improvements to community infrastructure, such as the Mangalore Recreation Ground Redevelopment.

The BMSP 2024 should:

- _ Continue to support the master planned redevelopment of the Bagdad Community Club and Recreation Ground.
- _ Consider if more future residential land should be concentrated around this high amenity facility.
- _ Support Council's emerging partnership with Bagdad Primary School to create public access to school facilities.
- _ Enhance recreation and tourism opportunities at Chauncy Vale Wildlife Sanctuary
- _ Reassess status of Iden Park and determine if it should be sold/re-purposed due to under-use
- Consider facilities needed to support the ageing population**

4. Facilitating a safer and more pedestrian-friendly Midland Highway

In the long term, the planned Bypass will help reduce traffic volume along the Midland Highway.

However in the interim, the recent safety upgrades has been a beneficial move.

The construction of the Bagdad Walkway between Hall Lane and Iden Road will also facilitate active mobility. In tandem, the improvements to the Bagdad Community Club at Hall Lane will create a more pedestrian-friendly interface.

To keep supporting this, the plan should:

- _ Avoid creating linear, "ribbon" development along the Midland Highway with excessive vehicle entry points
- _ Investigate the extension of the walkway further south to Mangalore

This section provides a review of the background documents and thematic mapping of the wider context



5. Mapping

- Mapping_Aerial
- Mapping_Zones
- Mapping_Overlays
- Mapping_Land Use
- Mapping_Access + Movement
- Mapping_Lot Size
- Mapping_Land Ownership
- Mapping_Landscape + Vegetation
- Mapping_Topography + Water

5.1 Mapping

Aerial

Bagdad-Mangalore
are nestled in a valley,
surrounded by natural
beauty and distinctive
environmental features.
These areas are
defined by its network
of creeklines and
vegetation.

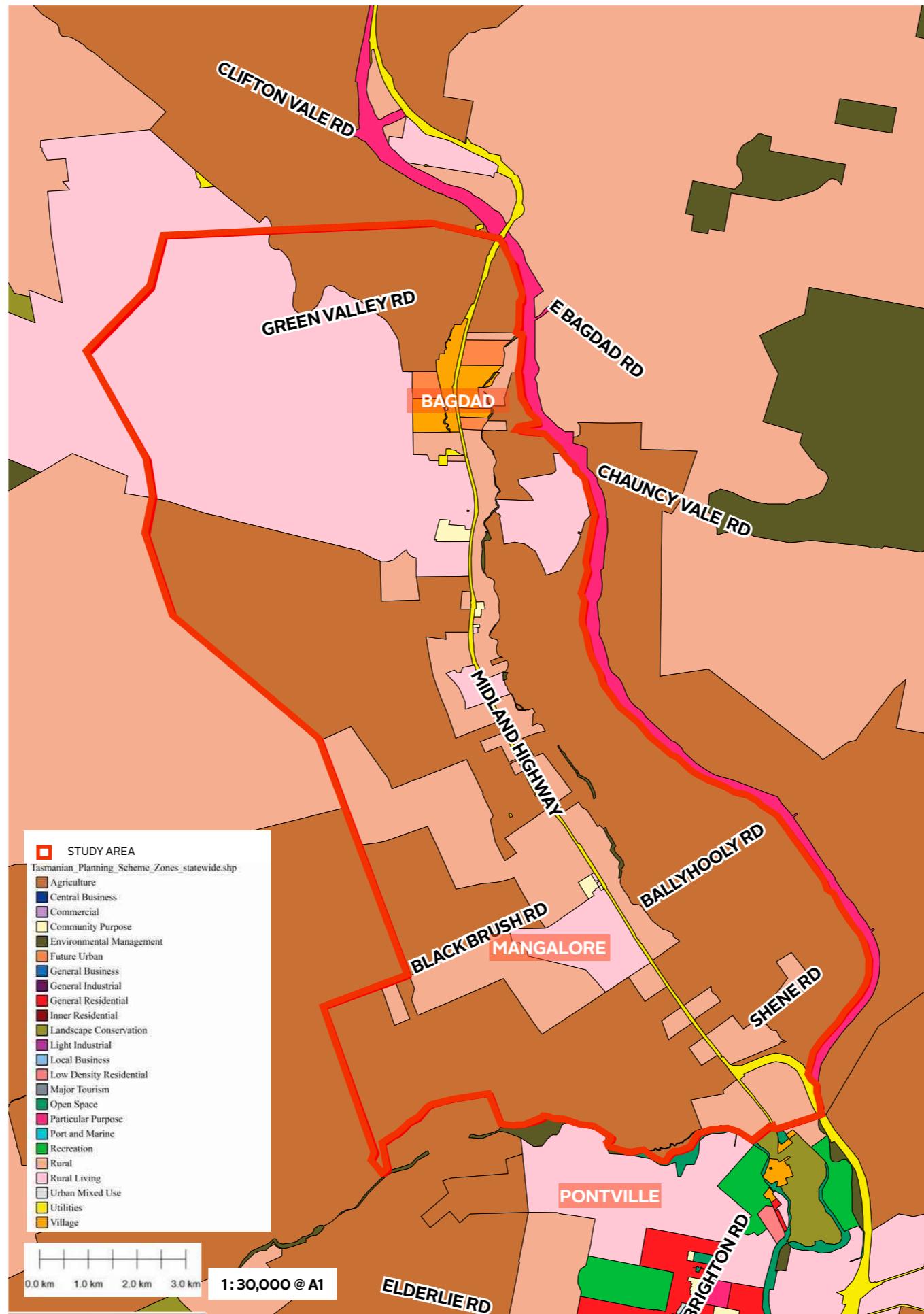


5.1 Mapping

Zones

Bagdad and Mangalore study area's pattern of planning zones generally shows Rural and Agriculture Zones with some areas for the Rural Living Zone.

Pockets of Village and Future Urban are located around the centre of Bagdad.



Observations

- Nine land use zones apply to the study area including agriculture, rural living, rural, village, future urban, utilities, community purpose, environmental management and particular purpose zones.
- Environmental management areas have been zoned along some part of major water bodies.

5.1 Mapping

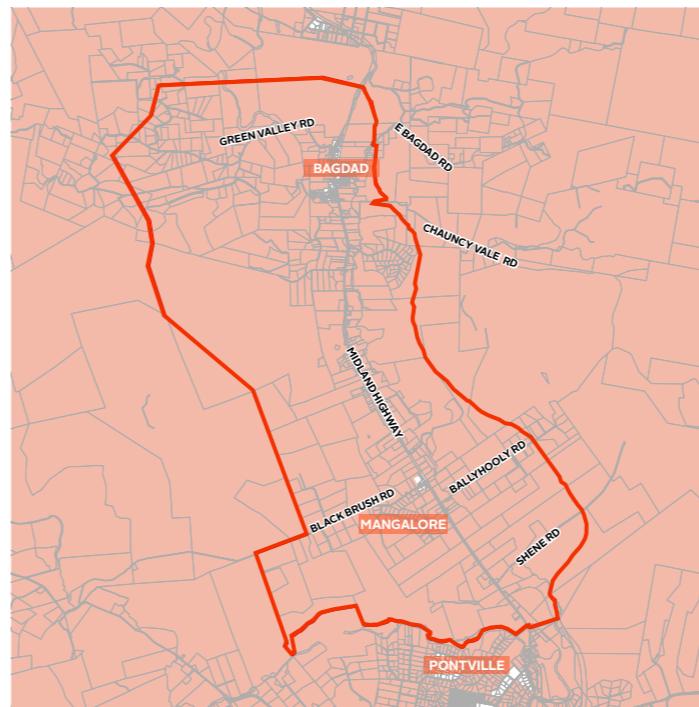
Codes

The study area is affected by seven codes which are most relevant to the future growth of Bagdad-Mangalore

Observations

The Study Area has seven applicable Codes, as listed below. Some Codes trigger referrals to state agencies. The Desired Outcomes and relevance for the most pertinent Codes have been detailed below.

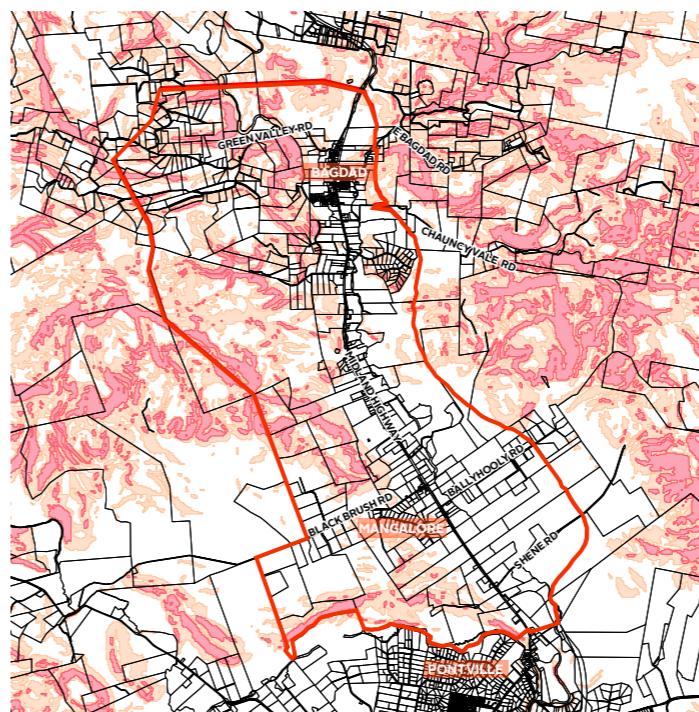
- Landslip Hazard
- Bushfire Prone Areas
- Attenuation Area
- Scenic Road Corridor
- Priority Vegetation
- Local Heritage Place
- Road and Railway Assets



Bushfire Prone Areas:

The purpose of the Code is *"To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires."*

Requirements for access, water supply and subdivision.



Landslip

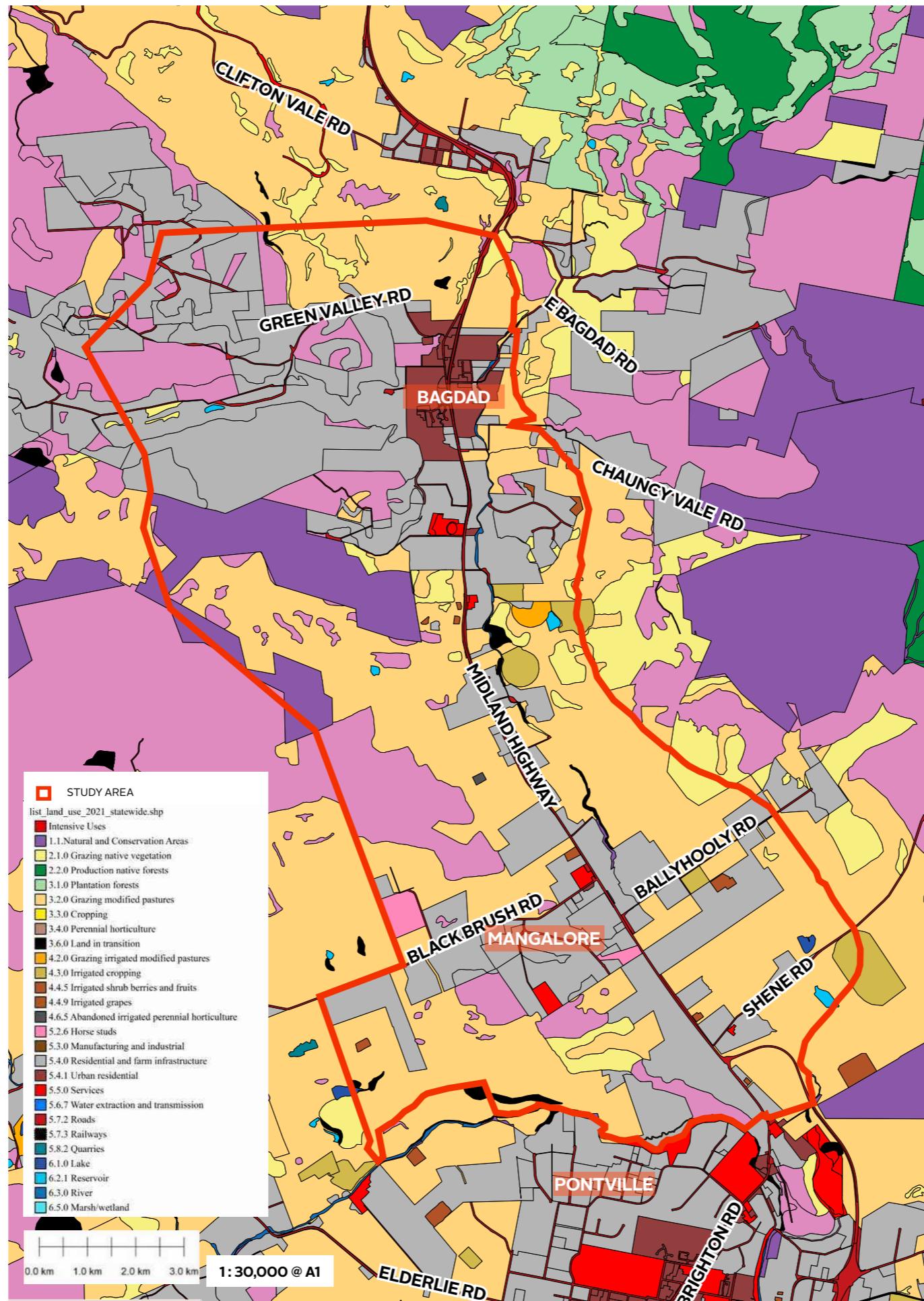
The purpose of the Code is *"To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area."*

Requirements for development and subdivision.

5.1 Mapping

Land Use

Residential, Farm Infrastructure and Grazing are the most common land uses in the Study Area.



Observations

- Land uses in the study area are generally residential and farm infrastructure along South Midland Highway.
- Commercial, public and recreational services are also located along the highway.
- Urban residential cluster has been emerged in Bagdad.
- Rest of the area consists of native cover and the natural and conservation area.

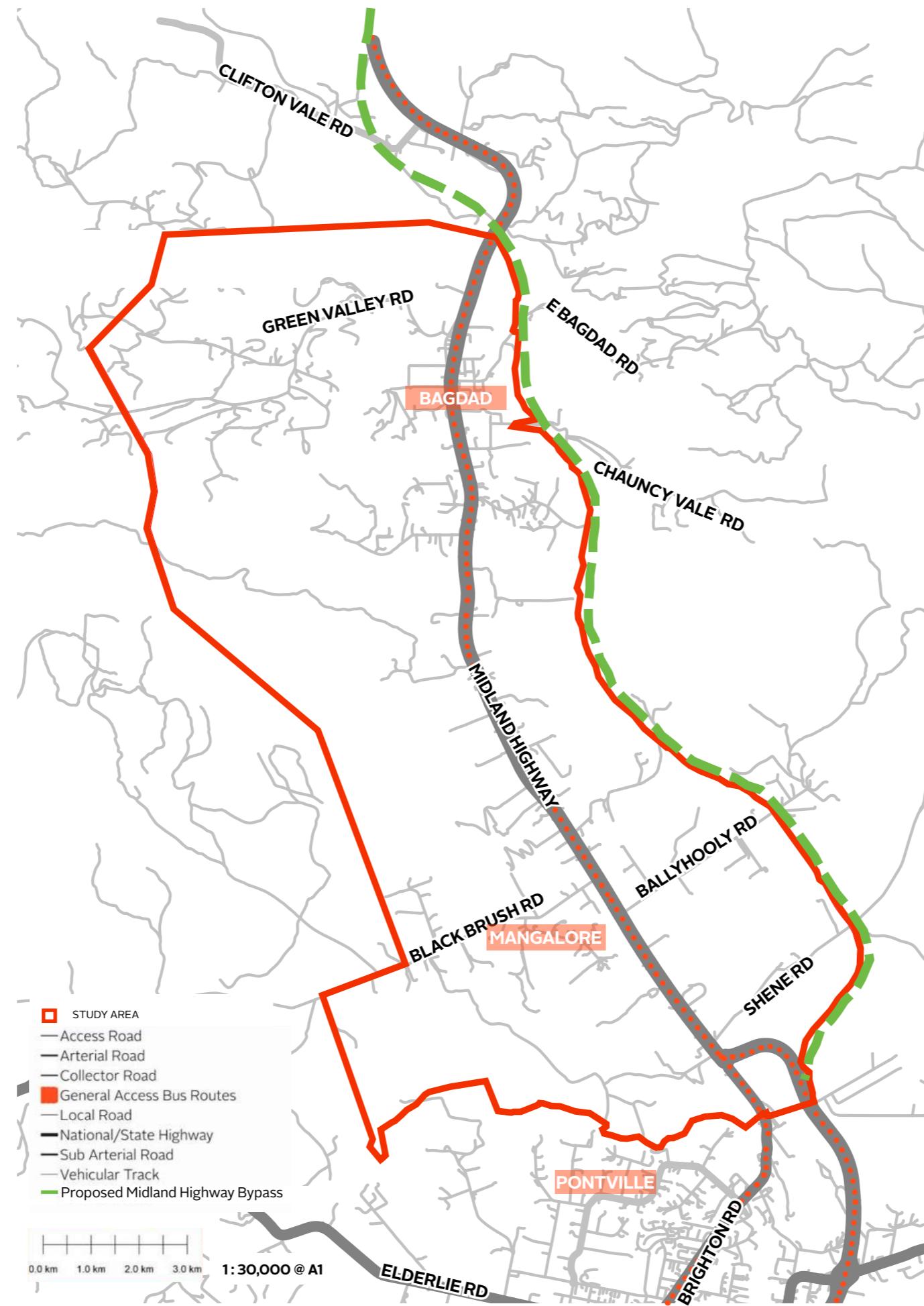
5.1 Mapping

Access + Movement

Midland Highway is the State Highway which connects to Hobart and beyond (recently upgraded).

Proposed bypass to the east of the townships.

Limited cycling routes.



Observations

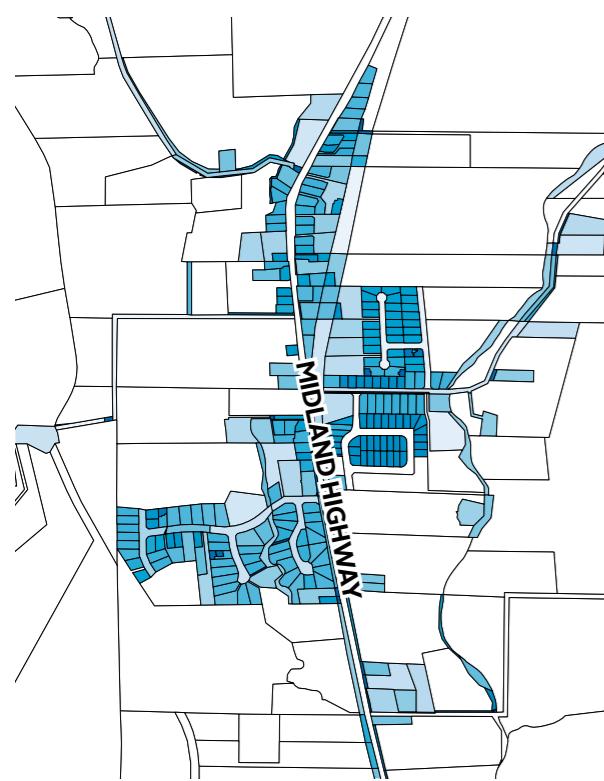
- Midland Highway is the State Highway which connects to Hobart. State Government recently invested in significant highway improvements along the existing route. It has been altered from a 100kph road with no centre separation to an 80kph road with the addition of a 3.0m central median turn lane to separate northbound and southbound vehicles and to separate vehicles turning right (into side roads and property entrances) from through traffic. This has created a lower speed traffic environment more suited to the residential and rural residential nature of the area.
- A Midland Highway bypass corridor has been identified to the east of the towns.
- General Access Bus Routes are located along the Midland Highway.
- Limited cycling routes throughout the study area.

5.1 Mapping

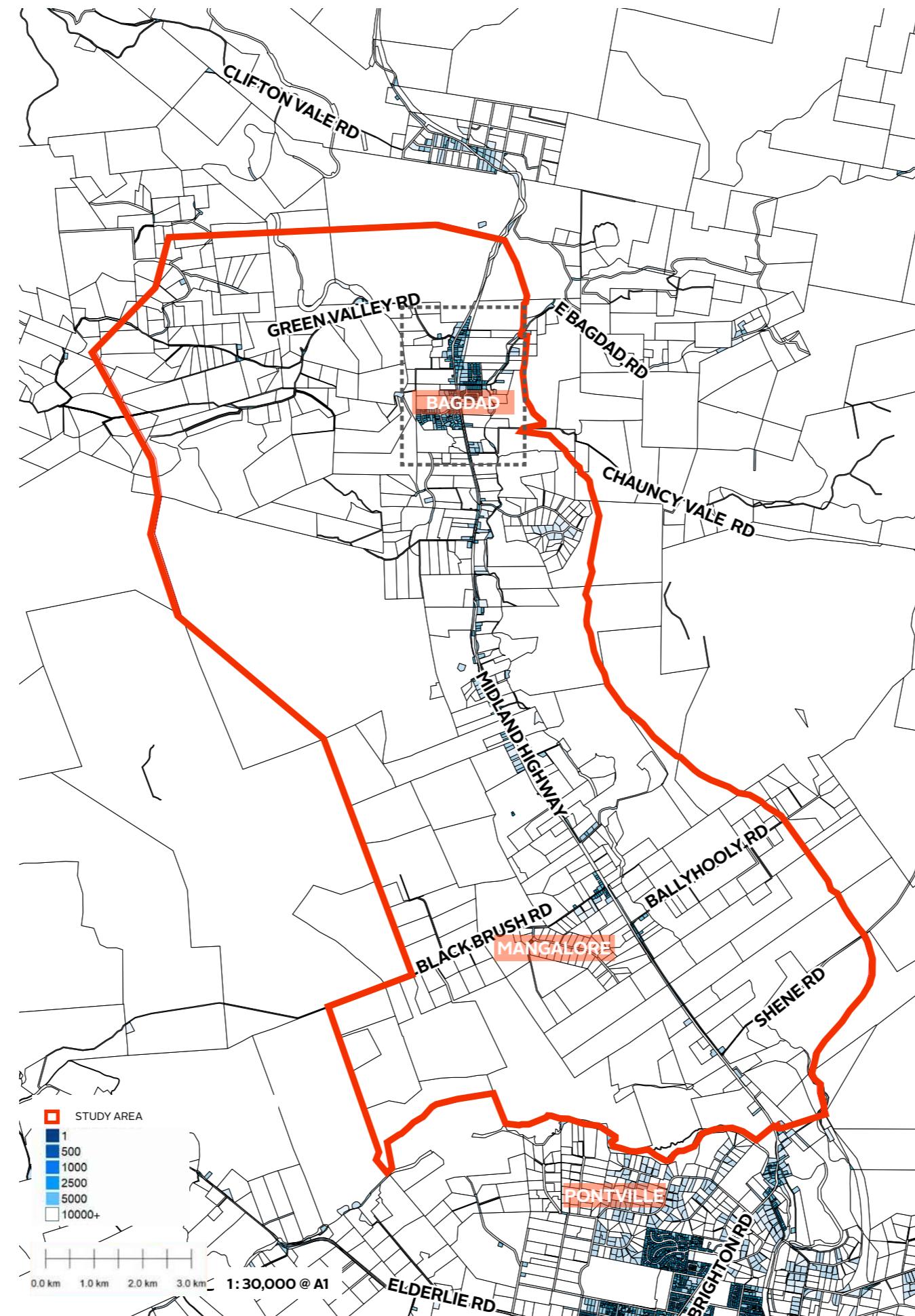
Lot Size

Smaller allotments to the established areas in the townships

Larger agricultural allotments predominates the surrounding area.



Detailed lot sizes in Bagdad



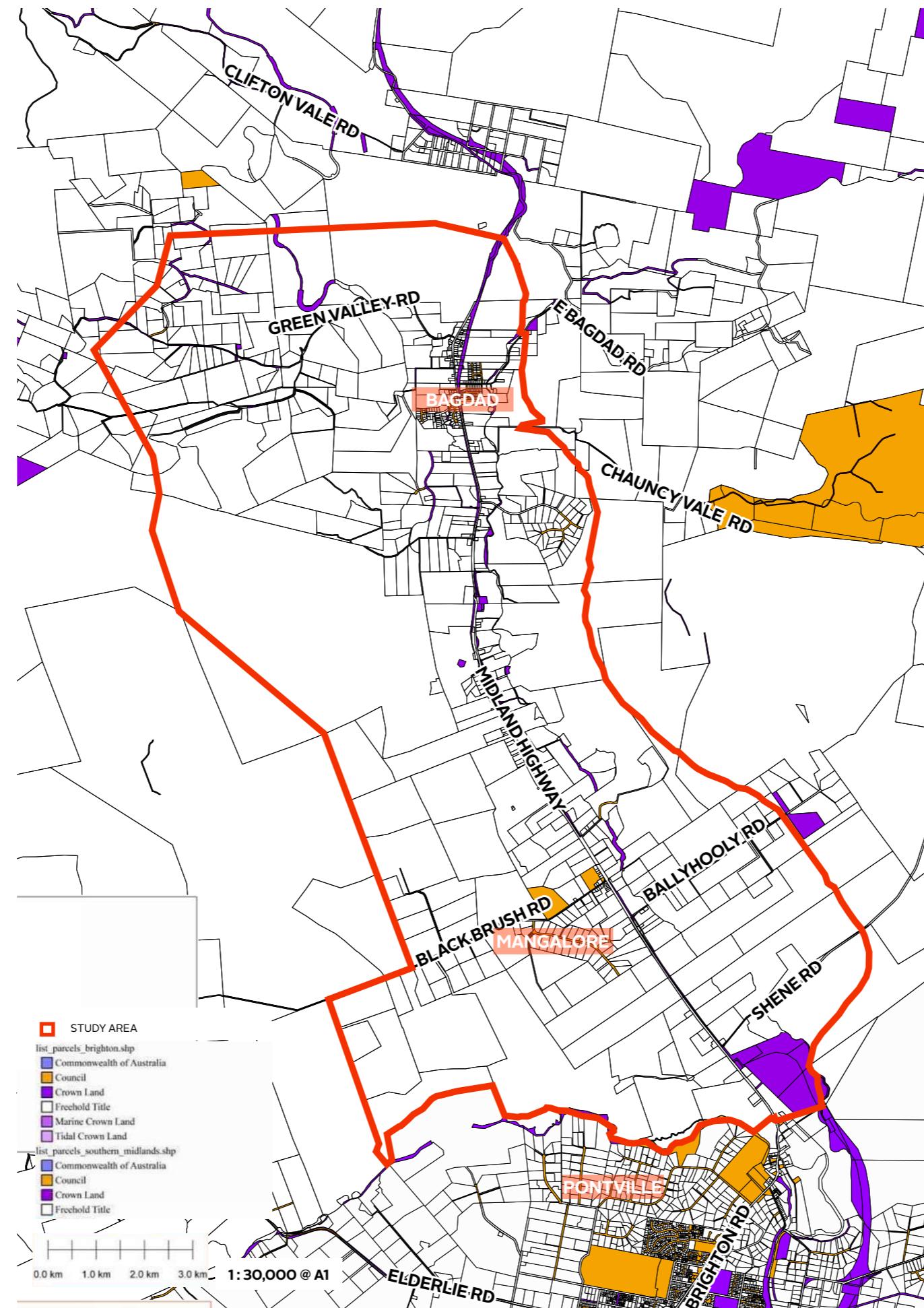
Observations

- Generally moderate lot sizes (between 2,500m² - 5,000m²) within Bagdad. These sites are arranged in an irregular grid network. This presents a need to maintain a sense of spaciousness within the town.
- Some pockets of smaller lots around 1,000-1,500m² to the east side of Midlands Highway in Bagdad.
- A cluster of moderate allotments between 2,500-5,000m² at the key junction in Mangalore.
- Large parcels (greater than 10,000m²) primarily to the surrounding the towns on rural allotments.

5.1 Mapping

Land Ownership

Relatively few land parcels are publicly owned (state, council or Crown lands).



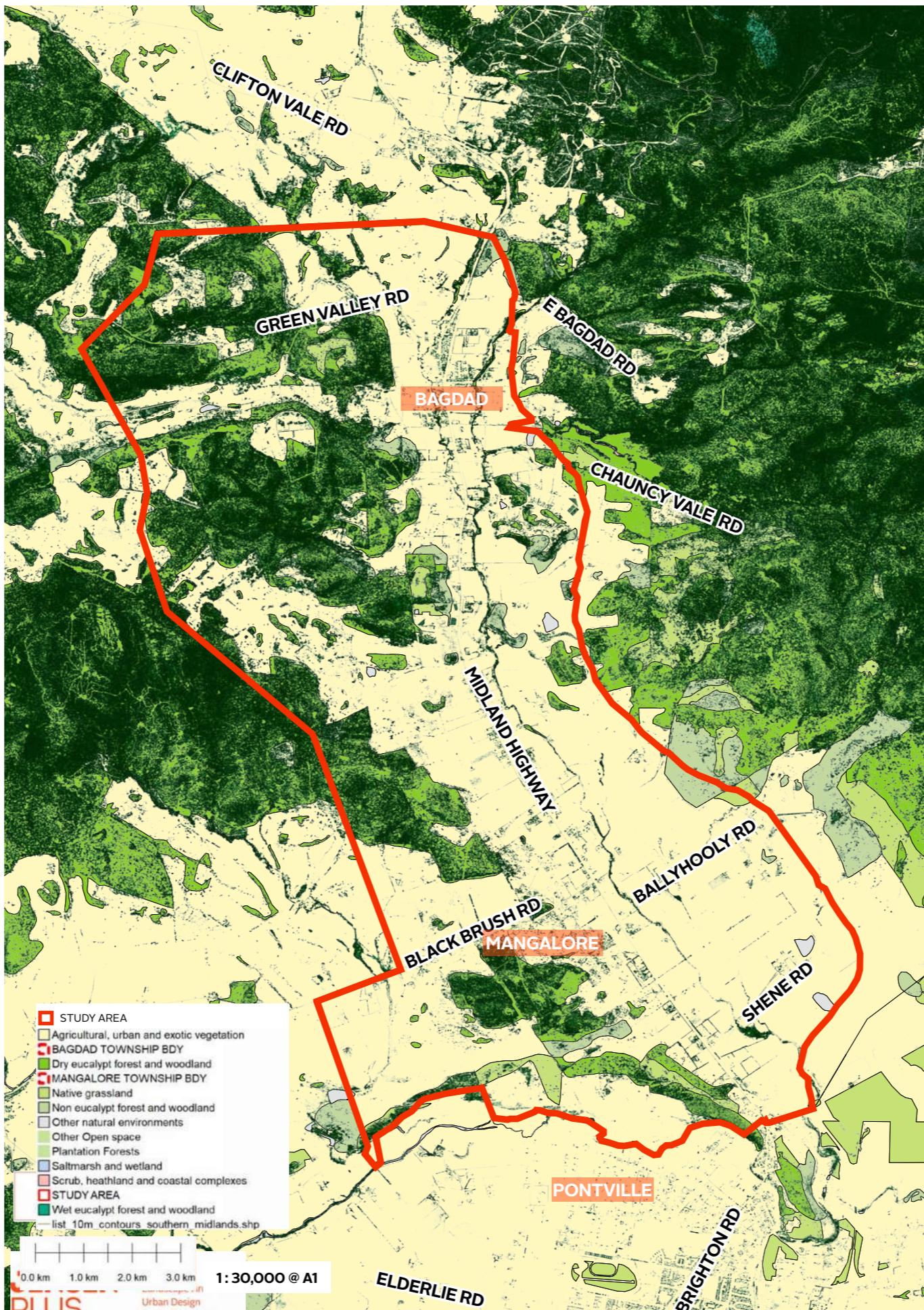
Observations

- Most land parcels are privately owned.
- Designated areas of land set aside for the Crown, located along the Midland Highway.
- A small number of parcels of land in Mangalore are under the ownership of Southern Midlands Council, situated along Black Brush Road.

5.1 Mapping

Landscape + Vegetation

Native vegetation and forestry to the eastern and western extents of the study area.



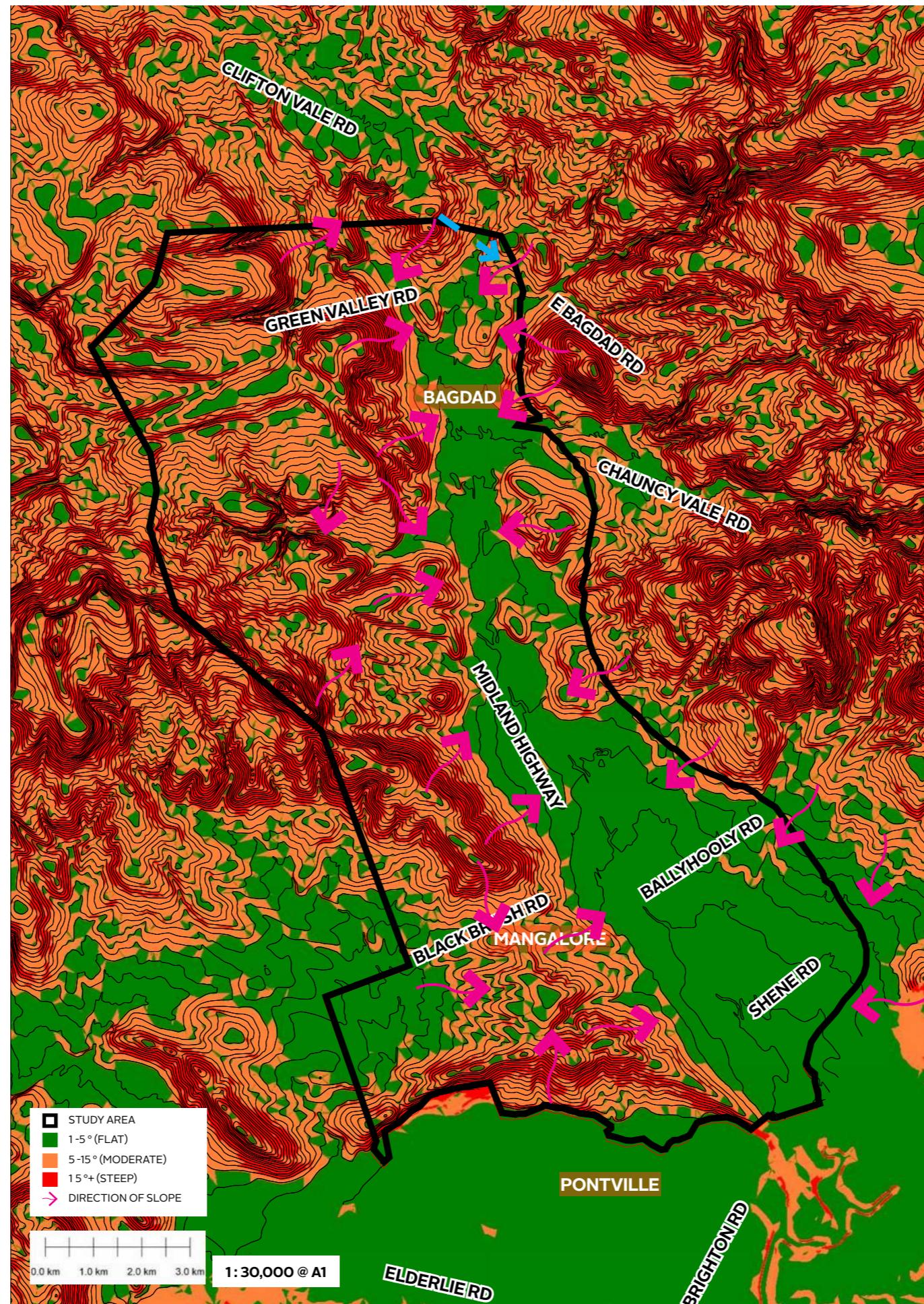
Observations

- The identity and character of the region are underpinned by its environmental and ecological setting. The surrounding landscape of forested areas, topography, and creeklines provide a backdrop and sense of place for the townships and also contribute important environmental and ecological values.
- The valley is framed by dry eucalypt forest and woodland, including *Eucalyptus viminalis* and *E. pulchella*. Much of this vegetation is visible from the lower valley and makes a valuable contribution to the area's landscape character.
- Creeklines define the lower reaches of the valley, with the Bagdad Rivulet and Horfield Creek being the most notable. These waterways form significant biodiversity and environmental corridors for the region.
- These creek corridors and tributaries are in a mix of public and private ownership, with limited specific planning controls or directions. The creeks of the valley are an important environmental feature of the region that needs to be protected and enhanced.

5.1 Mapping

Topography + Water

**Strong relationship
between the creeklines
and contours.**



Observations

- Flatter topography along the valley floor, where most housing and infrastructure is also located.
- Moderate and steep slopes across much of the study area. Steep slope presents constraints for construction and servicing.



This section provides an analysis of the social infrastructure and identifies any 'gaps' at a high level

6. Social Infrastructure Analysis

- Social Infrastructure
- Mapping_Social Infrastructure

6. Social Infrastructure

The study area has a variety of social infrastructure, including open spaces and recreational facilities that the residents can access.

There is a need for additional infrastructure to service the growth of the study area.

Planning for the future provision of social infrastructure is essential to meet the needs of the forecasted population growth. A high level assessment of the existing social infrastructure and benchmarking was undertaken to identify current and future social infrastructure gaps for the study area. This analysis does not provide an understanding of the quality of service, or the condition and capacities of these facilities.

A detailed survey of the facilities and services would be required to understand their level of service, conditions etc. This is beyond the scope of this report.

Benchmarking

Benchmarking provides a numeric analysis of community need based on a prescribed set of best practice principles. These benchmarks are intended for application in Australian context and provide an indication of the types of facilities that should be provided per population numbers and can be used to provide a basic assessment of 'gaps' within the provision of social infrastructure.

These benchmarks have been developed through a review of the following relevant resources which provide specific guidance on social infrastructure planning.

- _ Gawler Social Infrastructure and Services Study (2015);
- _ Playford Social Plan for Services + Infrastructure (2013);
- _ Planning for Community Infrastructure in Growth Areas, Victoria (2008); and
- _ West Toowoomba Local Plan (2015).

Quantitative Gap Analysis

A high level benchmark-based gap analysis has been undertaken outlined in the type of social infrastructure from the table.

Understanding the quantity of the existing supply against the future projections for Bagdad-Mangalore will inform whether there are any current and future gaps.

6.1 Social Infrastructure (cont.)

The table provides an analysis of available community infrastructure at a high-level. The analysis has been based on the 2021 population of **1,974 people within the Bagdad-Mangalore**.

The benchmarking analysis suggests that there is a generally sufficient quantity of social infrastructure facilities based on the current population. Two potential gaps in the quantity of social infrastructure based on the current population are:

- 2-3 General Practitioners
- 0.57ha Passive Open Space (parks, gardens, linear open space, conservation, playgrounds, etc).

It is highlighted that these benchmarks provide a high-level assessment only. It does not assess the adequacy, acceptability or accessibility (e.g. in neighbouring towns) of the current service provision nor incorporate specific local requirements.

It should be used as a general guide only. A detailed survey of the facilities and services would be required to understand their level of service, conditions etc. This is beyond the scope of this report.

Type of Social Infrastructure	Social Infrastructure Facility	Benchmark for provision	Range (High Values)	Current Provision	Gap Threshold	Comment	
Education	Childcare Centre		4000	9000	2	1.5	
	Kindergarten/Early Childhood Education		8000	12000	0	-0.2	
	Public Primary School*		7,500	9000	1	0.7	
	Public High School*		15,000	25000	0	-0.1	
	TAFE district campus		150,000		0	0.0	
Health	University	Not readily available			0.0	Benchmark satisfied	
	GPs	909		0	-2.2	Below Benchmark	
Community	Hospital	100,000		0	0.0	Benchmark satisfied	
	Library	15,000	30000	0	-0.1	Benchmark satisfied	
	Youth Centre	8000	10000	0	-0.2	Benchmark satisfied	
Open Space	Active	2.0ha (excluding golf courses) per 1000 people		5.44ha	1.49 ha	Benchmark satisfied	
	Passive	0.7 to 1ha per 1000 people		0.81ha	-0.57ha	Below Benchmark	
Shopping	Supermarket		10000		0.2	0.0	Benchmark satisfied

* Demand for public schools will be affected by the provision of private schools

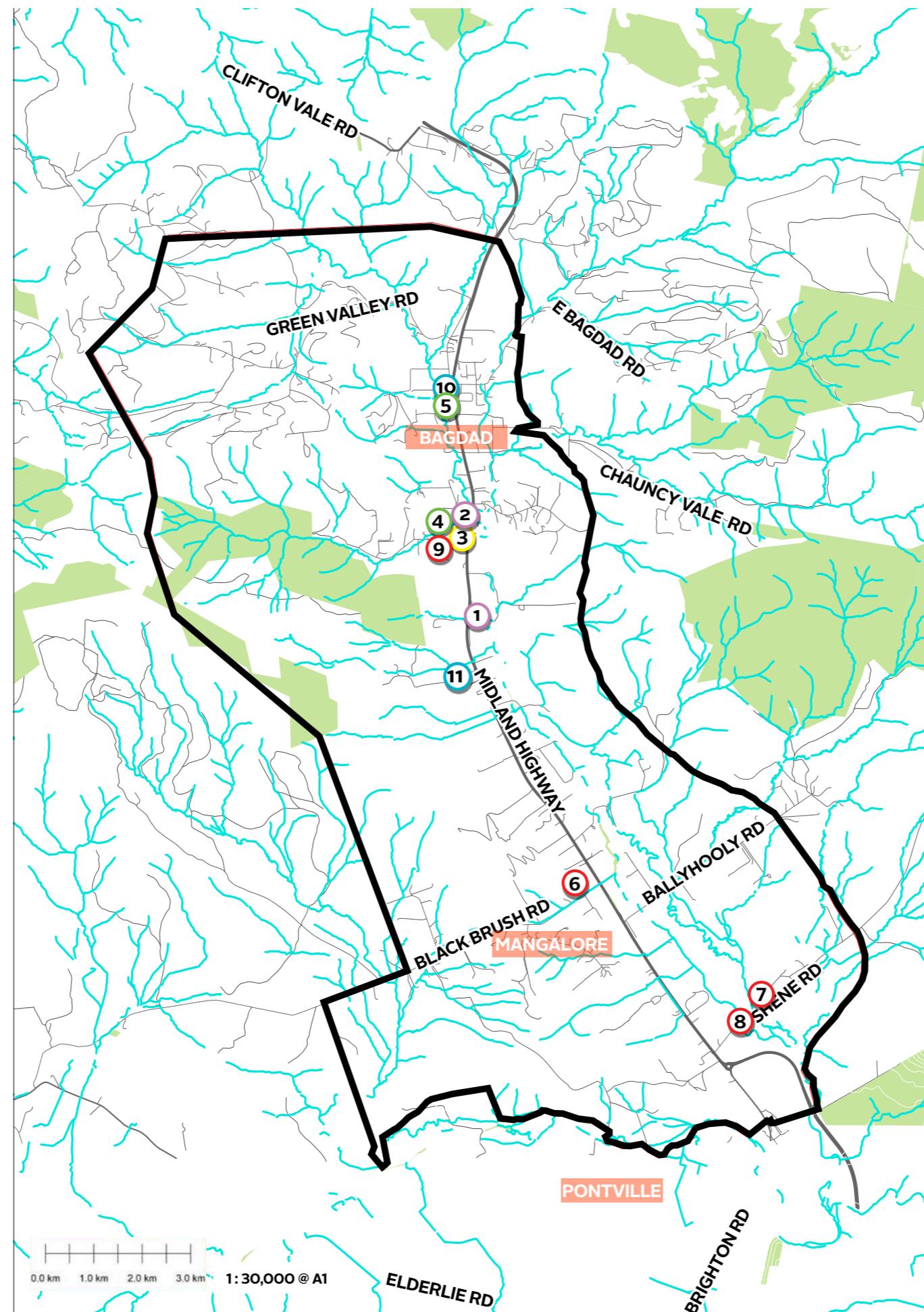
** Gap Threshold is based on Low values as a conservative approach

As outlined in the Southern Midlands Community Infrastructure Plan (March 2024), a roadmap has been established to ensure ongoing improvements through the sustainable and efficient management of infrastructure.

6.2 Mapping

Social Infrastructure

- 1x Primary School**
- 1x Community Facility**
- 2x Open Spaces**
- 4x Recreational Areas**
- 1x General Store**
- 1x Post Office**



Education

- 1** Bagdad Primary School
- 2** Bagdad Childcare

Community Facilities

- 3** Bagdad Community Club

Open Space

- 4** Lyndon Road
- 5** Iden Park

Recreation

- 6** Mangalore Recreation Ground
- 7** Hobart Clay Target Club Inc
- 8** Tas Pistol + Rifle Club Inc.
- 9** Bagdad Community Club

Shopping

- 10** Bagdad Store
- 11** Bagdad Post Office



This section provides a summary of the opportunities and constraints from the previous sections.

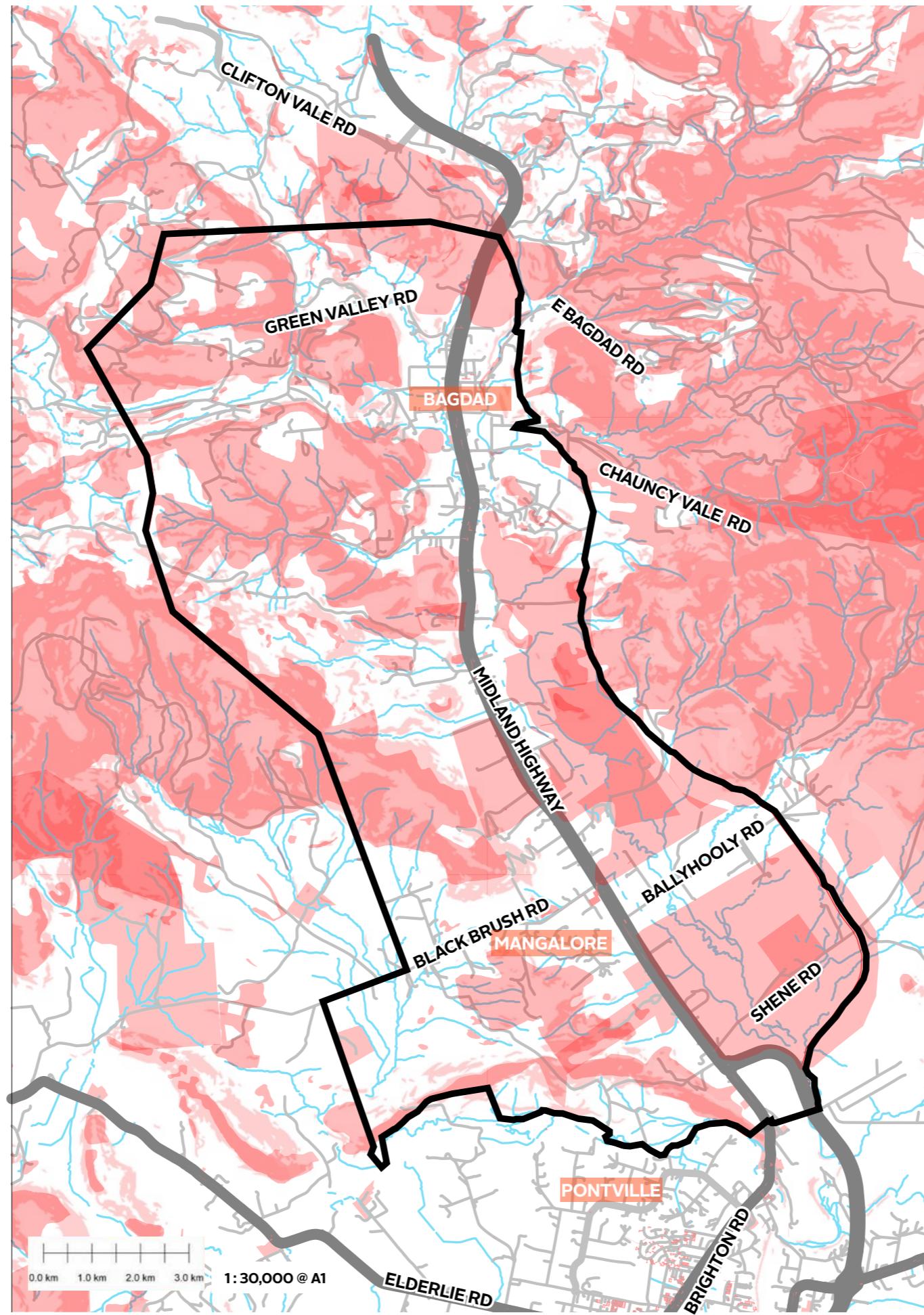
7. Preliminary Constraints

– Constraints Mapping

7.1 Mapping Constraints

This map shows in a visual way the physical location and overlapping of constraints.

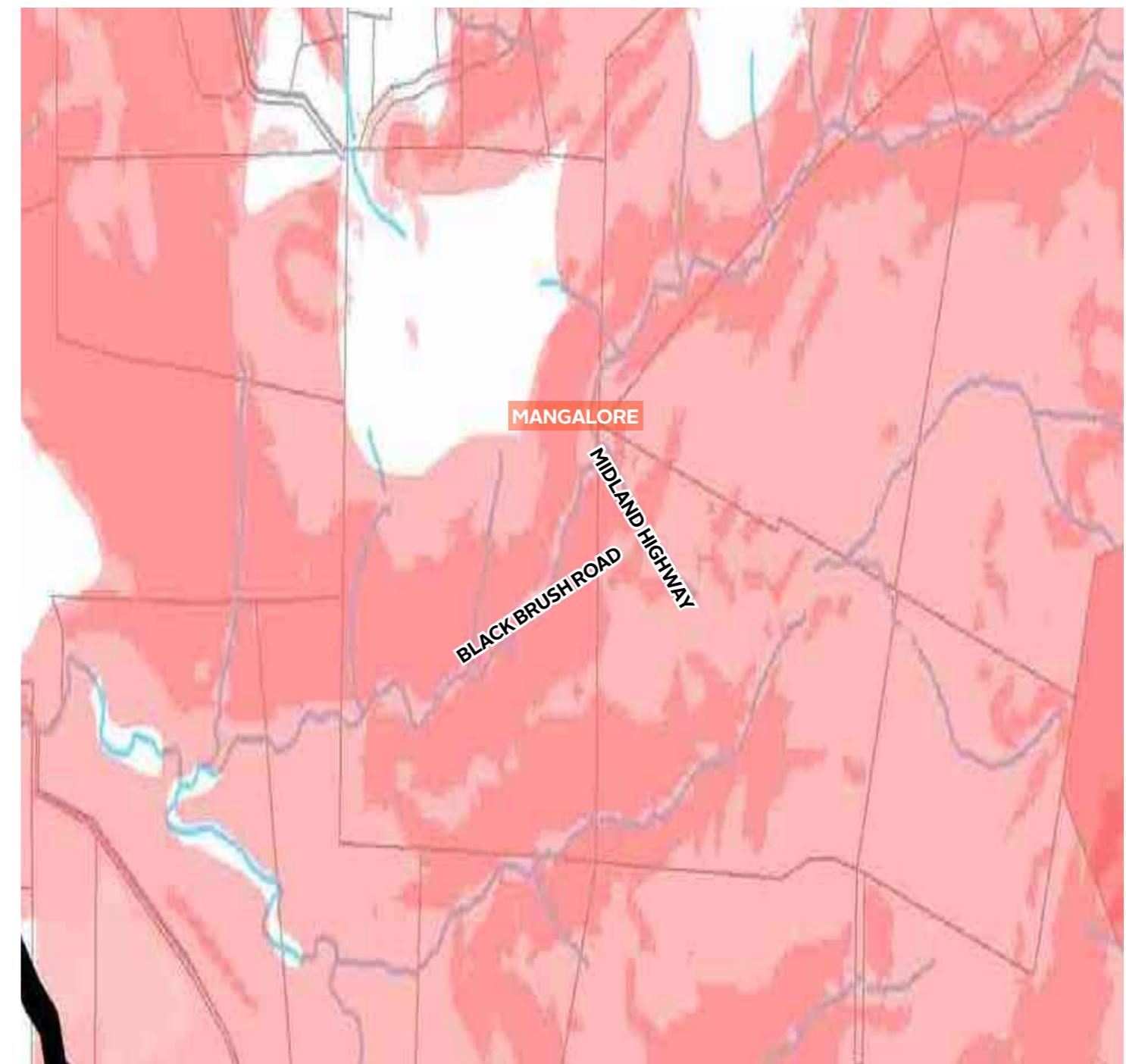
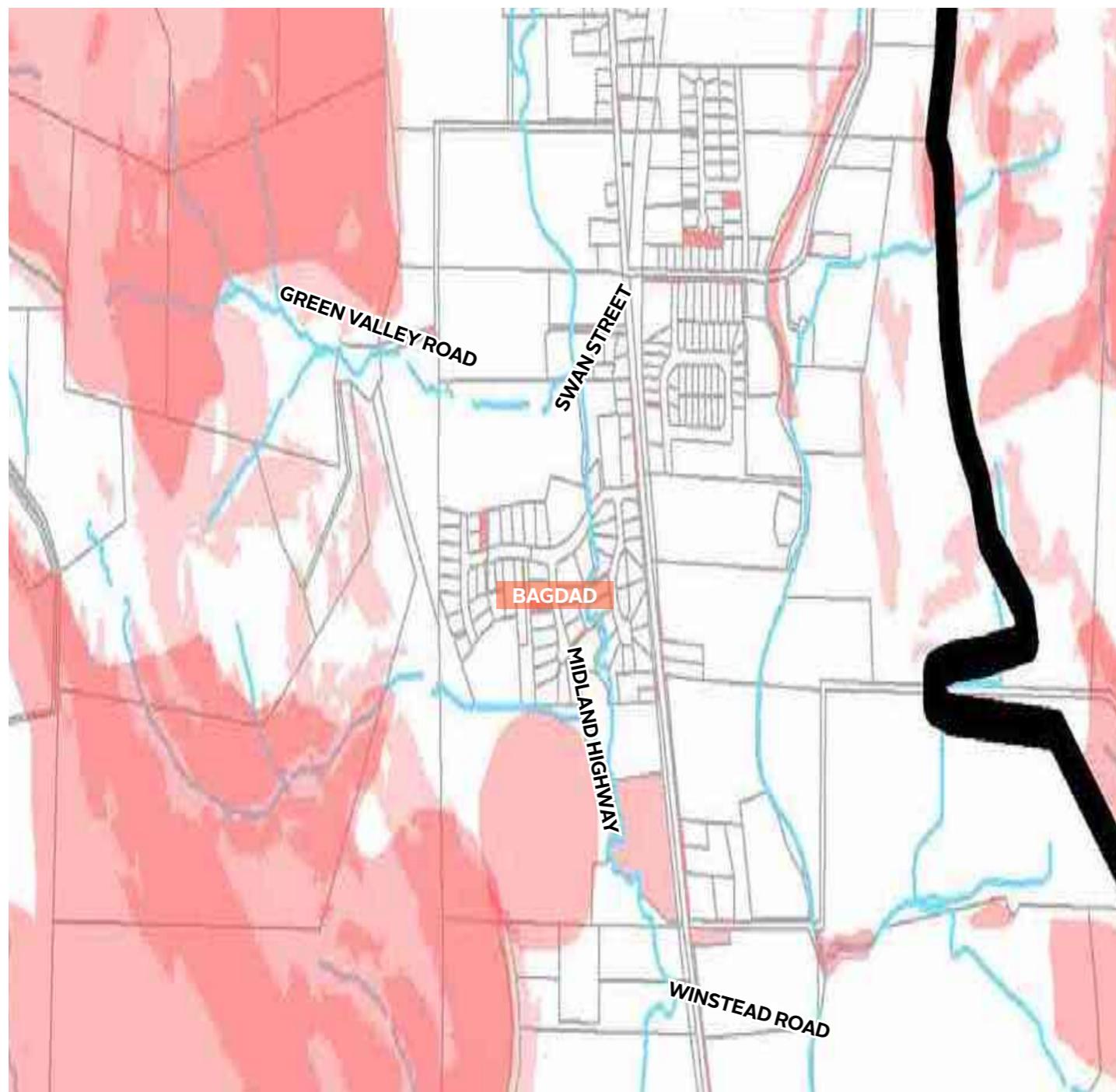
Areas on the map that show darker red have more constraints.



Observations

- This map shows darker areas of red where constraints are overlapping, indicating there are more challenges associated with these parts of the study area and therefore indicating that development may not be best suited- especially if associated with a vulnerable land use.
- This map includes:
 - Steep slope (greater than 15°)
 - Heritage
 - Native and forestry vegetation
 - Lots smaller than 500m²
 - Higher Agricultural Prominence
 - (High prone bushfire risk to majority of the areas on the map - not shown)
- **The Structure Plan will need to consider the proximity of potential land use changes or growth areas to these higher constrained areas. Carefully designed infill opportunities may be a consideration.**

7.1 Mapping Constraints



This section provides
a summary of the
community and
stakeholder engagement.

Great
place
to live +
drive +
with space.

center
Density
of rural
existing
living
consistency
zone or
not?)

Protect
Significant
Agricultural
Land
+ Landscape
of Valley.

8. Engagement Summary

- Summary of the engagement

Implementable
chart +
term.
others

8. Community + Stakeholder Engagement

Community and stakeholder engagement has been an integral part of the Bagdad- Mangalore development process.



How we engaged

Early engagement

The engagement process commenced with a working group session in October 2024, alongside early stakeholder consultation with TasNetworks, the Department of State Growth, TasWater, and Council.

Community Survey

Engagement with the Bagdad-Mangalore community, including residents and local businesses began early in the process through an online survey conducted between November and December 2024. The survey aimed to understand what the community values about living in Bagdad-Mangalore and to gather ideas and aspirations for its future development.

Co-Design Workshops

Co-design workshops were central to the development of the Structure Plan. Participants included council staff, councillors, and key stakeholders, many of whom had been involved in earlier engagement.

A workshop in February 2025, promoted via flyers, social media, newsletters, and emails, focused on developing a preliminary vision, guiding principles, and planning scenarios. This was followed by community review through drop-in sessions and a presentation of outcomes.

Draft Plan Consultation

The Draft Structure Plan was placed on exhibition between 14 July and 15 September 2025. This engagement period was extended from the standard one month to two months to allow additional community input.

Online Survey and Drop-In Sessions

During the exhibition period a second online survey was conducted collect structured feedback. A well-attended drop-in session was also held on 31 July 2025, from 2 pm to 7:30 pm at the Bagdad Community Club.

For detailed survey results and responses to the other submissions received, please refer to **Appendix C**.





This section identifies
the vision + guiding
principles

9. "Valley growth with country feel" - Our Vision for the Future

9.1 Vision and Guiding Principles

9.1 Vision + principles

"By 2055 our valley communities around Bagdad and Mangalore have grown into attractive villages, where new housing and infrastructure has been built to manage growth, and to keep the country feel."



1. Growing valley

Plan for well-managed growth in population, housing and services, to cater for growing demand for valley lifestyle.



4. Attractive "village centres"

Make business and community nodes at Bagdad, Bagdad Community Club, and Mangalore clearer through zoning, public realm improvements and better access.



2. Infrastructure supporting growth

Including sewer network capacity, water, power, open space and community facilities.



5. Promote destinations

Placemaking and identity improvements, building upon "Heritage Mile", "gateway to country" and other attractions.



3. Keep the country feel

Protect valley landscape character, with spacious country/rural living, alongside some village development of smaller homes.



6. Connected valley

Connect people and places within the valley, and regionally, via roads, walking, cycling, horse riding and public transport routes.

10. The Structure Plan

- Overall Structure Plan
- Structure Plan _ Bagdad
- Structure Plan _ Bagdad South
- Structure Plan _ Mangalore
- Structure Plan _ Rural + Agricultural Land
- Structure Plan elements (planning)
- Structure Plan elements (transport)
- Structure Plan elements (environment)
- Structure Plan elements (public realm)
- Structure Plan elements (infrastructure)
- Zoning intent

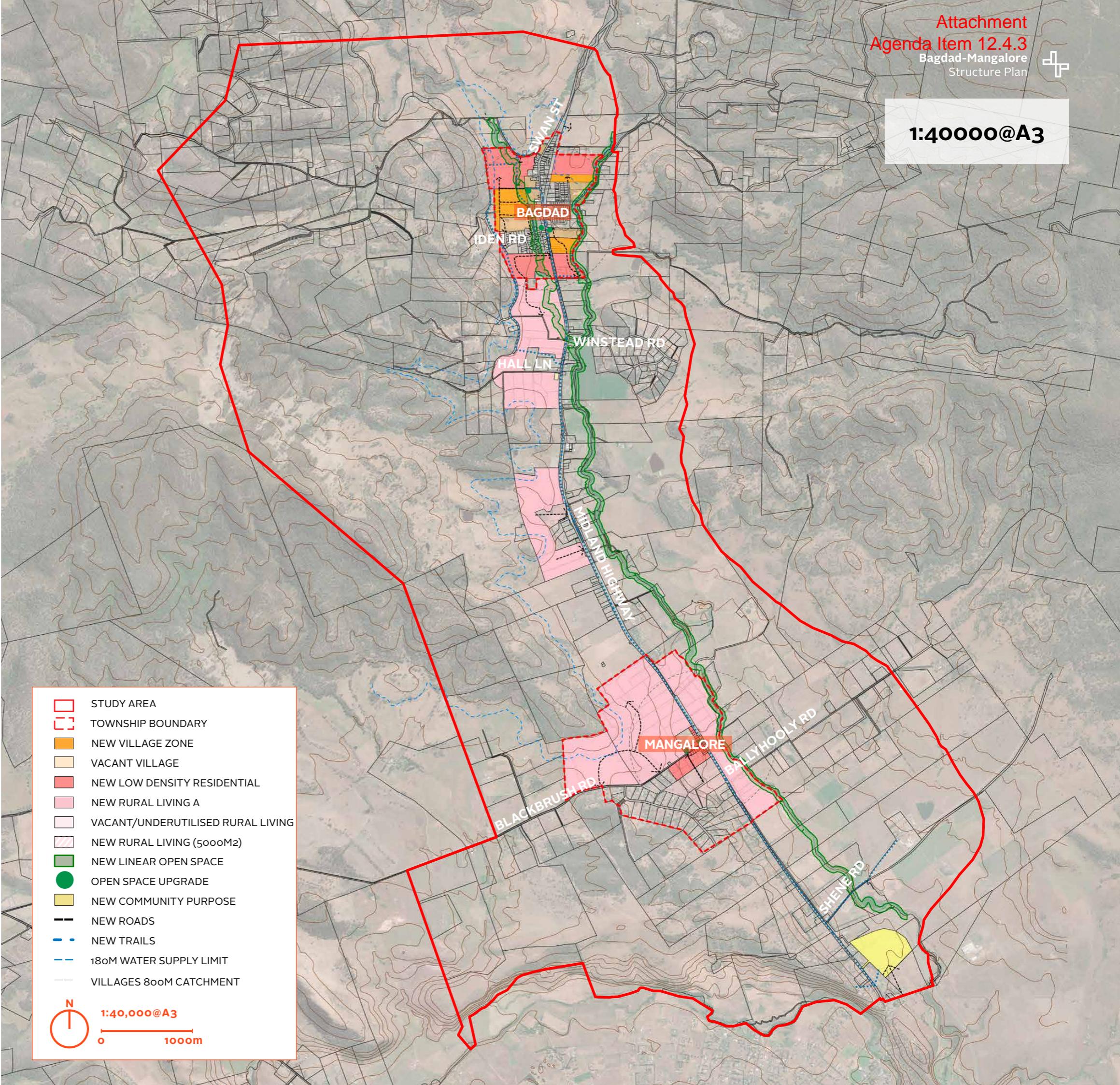


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10.1 Overall Structure Plan

The Structure Plan proposes land use changes to support housing growth, with a focus on the villages of Bagdad and Mangalore.

New local roads and paths, and other supporting infrastructure, is also planned to support land uses changes over time.



10.2 Structure Plan – Bagdad

Note: The Structure Plan identifies land where the use is planned to change over time (e.g. from rural to residential), as well as key infrastructure such as access roads/streets, and open spaces.

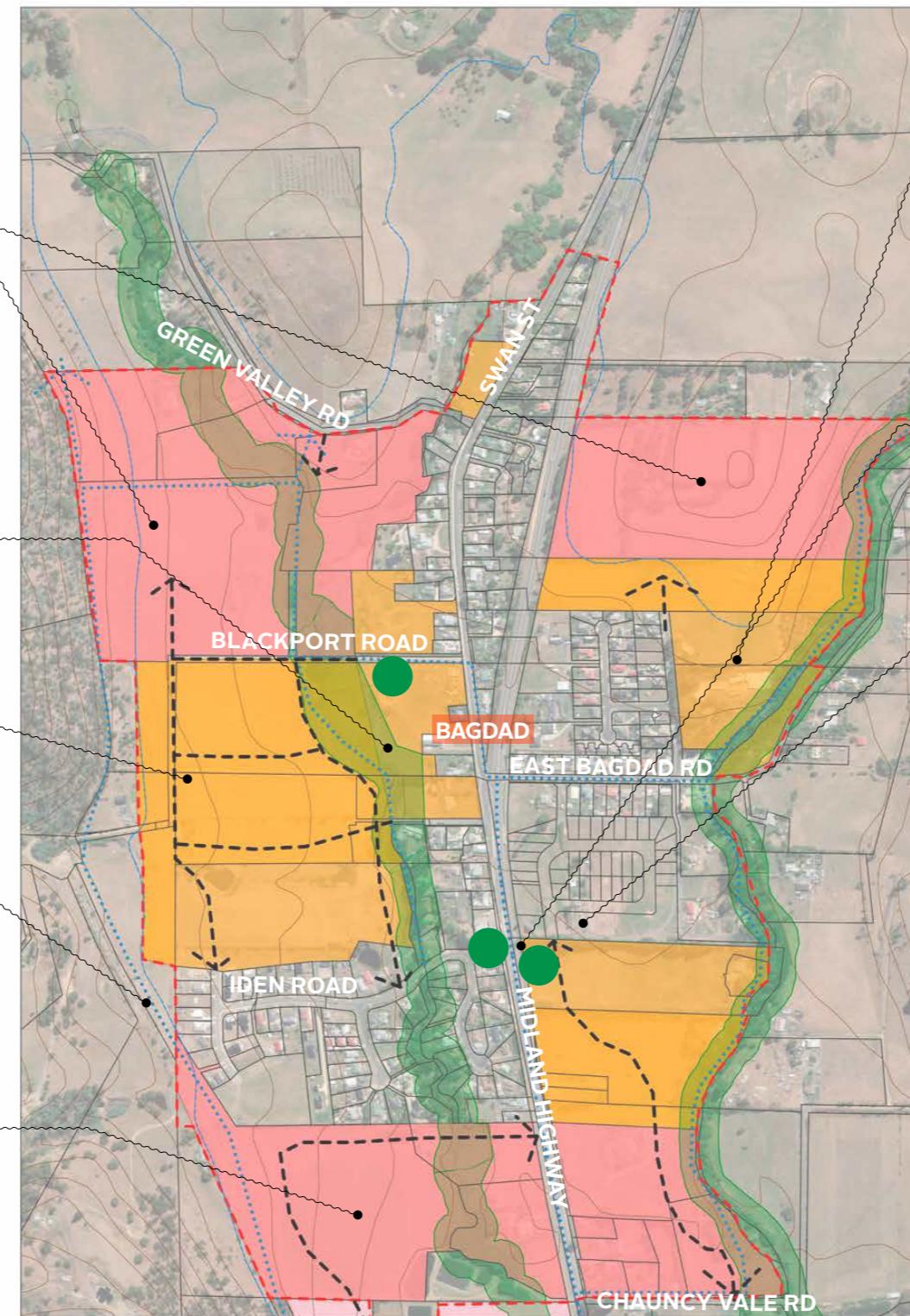
Land division from 2,500m² (unsewered) to maintain rural residential character and additional lifestyle choice on edge of the village area.

Linear open spaces created alongside creek (as part of residential land development). Multi-purpose corridors including recreation, biodiversity, stormwater and infrastructure.

Village Residential area, detached housing min 600m² lots. Connected and walkable. Maximum elevation 180m AHD for water supply. Future access roads indicated - if required by land development.

Walking trail follows former rail corridor and/or borders future residential areas (subject to further investigation).

Low Density area, on existing waste water irrigation area. Develops only when trunk sewer connection provided to south and waste water treatment plant decommissioned. Future access roads indicated - if required by land development.



Existing undeveloped Village Residential area, detached housing min 600m² lots.

Opportunity to develop more of a village centre with local retail and services, and public open space, on either or both sides of the highway.

Options for public open space location(s) subject to further investigations.

Recent residential development, opportunity to connect to land to south to Chauncey Vale Road.

 STUDY AREA
 TOWNSHIP BOUNDARY
 NEW VILLAGE ZONE
 VACANT VILLAGE
 NEW LOW DENSITY RESIDENTIAL
 NEW RURAL LIVING A
 VACANT/UNDERUTILISED RURAL LIVING
 NEW RURAL LIVING (5000M ²)
 NEW LINEAR OPEN SPACE
 OPEN SPACE UPGRADE
 NEW COMMUNITY PURPOSE
 NEW ROADS
 NEW TRAILS
 180M WATER SUPPLY LIMIT
 VILLAGES 800M CATCHMENT

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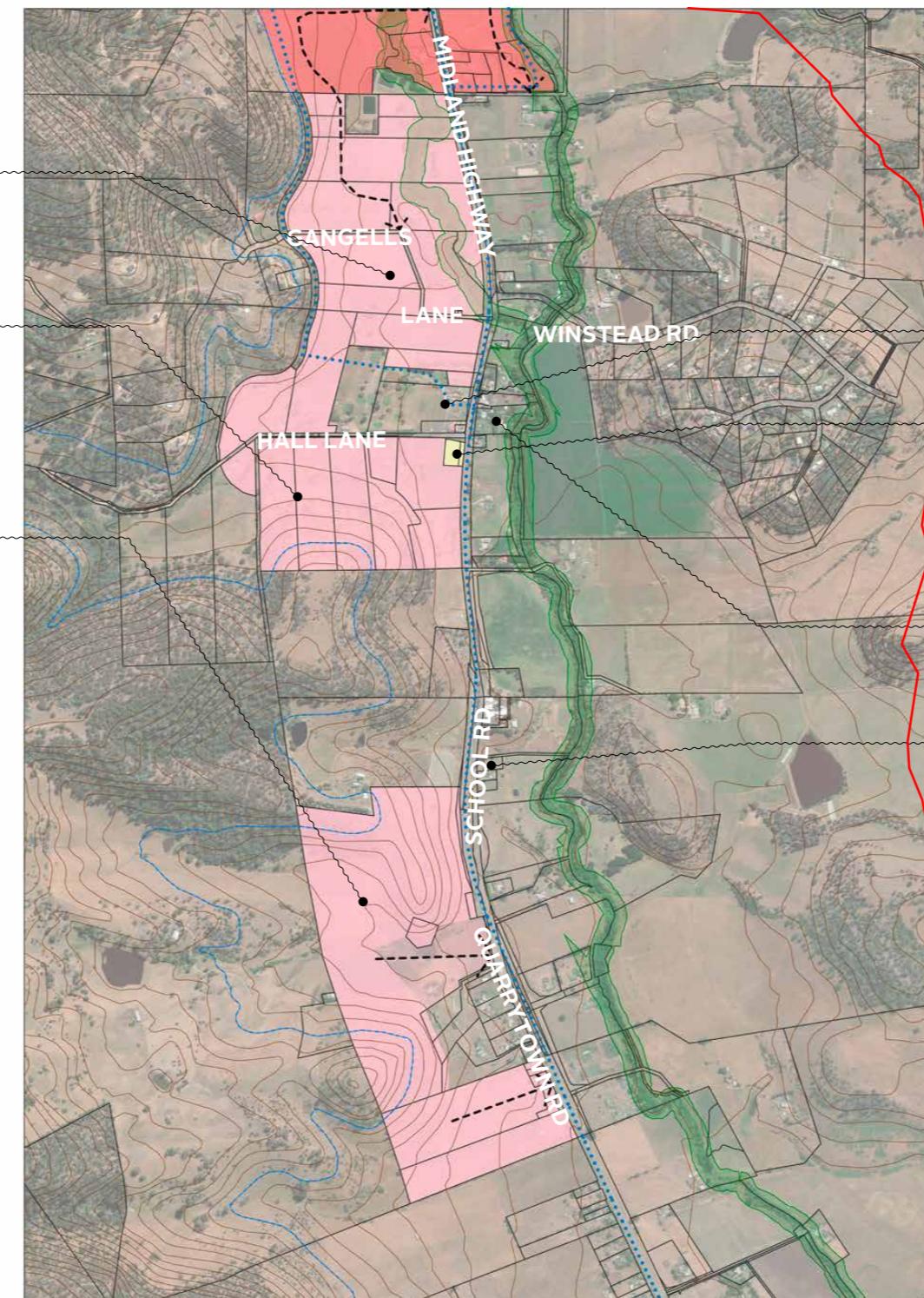
10.3 Structure Plan – Bagdad South

Note: The Structure Plan identifies land where the use is planned to change over time (e.g. from rural to residential), as well as key infrastructure such as access roads/streets, and open spaces.

Modest rural living subdivision opportunities around Gangells Lane. Future access roads indicated - if required by land development.

Modest rural living subdivision opportunities around Halls Lane, close to recreation area

Modest rural living subdivision opportunities accessed from Quarrytown Road, generally at elevations less than 180m AHD, avoiding steep slopes, and maintaining views to forested ridgelines



Bagdad Recreation Area - deliver master plan for enhanced sporting and community facilities.

New community purpose opportunity on Council-owned land to integrate with master plan.

Generally less subdivision opportunity on east side of Midland Highway, as many lots are around 1ha in size already, and flooding constraints apply to many properties.

New shared path and trail along Rivulet to school. School Road improvements for safer drop-off, possibly one-way movements with footpaths and formalised parking. Potential expansion of the school (future rezoning might be required).

Note: The Structure Plan identifies land where the use is planned to change over time (e.g. from rural to residential), as well as key infrastructure such as access roads/streets, and open spaces.

10.4 Structure Plan – Mangalore

Modest rural living subdivision of selected blocks on east side Midland Highway, especially where side road access is available

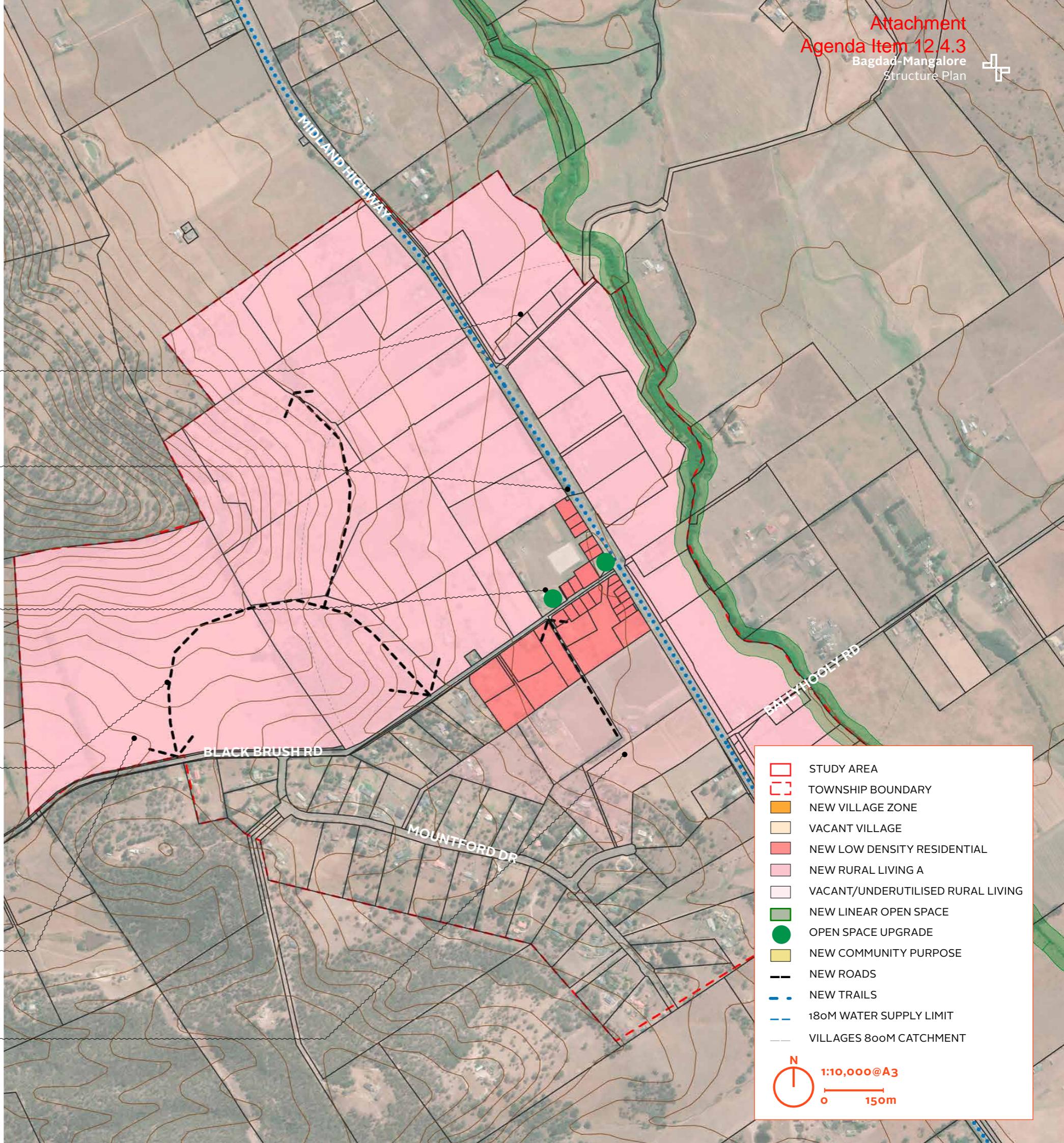
Bagdad-Mangalore-Brighton shared use path

Additional landscaping and playground amenity to Mangalore Recreation Area.

Indiative local street network to connect rural living zoned land and provide access to Black Brush Road.

Development site for rural living subdivision with road access from crest of Black Brush Road. Limit elevation of development (houses) to approx 180m AHD to preserve forested ridgeline and rural landscape.

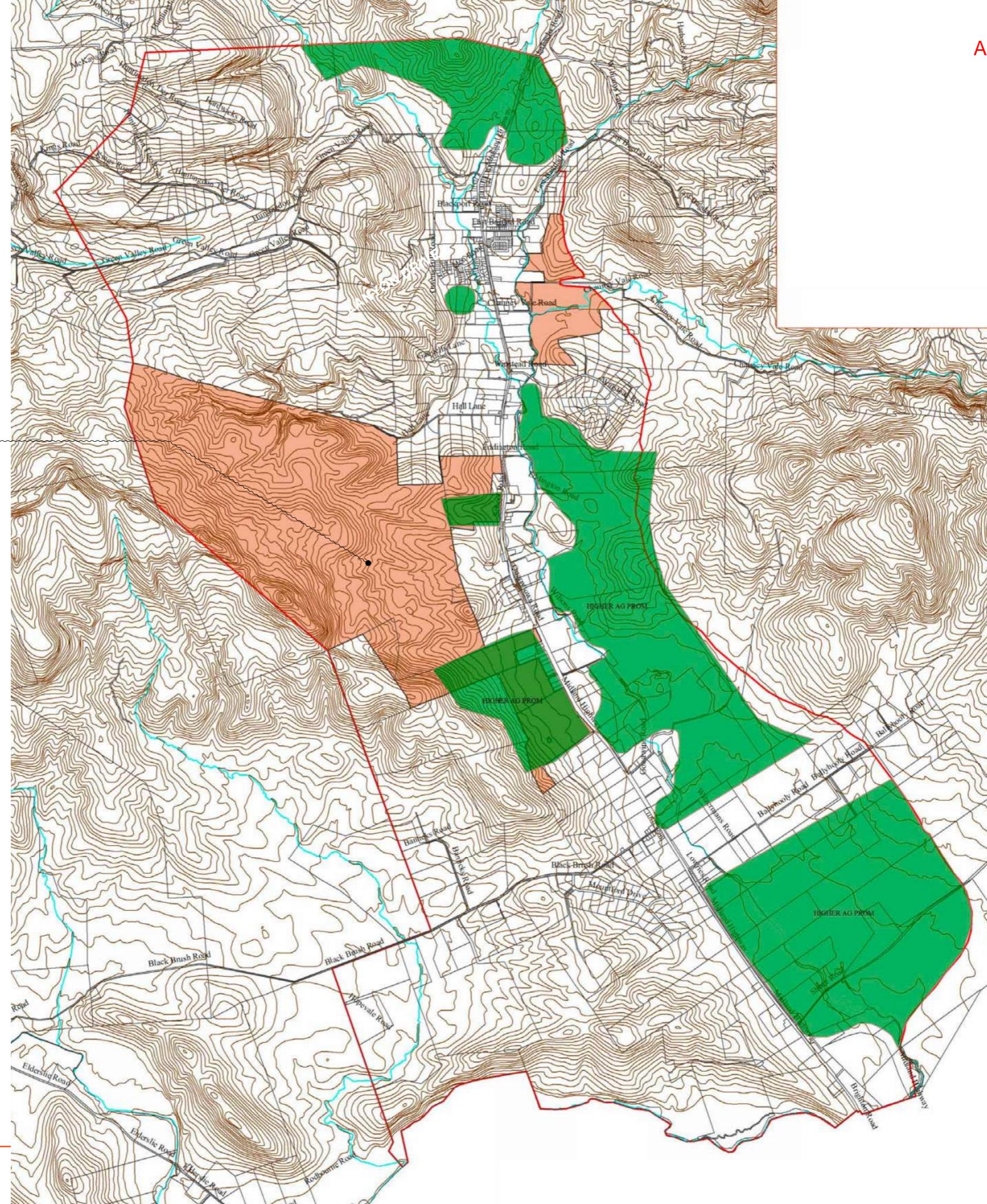
Rural Living zoned land with potential for modest land development with new road access from Black Brush Road.



10.5 Structure Plan – Rural and Agricultural Land

Change from Agriculture Zone to Rural Zone,
due to lower agricultural values and broader
opportunities in the Rural Zone.

Note: The Structure Plan identifies land where the use is planned to change over time (e.g. from rural to residential), as well as key infrastructure such as access roads/streets, and open spaces.



1:40000@A3

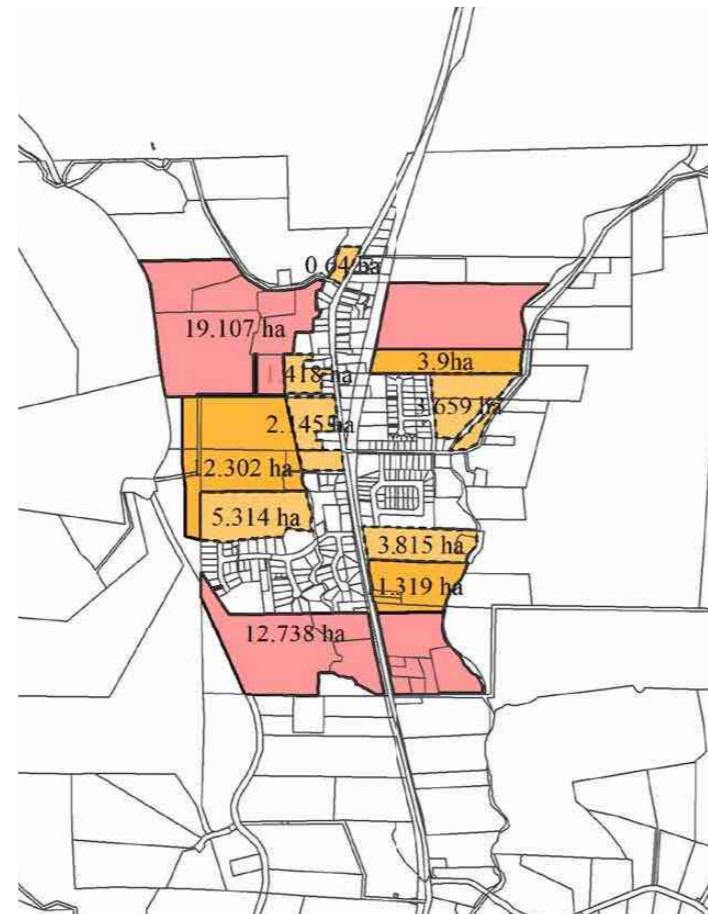
10.6 Structure Plan elements (planning)

An important action to facilitate new housing and infrastructure in the Bagdad-Mangalore valley is the rezoning of land.

Typically this concerns zoning land to support appropriate forms of new housing, but some areas of business and community development may also warrant planning changes.

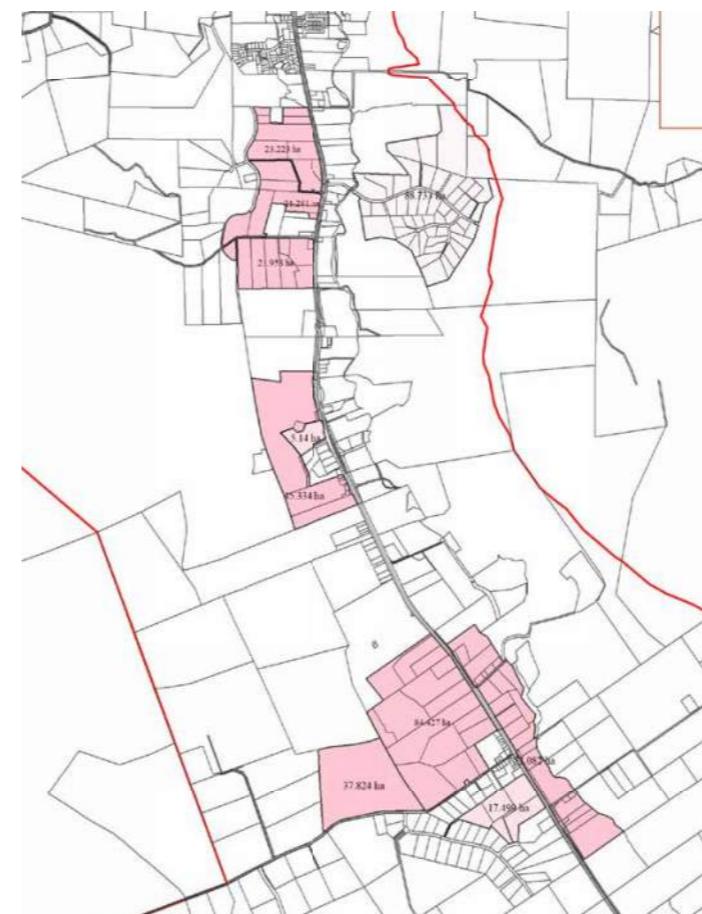
Rezoning may happen progressively as demand and infrastructure is available to support zone changes.

Future residential areas



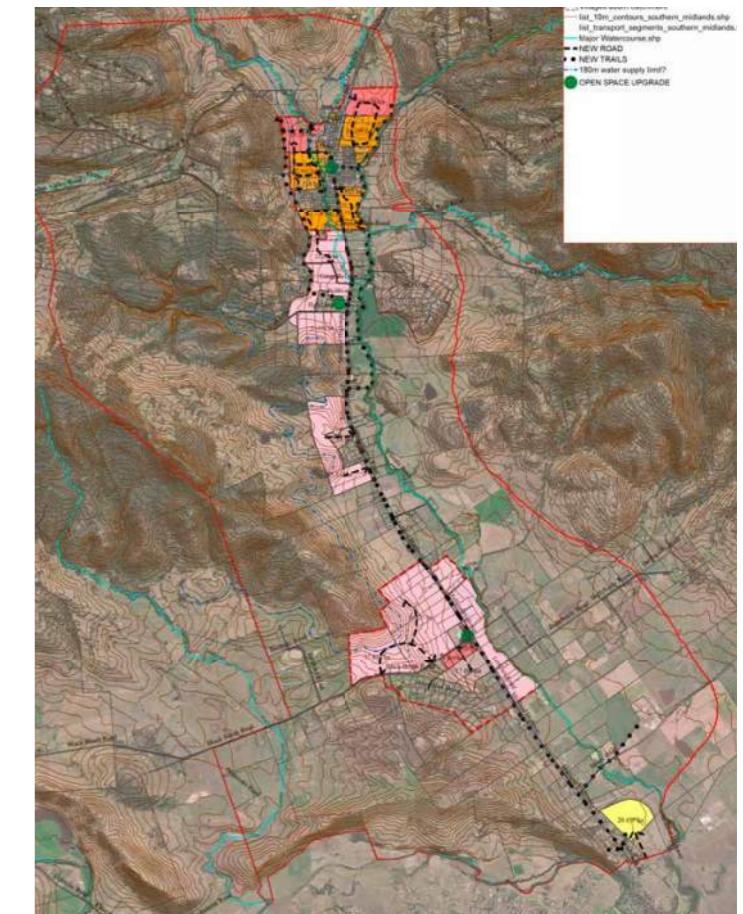
- Future "village" or "suburban" residential development is focussed at an expanded Bagdad township.
- The Village Zone and the Low Density Residential Zone are proposed to provide for a range of housing options at Bagdad, respecting local character and lifestyle.
- A small area of additional housing at Mangalore is proposed be facilitated by the Low Density Residential Zone.

Future rural living areas



- On land with low agricultural potential, additional opportunities for rural living have been identified.
- Locations include land around Mangalore, and between Mangalore and Bagdad, west of Midland Highway where flooding constraints are less and where side-road access can be achieved.
- The Rural Living A Zone (min 1ha lots) is proposed.

Business + community



- Bagdad (existing + future retail, business, health, community services)
- Bagdad Recreation Area, Club, Child Care, Youth facilities
- Bagdad Primary School
- Post Office
- Lark Distillery
- Youth Detention Centre (proposed)

For an overview of future community facilities refer to Appendix D.

10.7 Structure Plan elements (transport)

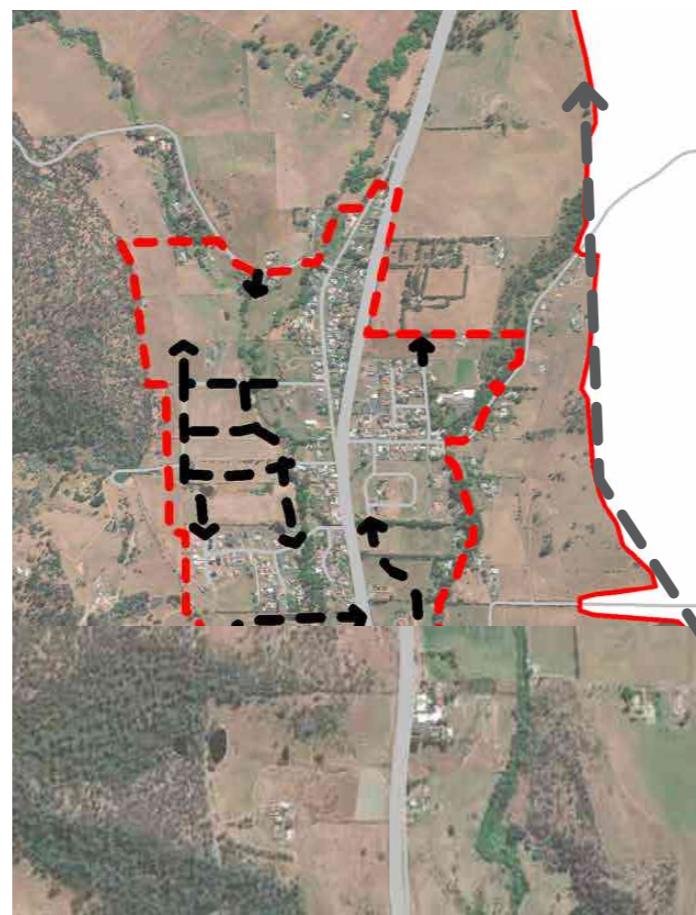
Access to development sites will focus on side road access, minimising new Midland Highway intersections. Long term, the bypass road planned for the eastern edge of the study area may be required for the full development of the structure plan area.

Shared paths and trails for walking and cycling have great potential for connecting the valley locally, and beyond.

Completion of the shared path following the Midland Highway is the priority, with new opportunities also identified.

Roads

Future streets and roads are indicative only.



Bagdad

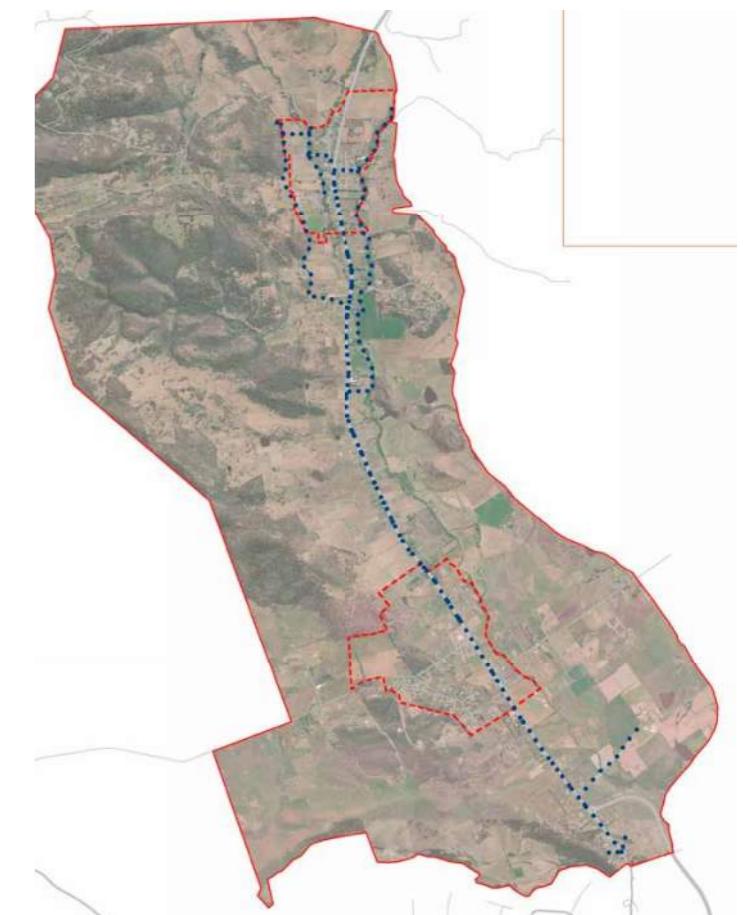
1. New residential developments provide new local street networks, and access via existing roads / streets, limiting new access points to Midland Highway.
2. Intersection upgrades.
3. Traffic calming in village centre.
4. Future bypass road. The ultimate development of land in the study area may only be facilitated in the long term, if the future bypass road is implemented.



Mangalore

Shared paths + trails

Future paths and trails are indicative only.



1. Bagdad-Mangalore shared path along Midland Highway.
2. Trail along Bagdad Rivulet (potentially following future sewer main).
3. Trail from Bagdad Recreation area along former rail corridor.
4. Shared path connection to Pontville / Brighton + Hobart.
5. Shared path link to Lark Distillery (Shene Road).

10.8 Structure Plan elements (environment)

The landform of the valley - high forested ridges overlooking the flatter valley floor
- provides a strong environmental and landscape setting.

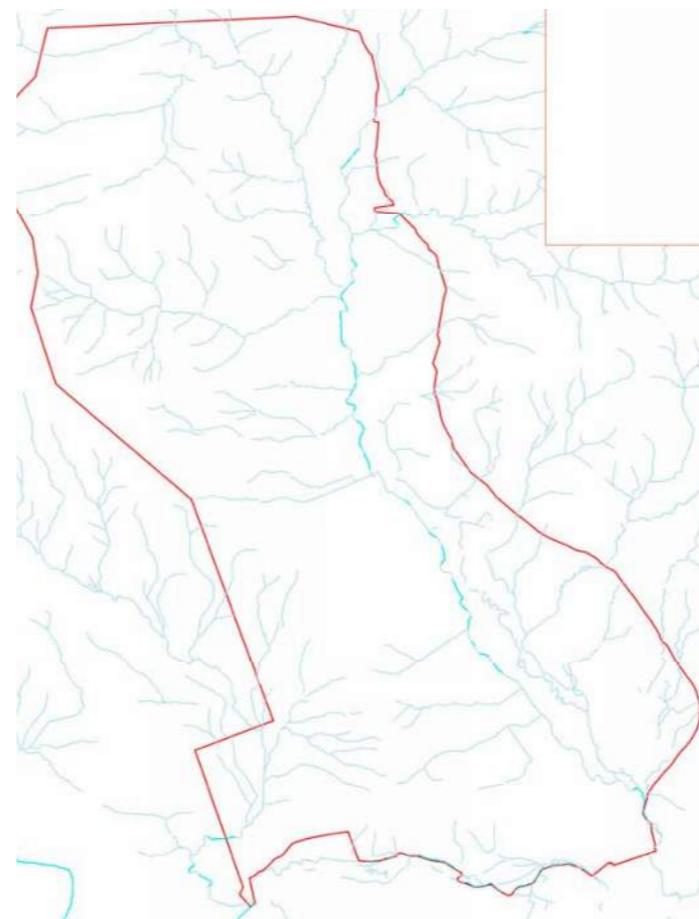
Bagdad Rivulet and its tributaries are important for stormwater conveyance. Their quality as environmental (and recreation) corridors should be improved over time through better planning and management.

Green Infrastructure + corridors

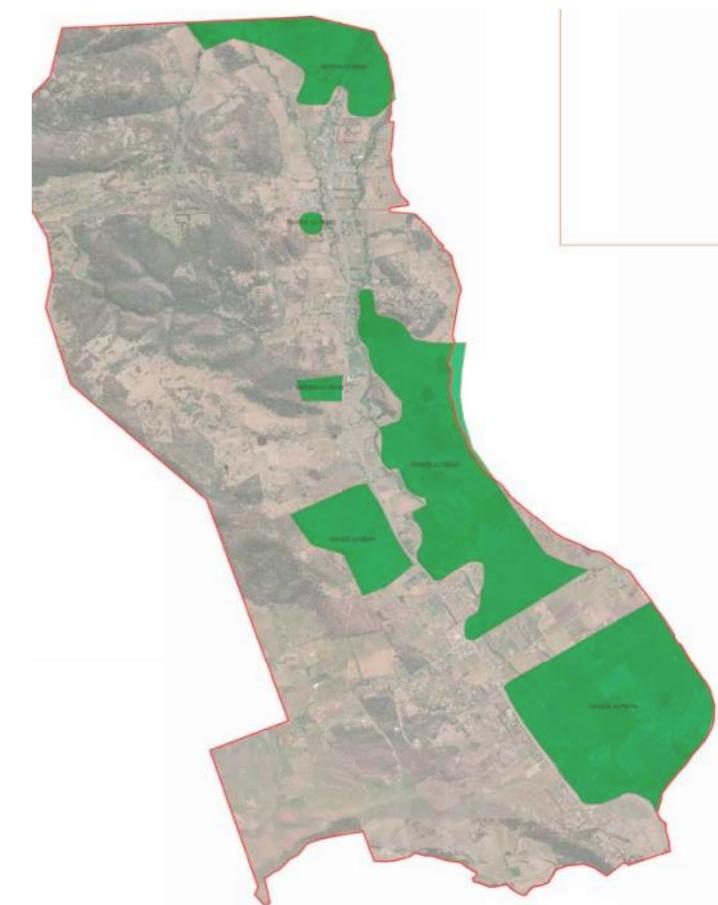


- _ High forest lands above the valley to the east and west provide the environmental setting for the study area.
- _ Together with the Bagdad Rivulet and creeks flowing north to south, with great potential for an improved environmental corridor through the valley along these waterways.
- _ To the south, the Jordan River valley provides another important corridor.

Blue Infrastructure



Agricultural lands



- _ A new **Bagdad Rivulet Management Plan** is proposed to address multiple overlapping issues and opportunities, such as water flow and quality, vegetation/re-vegetation and weed removal, biodiversity, public access, and rural and agricultural needs.

- _ Maintain the protection of the "better" agricultural land to the eastern, central and south eastern areas. This is due to the higher local 'agricultural prominence', larger land holdings and potential for access to the Greater South East Irrigation Scheme.

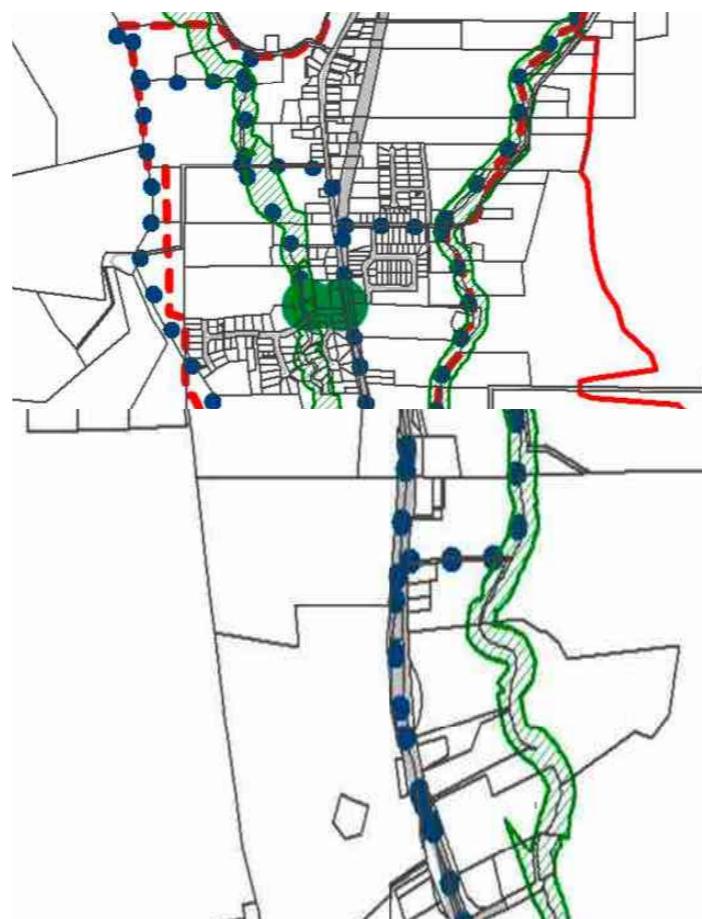
10.9 Structure Plan elements (public realm)

A well designed and high quality public realm is a feature of successful places.

The study area has several green spaces, historic buildings and places of interest.

These should be enhanced to deliver local amenity and visitor interest.

Parks + recreation areas



Bagdad

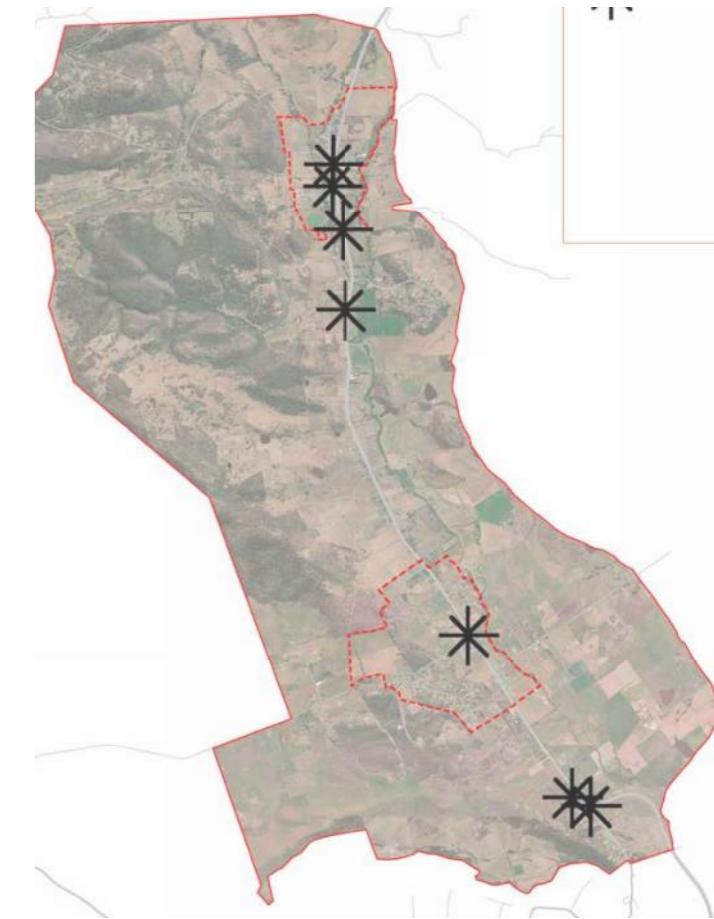
1. Bagdad Recreation Area - deliver master plan for enhanced sporting and community facilities.
2. Bagdad - new village square / small public space) / park in accessible location to both sides highway.
3. New linear open spaces + trails along Rivulet and creek in association with property developments / infrastructure corridors.
4. To Chauncey Vale Wildlife Sanctuary
5. Iden Road Reserve (existing local park, some constraints around flood risk)



Mangalore

6. Mangalore Recreation Area. Opportunities to improve playground + landscaping.

Historic features + Gateways

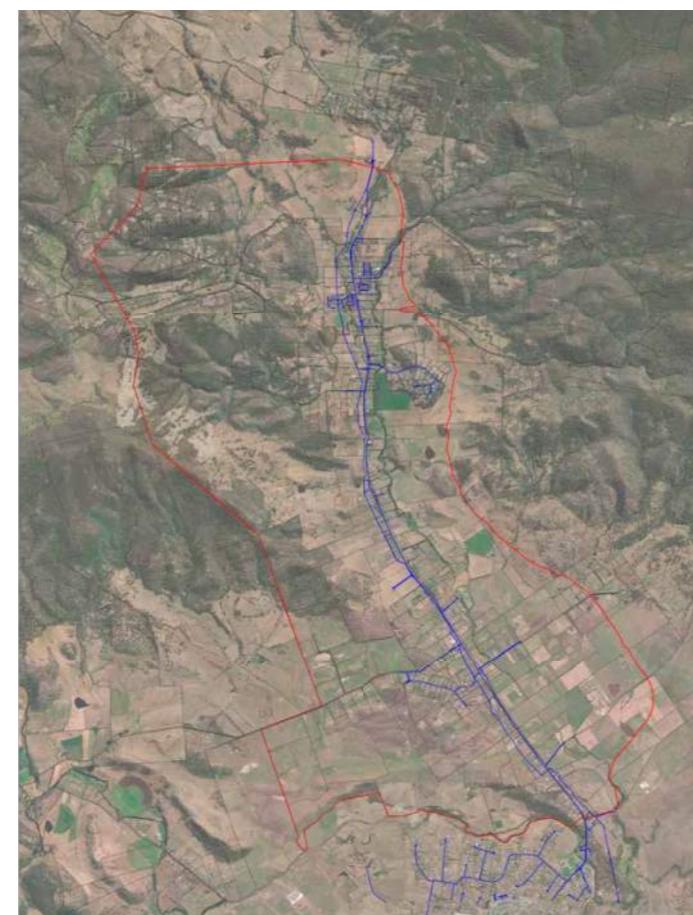


- "Heritage Mile" historic buildings
- Other historic buildings + landscapes
- Wayfinding markers, signs + artworks at key locations entering / leaving valley
- Small public gathering spaces at village centres
- Long views to / from hills

10.10 Structure Plan elements (infrastructure)

Preliminary utilities infrastructure planning has been undertaken by Sugden & Gee. Local upgrades and additional connections and storages have been flagged to service the additional development areas proposed in the structure plan.

Water



- High level reservoir planned for future (eg. Harbachs Road at 250m AHD)
- Mangalore is serviced via a reservoir and booster pump station, development possible up to 160m AHD.
- Actual infrastructure needs will depend on subdivision layouts. Early stages of development should ideally use pipes sized for the ultimate demand, to prevent the need for future duplication.

Sewer



1. New sewer pump station at the current treatment plant site south of Iden Road.
2. Two potential routes for the sewer pressurised main to existing Brighton Sewerage Treatment Plant:
 - Adjacent to the Bagdad Rivulet along new linear open spaces.
 - Following the existing TasWater Trunk main to the west of Midland Highway.
3. Council to advocate for prioritisation of the sewer system based on growth projections.

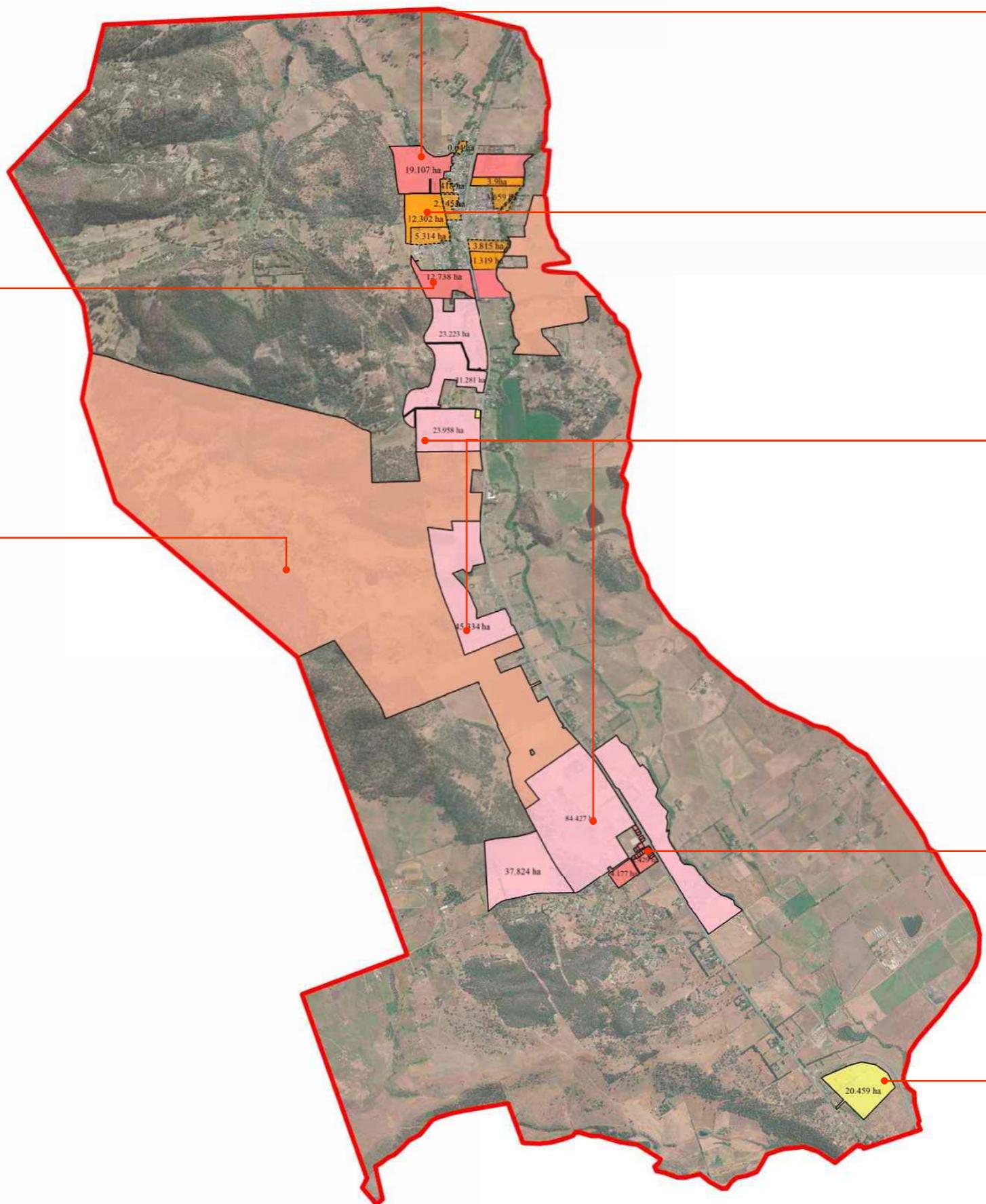
10.11 Zoning intent

Low Density Residential Zone

More spacious residential character on land further from centre of Bagdad. Land division lots from 1500m² upwards, supported by future infrastructure (including sewer).

Rural Zone

Change from Agriculture Zone to Rural Zone, due to lower agricultural values and broader opportunities in the Rural Zone.



Low Density Residential Zone

Enabling more spacious character and lifestyle option. Land division from 2,500m² (unsewered).

Village Zone

Expansion of Village Zone at Bagdad, on land that can be supported by future infrastructure (including sewer) and close proximity to village centre. Enables detached housing on lots from 600m² upwards, providing for affordable options and efficient use of land.

Rural Living A Zone

Enabling rural living lifestyle option, at locations not used for agriculture and with access not relying on Midland Highway. Land division from 1ha.

Low Density Residential Zone

Group of existing small allotments at Mangalore, plus small area of adjoining land, providing modest residential infill opportunity. Land division lots from 3000m² upwards, requiring careful on-site waste water treatment.

Community Purpose Zone

Site proposed for development as a Tasmanian Youth Justice Facility by Tasmanian Government (dependent on the facility being built).



11. Urban design + placemaking

11. Bagdad + Mangalore urban design concepts

High level conceptual plans have been developed for Bagdad and Mangalore to suggest how future shopping and recreation spaces could integrate with streets and public spaces.

Bagdad

The urban design concept for Bagdad investigates how a larger 'village centre' could be developed. Three different locations have been tested and **are subject to community and landowner feedback.**

All locations comprise land that is privately owned, and any future developments would be **subject to landowners initiating development(s) on their land.**

An expanded village centre at Bagdad is expected to be a **longer term initiative and some designs may require the Midland Highway bypass project to proceed** prior to 'main street' style developments taking place along the existing Highway road reserve.

Option 1 (Blackport Rd/Cartledge Ln)

Option 1 is located at Swann Street, just north of existing shops and services. It includes land for retail development and open space.

Option 2 (Iden Rd/Cartledge Ln)

Option 2 includes an enhanced main street public realm with proposed commercial/retail shops.



Three options tested for a larger village centre in Bagdad.

Option 3 (East of Midland Highway)

Option 3 is a greenfield site on the eastern side of the Highway with sufficient land for a supermarket precinct with specialty shops, plus a dedicated carpark of a similar size, and public open space.

Mangalore

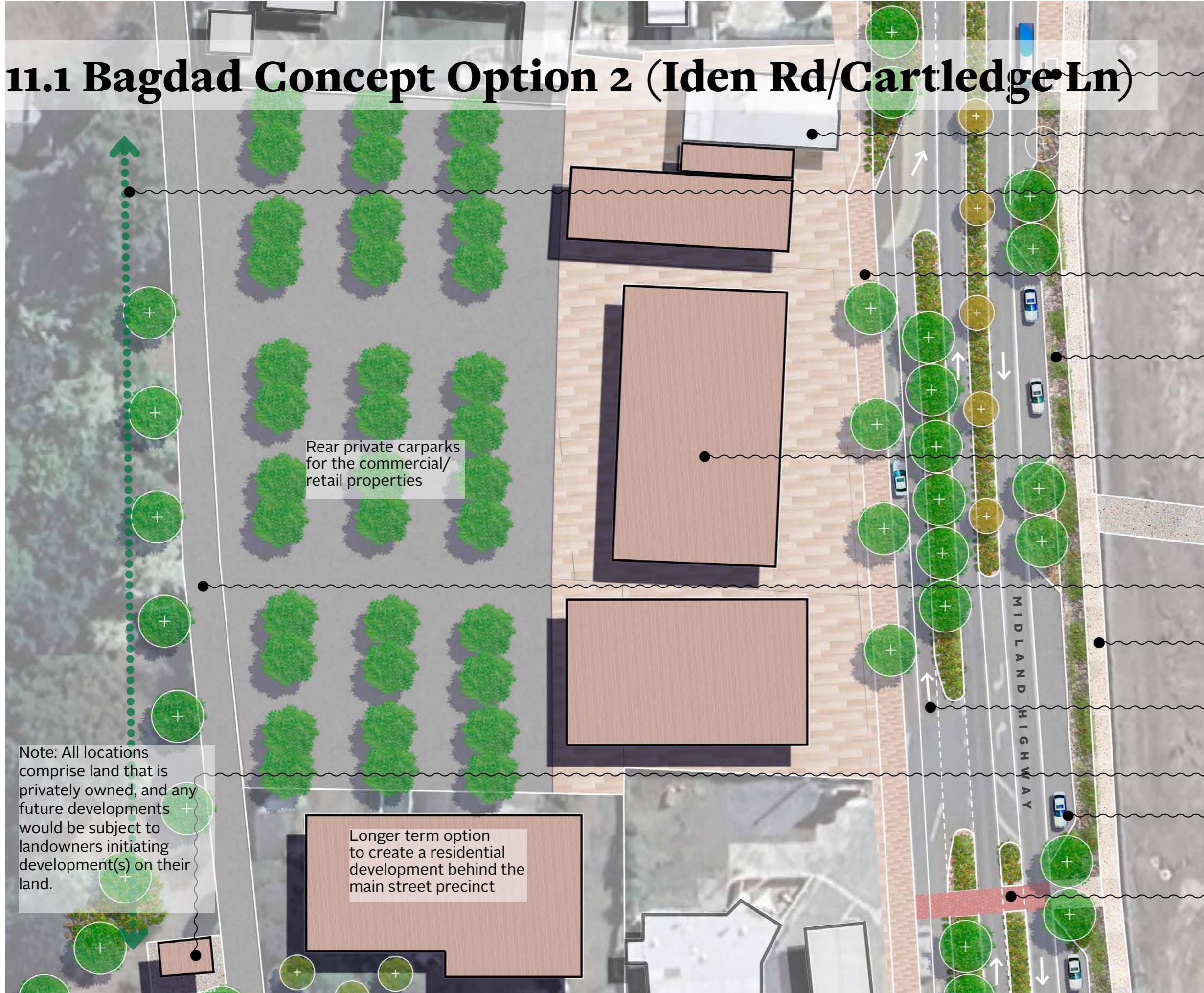
The concept for Mangalore is focused on enhancing the school bus pick up area by provided a formalised turning area, shelter and attractive low maintenance landscaping.

Water Sensitive Urban Design is one way that sustains a landscape with minimal watering.

A pedestrian access path from the bus stop & school bus pick up area to the local playground is proposed along the equestrian club. This provides a walking route away from the road, making it safer for families with children.

11.1 Bagdad Concept Option 1 (Blackport Rd/Cartledge Ln)







11.1 Bagdad Concept Option 3 (East Midland Highway)

Plaza with seating and feature art sculpture to create an iconic landmark for Bagdad

High contrast crossing treatment connecting the main street precinct with the supermarket

New entry to the carpark of the new supermarket

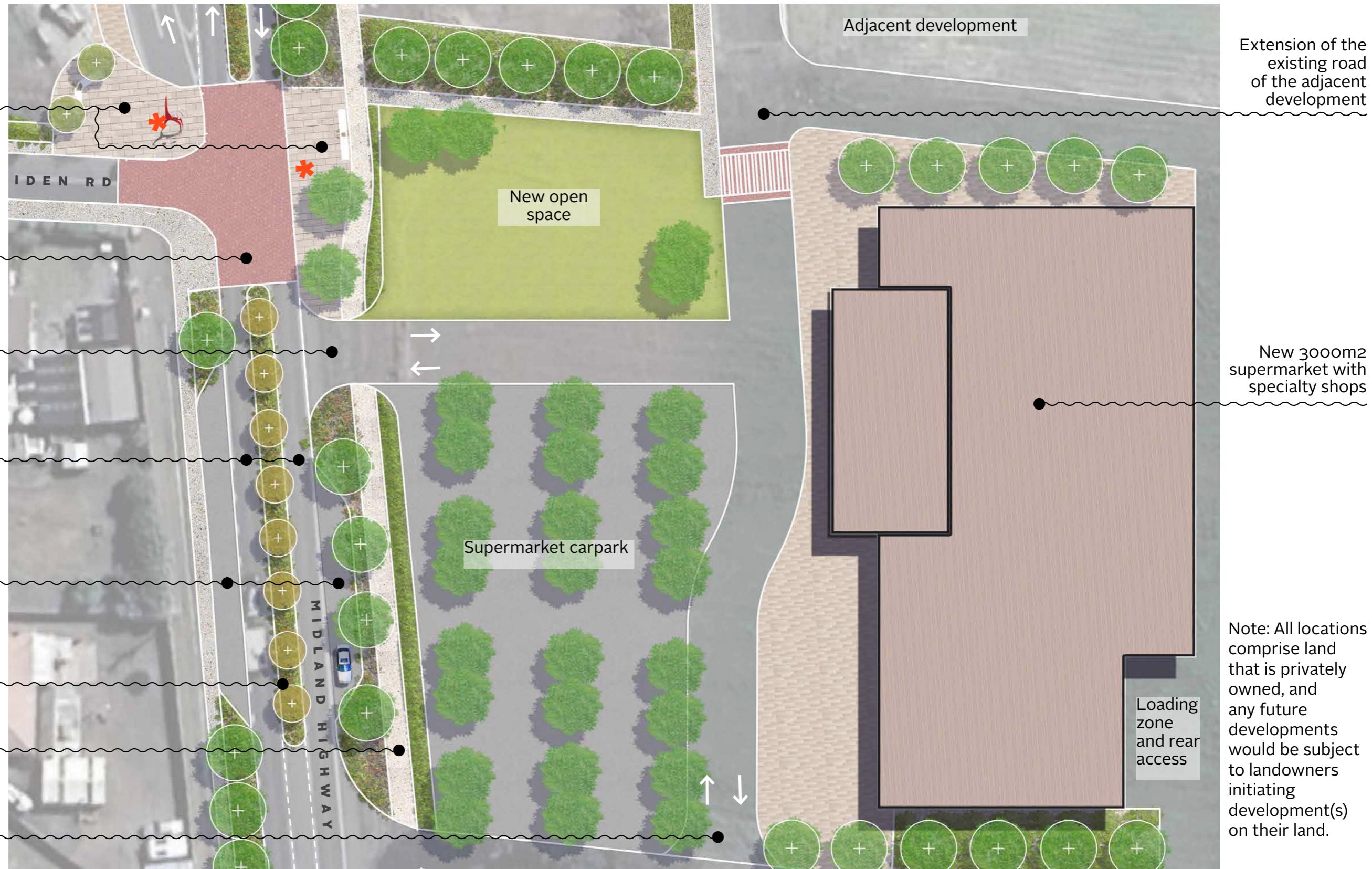
Single lane two-way highway with slowed traffic speed

Onstreet parallel parking

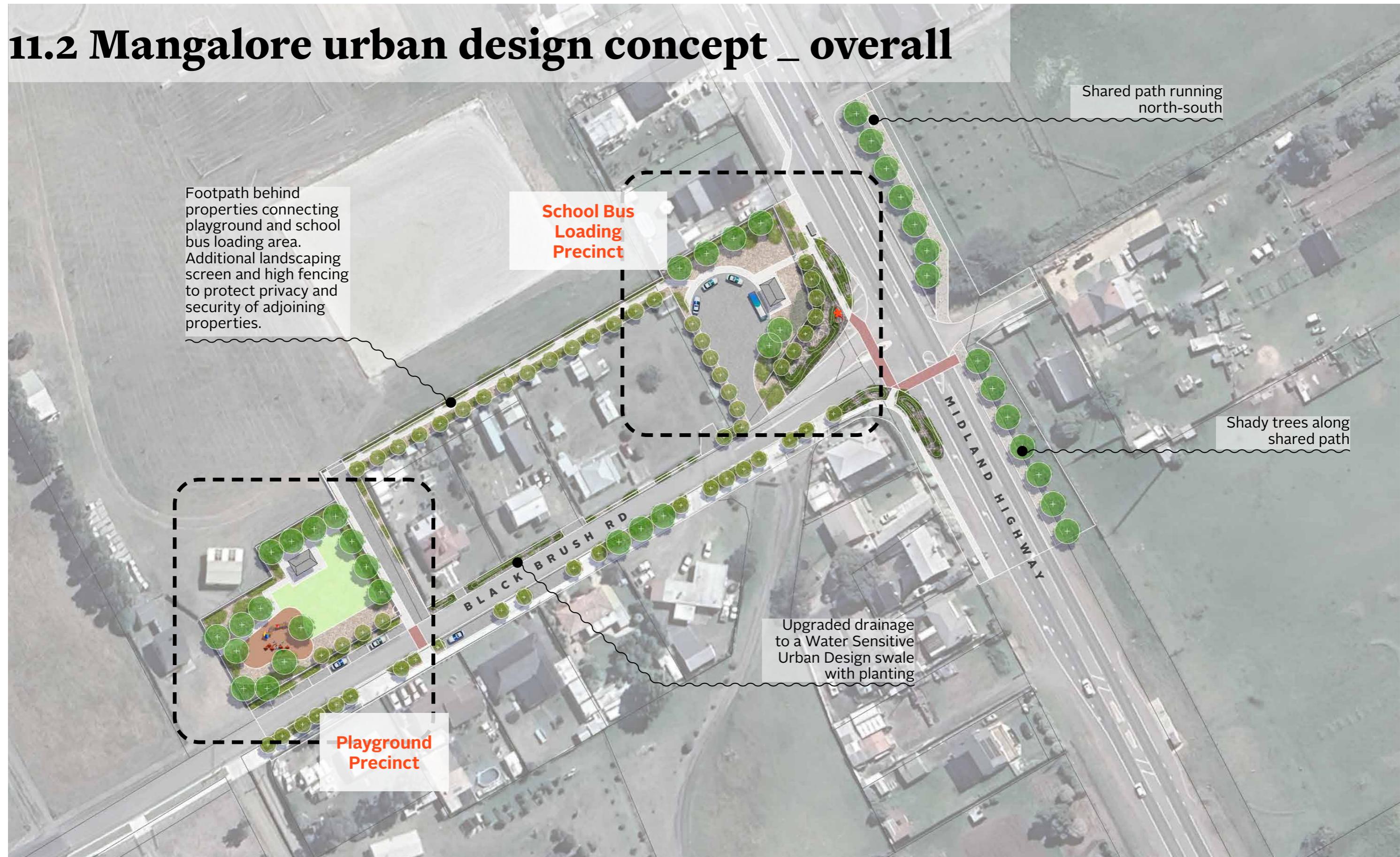
Extended median islands with feature trees and plants

Shared path running north-south

Secondary access to the supermarket's carpark



11.2 Mangalore urban design concept _ overall



11.2 Mangalore precinct concept



Playground Precinct

- Footpath behind properties connecting playground and school bus loading area
- Relocate club gate to improve public access to playground
- New Picnic shelter adjacent to open lawn area
- Accessible footpath providing connection to the playground
- High contrast crossing treatment
- On street parallel parking
- Upgrade playground equipment and improve the ground surface for safety



School Bus Loading Precinct



Examples of urban design features to inspire ideas for Bagdad-Mangalore

11.3 Bagdad-Mangalore main street _ gateway sculpture

Bagdad and Mangalore are located in areas **rich in heritage and history** through the architecture and public art.

A gateway sculptural piece should **celebrate this history and create a key landmark** that makes each town known to passers-by.



Local sculptor Folko Kooper's sculptures



Mural or sculpture depicting railway connection.
Image: brisbanevalleyrailtrail.com.au



Midlands silhouette trail. Bagdad being an important rest area and horse changing area. Shadows of the path by Folko Kooper. Image Credit: Darren Wright. hobartandbeyond.com.au



Silhouette by Folko Kooper



Stainless steel sculptures. An arch in the shape of the architecture of the local heritage houses, or a sculptural horse.





Examples of urban design features to inspire ideas for Bagdad-Mangalore

11.3 Bagdad-Mangalore main street _ precinct + placemaking examples

The main street and plaza (Bagdad) is proposed to have **high quality materials + furniture** and offer placemaking features for **gathering opportunities and social interaction**.

Plaza + placemaking



Village-feel plaza with activated spaces, sculptures, temporary lighting, etc within the proposed Main Street Precinct in Bagdad.



Streetscape



Clear crossing points for safer connections across roads + intersections along Midland Highway, Blackbrush Road and Iden Road.



Active pedestrianised street with temporary interesting placemaking features within the key activity areas in Bagdad and Mangalore.



Walkable streets with diverse commercial offerings and improved connections to adjacent key areas in Bagdad.



Examples of urban design features to inspire ideas for Bagdad-Mangalore

11.4 Bagdad-Mangalore design elements _ street furniture + paving

The towns and their surrounding areas have a **rich connection with large heritage houses** that create a unique character and feature. The materials and furniture can reflect similar colours and features as well as celebrating a more modern style.

A **high quality public realm** for the main streets and plaza will enhance the walkability and visitor attraction in key locations of Bagdad and Mangalore.

Bespoke design elements for the furniture will create a **unique character** for the locality.

New play equipment will **reflect the natural landscape** of Tasmania with timbers and other natural materials, and offer inclusive elements for the **opportunity for all children to play and socialise**.





Examples of urban design features to inspire ideas for Bagdad-Mangalore

11.4 Bagdad-Mangalore design elements _ soft landscaping + water sensitive urban design (WSUD)

The soft landscaping is proposed to be dense, diverse, and **low maintenance** using a variety of **local and other plant species** suitable for Bagdad and Mangalore.

Water sensitive urban design (WSUD) is a key feature for both concepts that will **reduce reliance on water needs** and will save costs on installing irrigation.

The plant selection will create a green landscape with **seasonal colour change** making it **attractive and shady** for passers-by to stop and experience the local towns.



Directing stormwater off roads and other hard surfaces into the WSUD gardens can help filter pollutants as well as watering the plants.

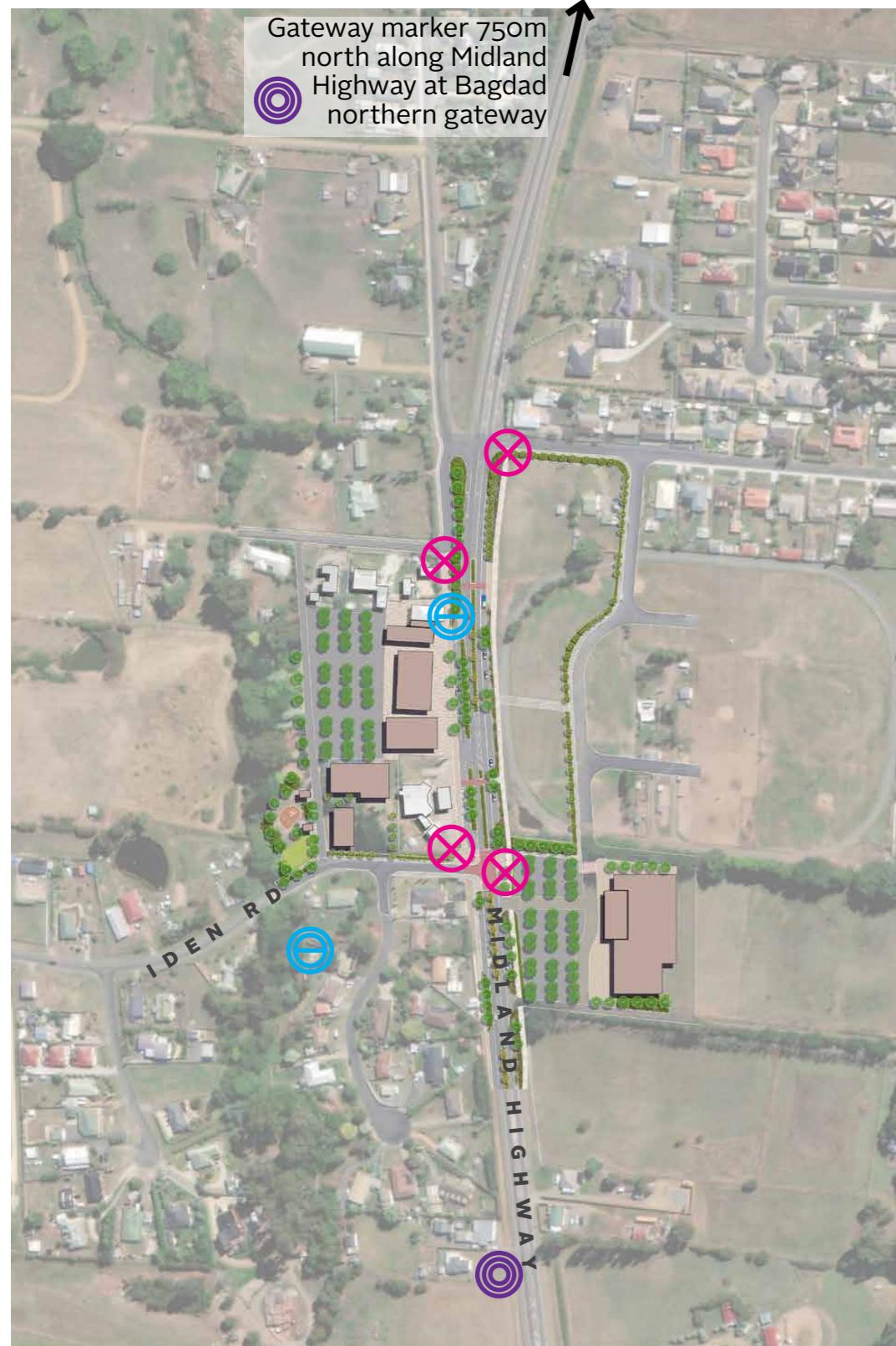


Gaps in kerbs help direct surface runoff into the WSUD gardens.

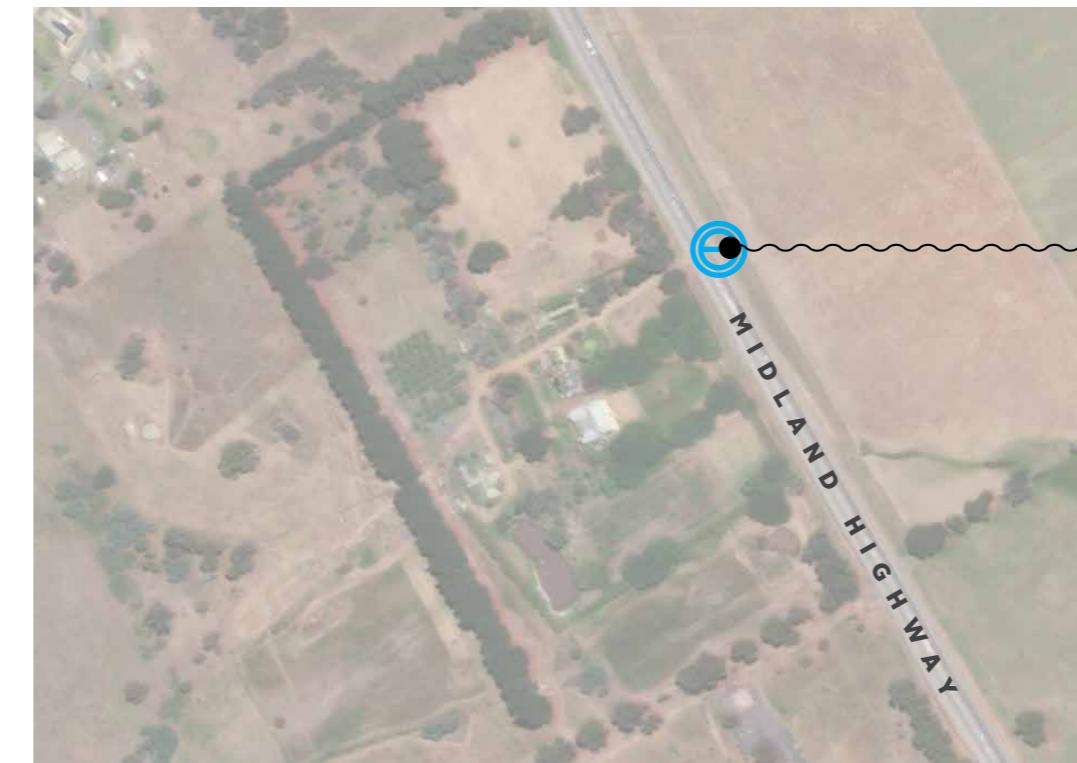
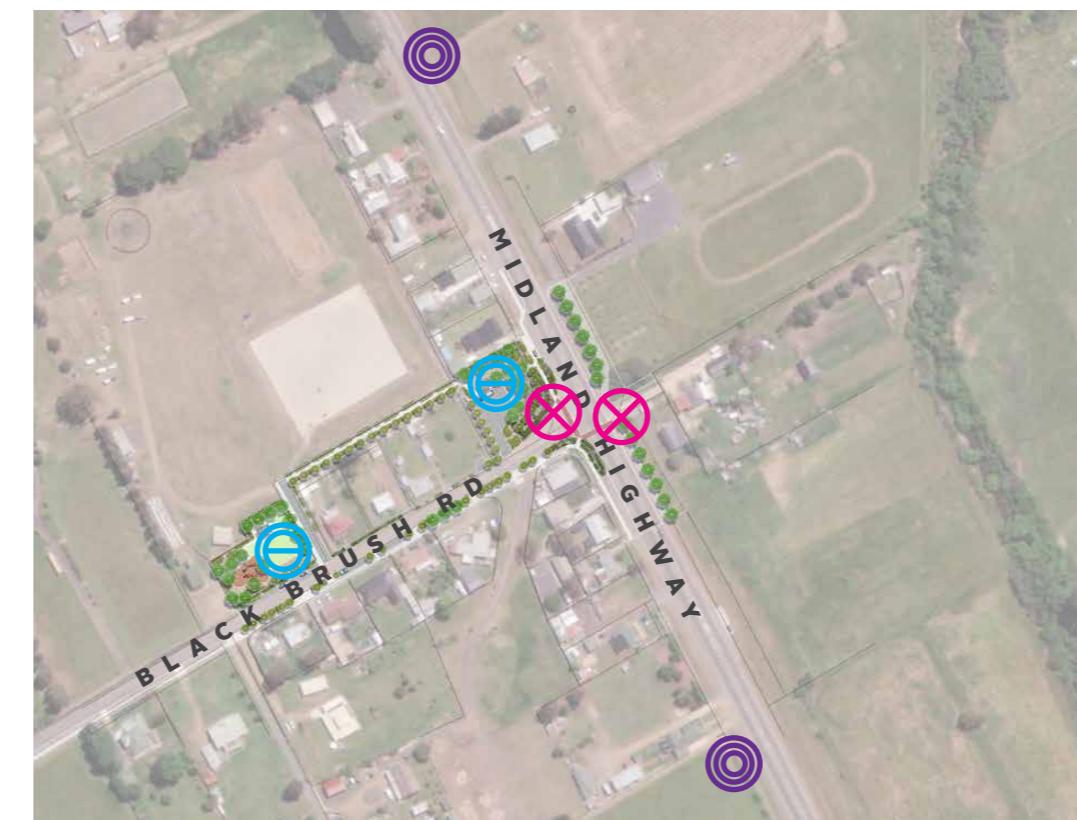


11.5 Bagdad-Mangalore Wayfinding Plan

BAGDAD



MANGALORE



LEGEND

- A. GATEWAY MARKERS
- B. WAYFINDING SIGNS
- C. DESTINATION / HERITAGE SIGNAGE

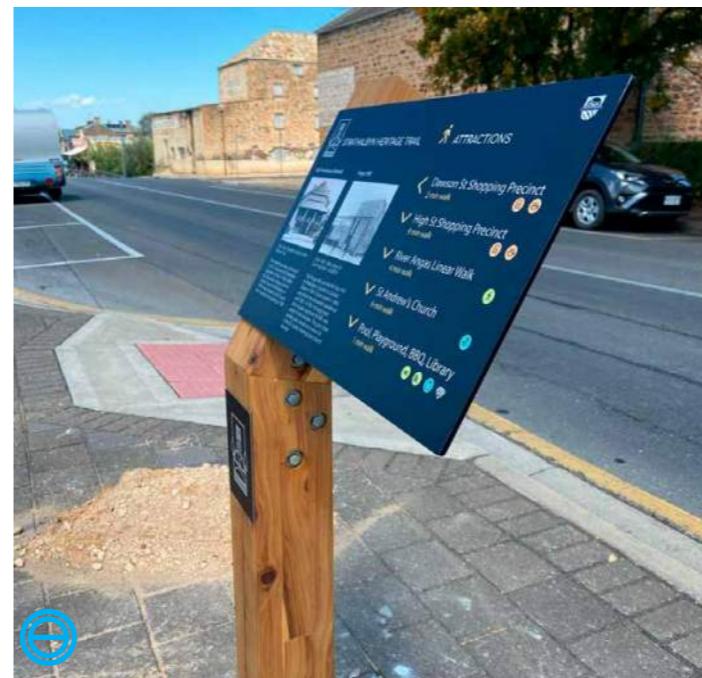


Examples of urban design features to inspire ideas for Bagdad-Mangalore

11.5 Bagdad-Mangalore design elements _ wayfinding + signage

The proposed wayfinding is a tiered concept approach with a **consistent suite of signage that reflects the local character**. The four tiers are:

1. artistic gateway markers at the main entry points to the towns.
2. wayfinding signs at key locations that inform users of their location and how to get to the various key landmarks.
3. heritage/information signs that explain the history of key landmarks, located at the relevant landmarks.
4. wayfinding patterns in the pavement to direct users to the key landmarks.



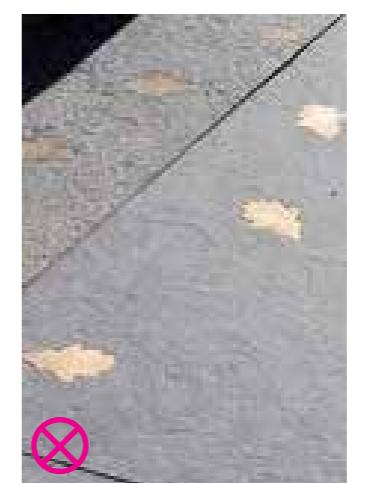
Information sign for heritage or other local trail.



Wayfinding sign on post (2 options)



Signs at key destinations



Wayfinding in pavement to direct people to key locations.

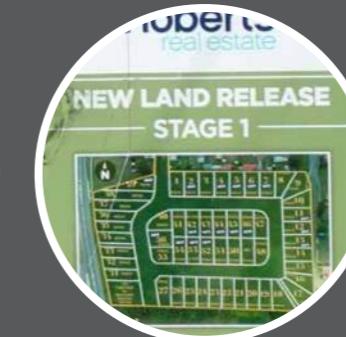
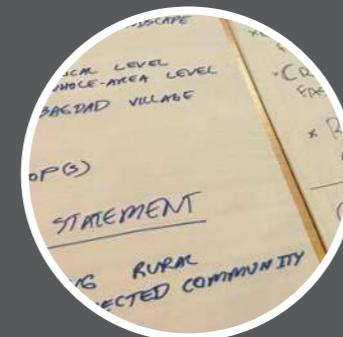


12. What comes next? Implementation approaches



12.1 Principles to guide implementation

Four principles have been developed to guide the focus of implementation activities, which will by necessity take place over several years, and with the input of many individuals and groups.



1.

Vision-led

To achieve the aspiration of this plan, test future zoning and development projects against the Structure Plan, and keep true to the vision.

2.

Public realm

Investment in public open spaces, streets and other public realm is needed to create a desirable amenity and bring new people to Bagdad-Mangalore.

Use public realm investment as an up-front catalyst to encourage investment to the area.

3.

Advocate

Use this plan to advocate for inclusion of policies in the Southern Tasmania Land Use Strategy, and to advocate for infrastructure upgrades especially a new sewer connection to Bagdad.

4.

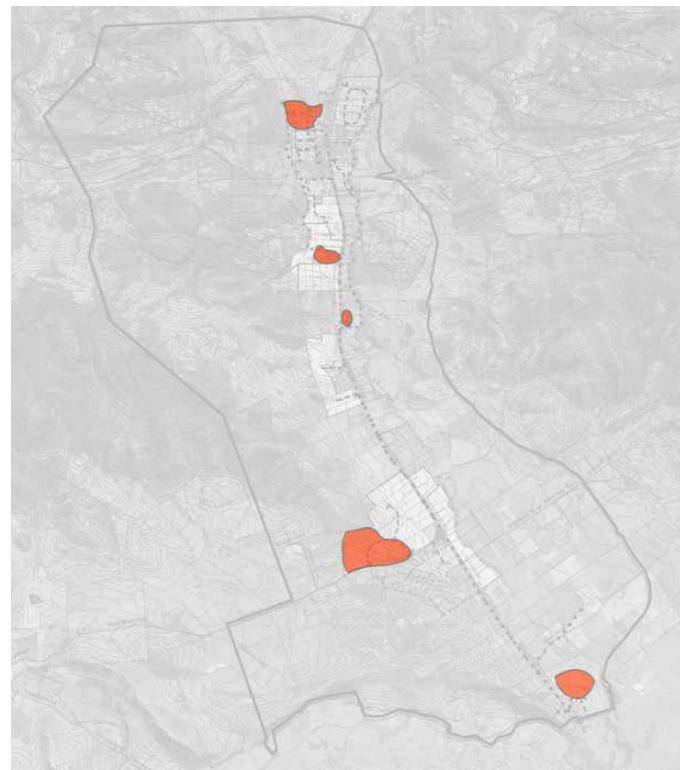
Staged

The Structure Plan indicates a long-term development vision which will only occur in stages.

Stage development with infrastructure capacity, but also with landowner and developer intent, to best enable change to occur.

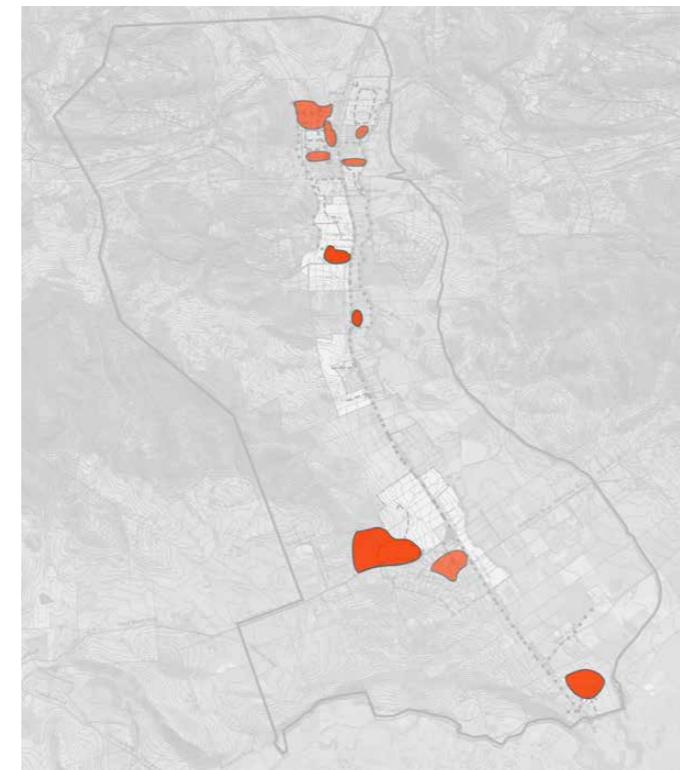
12.2 Sequence of urban growth (indicative only)

Phase 1 _ 'Quick Wins' (0-5 years)



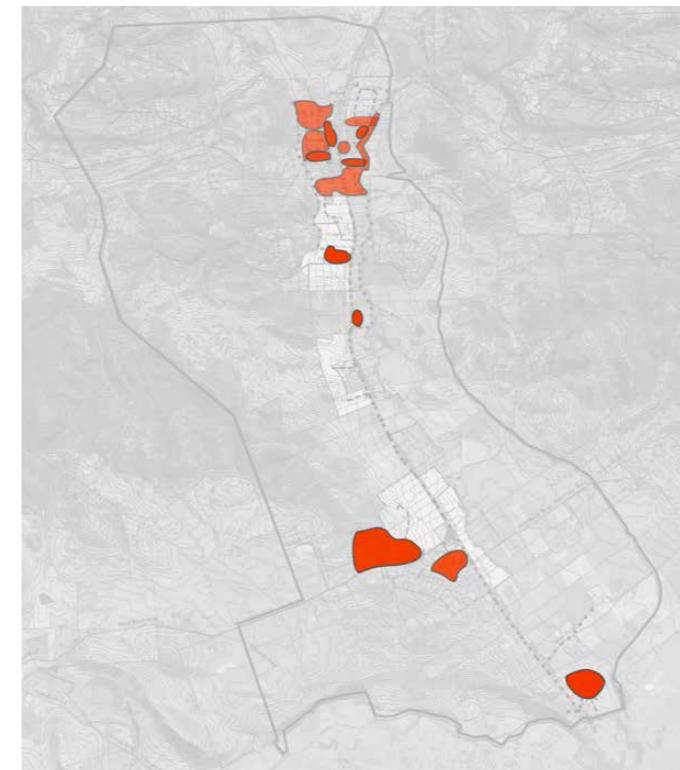
- Implement Bagdad Community Club Master Plan. Consider opportunities to integrate with 1689 Midland Highway, Bagdad (Hall Lane).
- School Road safety measures, drop-off and new parking areas.
- Wayfinding + signage project.
- Rezoning of the Council owned land and 'developer-ready' land on Blackbrush Road, Mangalore, as well as targeted sites around Bagdad.
- Urban design and placemaking improvements in Bagdad and Mangalore.
- Shared walking and cycle pathway extensions (Bagdad-Pontville) and side arms (e.g. Shene Road).
- Development of the proposed Tasmanian Youth Justice Facility near Pontville.
- Advocacy with TasWater for new sewer pipeline.

Phase 2 _ existing zoned areas (5-15 years)



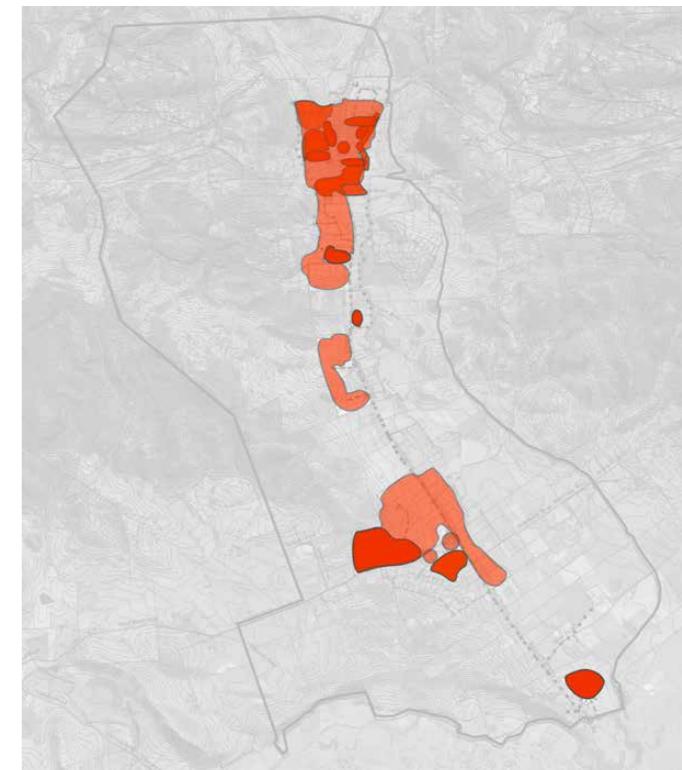
- Existing zoned areas continue to develop.
- Initiate rezoning and development of additional Village Zone land in Bagdad.
- Shared walking and cycle pathway extensions (Bagdad-Pontville) and side arms (e.g. Shene Road).
- Prepare and implement Bagdad Rivulet Management Plan.

Phase 3 _ Town Centre + Village Zone (15-30 years)



- Proposed Village Zone areas to approach full development in Bagdad.
- Bagdad Town Centre development + enhancements.
- Implement traffic calming measures along the Midland Highway and continue advocacy for a future bypass.
- Deliver a new sewerage pipeline to service the new areas.
- Establish a 'Heritage Mile' trail to enhance local identity and tourism.

Phase 4 _ "ultimate" urban growth footprint realised



- Remainder of the areas continue to full development.
- Midland Highway Bypass facilitated full development potential.

Appendices



Appendix A _ Yield analysis

Yield estimates land and dwellings

Summary of key assumptions

Analysis of potential yield of residential land and dwellings is based on the "ultimate" development of all land in the Structure Plan, which would only occur over the long term (beyond 25 years).

Development densities and form based on envisaged policy and minimum lot size outcomes of potential zones being: Village Zone, Low Density Residential Zone and Rural Living A Zone.

Assumed densities have been compared to recent local projects, and to other case studies known by Jensen PLUS.

Bagdad																							
				Rural Living		Rural Living		Low density residential		Low density residential		suburban (single lot residential)		suburban (single lot residential)		suburban (single lot residential)		medium density residential		retirement living		local / town centre	
				gross development area	Net developable area *	ha	0.5ha	10000	5000	1500	2500	700	600	450	350	200	275	15	10	32	33	Sub Total dwellings additional	% Developable land (excl buffers, conservation)
<small>*less mixed use activity centres, schools + community land typical lot/site size m2 net dwellings per ha (dph)</small>																							
ha								0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NEW VILLAGE ZONE		12.302																					
NEW LOW DENSITY RES 1500M2		12.738																					
NEW VILLAGE ZONE		3.989																					
NEW VILLAGE ZONE		4.683																					
NEW LOW DENSITY RES 1500M2		6.635																					
VACANT VILLAGE		0.640																					
VACANT VILLAGE		1.418																					
VACANT VILLAGE		2.145																					
VACANT VILLAGE		0.923																					
VACANT VILLAGE		5.314																					
VACANT VILLAGE		3.659																					
VACANT VILLAGE		3.815																					
NEW LOW DENSITY RES 3000M2		10.3965																					
NEW LOW DENSITY RES 3000M2		19.107																					
Sub total		87.765						97	118	350												683	
<small>*less mixed use activity centres, schools + community land typical lot/site size m2 net dwellings per ha (dph)</small>																							
ha								0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Mangalore																							
Sub total		199.438						145	33													178	
<small>*less mixed use activity centres, schools + community land typical lot/site size m2 net dwellings per ha (dph)</small>																							
ha								0	0	0	0	0	0	0	0	0	0	0	0	0	0		
NEW RURAL LIVING A 1HA		37.824						28															
NEW RURAL LIVING A 1HA		84.427						63															
NEW RURAL LIVING A 1HA		53.082						40															
VACANT / UNDERUSED RURAL LIVING 1HA		17.499						13															
NEW LOW DENSITY RES 1500M2		4.177							21														
NEW LOW DENSITY RES 1500M2		2.429						12															
Sub total		199.438						145	33													178	
<small>*less mixed use activity centres, schools + community land typical lot/site size m2 net dwellings per ha (dph)</small>																							
ha								0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Valley																							
Sub total		118.936						89	0													89	
<small>*less mixed use activity centres, schools + community land typical lot/site size m2 net dwellings per ha (dph)</small>																							
ha								0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TOTAL NEW DWELLINGS GROWTH SCENARIO																						950	



Appendix B _ Technical Reports (at a glance)

Infrastructure + Services

Sugden & Gee

Sugden & Gee were engaged by Jensen PLUS to prepare a summary of the infrastructure and services considerations for the Structure Plan.



A summary of the key existing and future infrastructure assessment based on the ultimate scenario for the long term plan beyond 2053 is outlined below.

Potable Water

- _ TasWater have indicated capacity available in Lower Dysart Reservoir for moderate development.
- _ Bagdad's network faces capacity constraints which will need to consider continuing the duplication of the reticulation main further south down Swan Street.
- _ There are also elevation limits to consider, with elevation limits to supply lots in Bagdad up to approximately 180m AHD at minimum operating conditions, in addition to reticulation upgrades.
- _ The Mangalore network is supplied from the Mangalore reservoir (approx. 125m AHD) and the Mangalore Retic Booster Pump Station.
- _ A high-level reservoir (e.g. Harbachs Road at 250m AHD) may be required to service elevated areas.
- _ Mangalore is serviced via a reservoir and booster pump station, development possible up to 160m AHD.

_ Actual infrastructure needs will depend on subdivision layouts. Early stages of development should ideally use pipes sized for the ultimate demand.

Sewerage

- _ The Bagdad Sewerage Treatment Plant is at full capacity, with no short-term expansion planned.
- _ Two potential routes for a new sewer pressurised main to Brighton Sewerage Treatment Plant:
 - _ Adjacent to the Bagdad Rivulet along new linear open spaces.
 - _ Following the existing TasWater Trunk main to the west of Midland Highway.
- _ A new sewer pump station is likely needed at the current treatment plant site south of Iden Road.
- _ Preliminary assessment suggests gravity-fed systems will be sufficient for most new village areas.
- _ Project is not yet included in TasWater's PSP5; Council may need to advocate for prioritisation based on growth projections.

Power

- _ It has been identified that power supply is a constraint, with no spare head room at the Bridgewater Substation, located outside of the study area.

_ The ultimate scenario demand has been estimated assuming a typical allowance of 3-5kVA per lot, with 3kVA a realistic estimate for a standard single residential dwelling. While the impact of potential changes on demand is not known at this stage, it is assumed that total demand for the ultimate scenario could sit between 3.5 and 5.6MVA.

Roads

- _ The ultimate development scenario would be best serviced by implementing the Midland Highway Bagdad Bypass upgrade. Future development needs to improve safe highway access/exit prior to the bypass implementation with consideration given to visibility improvements and upgrading key intersections with either slip lanes, roundabouts, traffic lights, traffic calming measures and/or other safety treatments. Additional access roads has been recommended as part of this review.

Irrigation Scheme

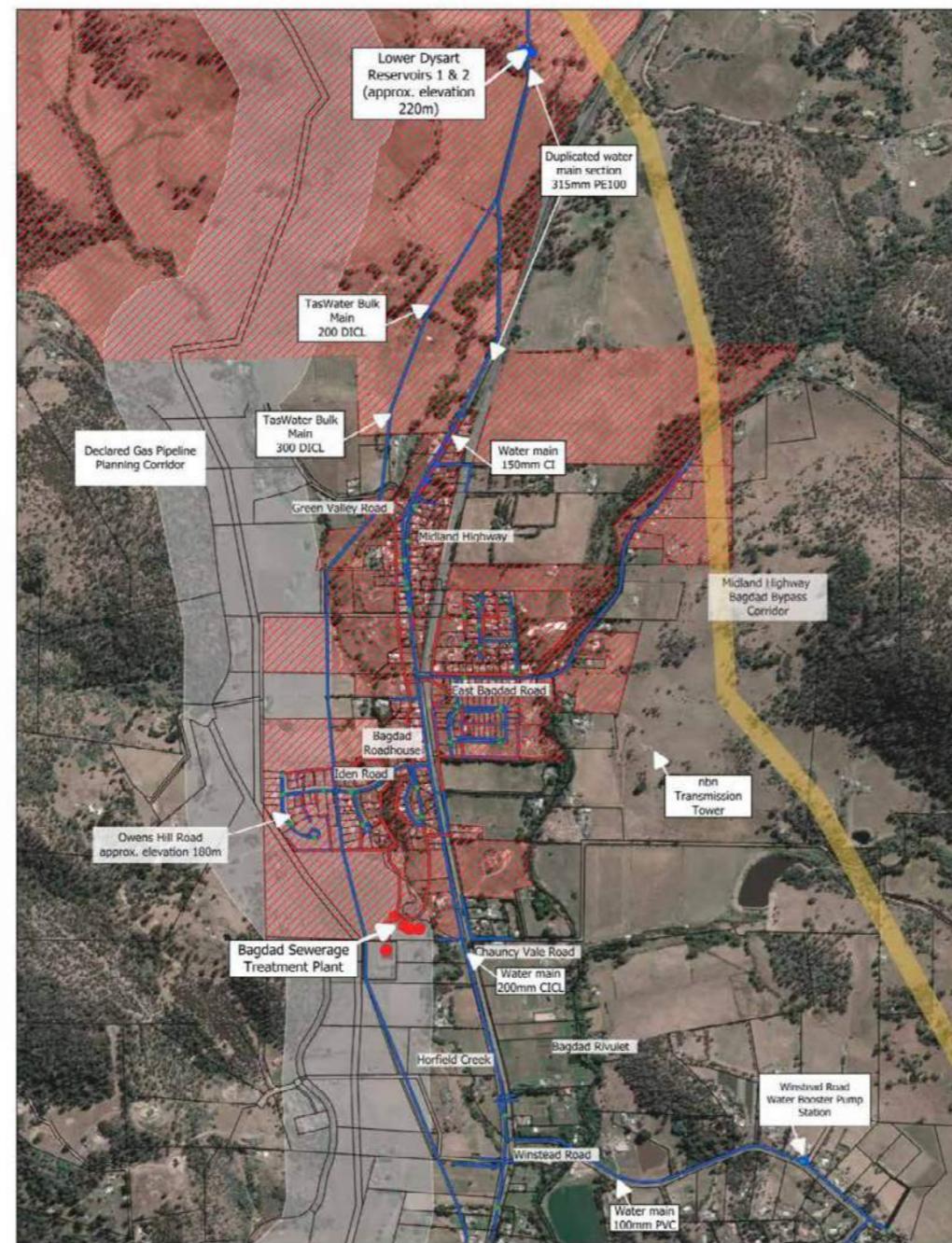
- _ The Greater South East Irrigation Scheme (GSEIS) currently under development by Tasmanian Irrigation with government funding. Expected to be completed for mid-2030.
- _ The Scheme intersects the southern end of the study area with the pipeline design currently shown as crossing the Midland Highway south of Mangalore.

Infrastructure + Services

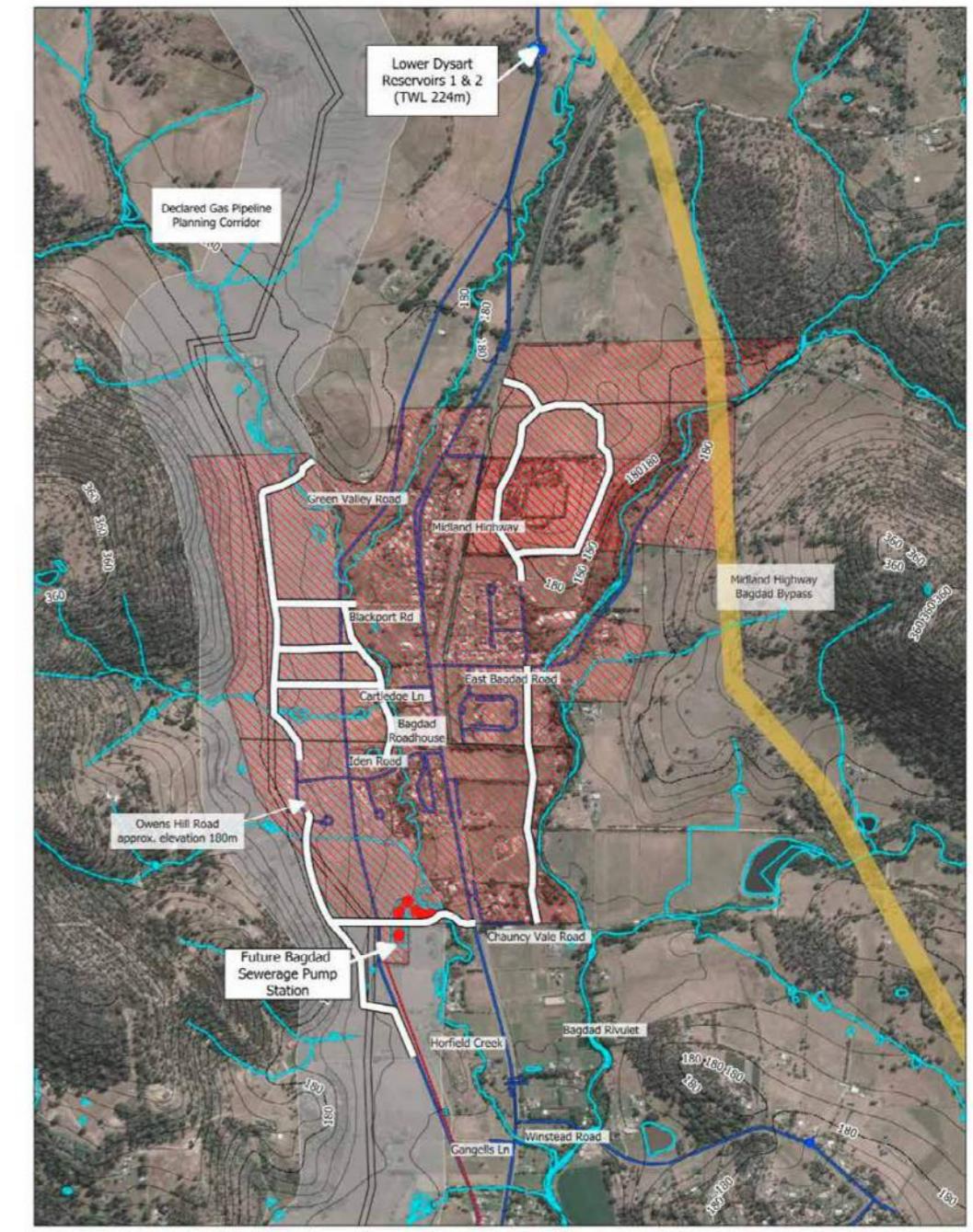
Sugden & Gee

The summary takes into account the existing and future infrastructure networks to achieve the desired outcomes of the project.

Existing Infrastructure



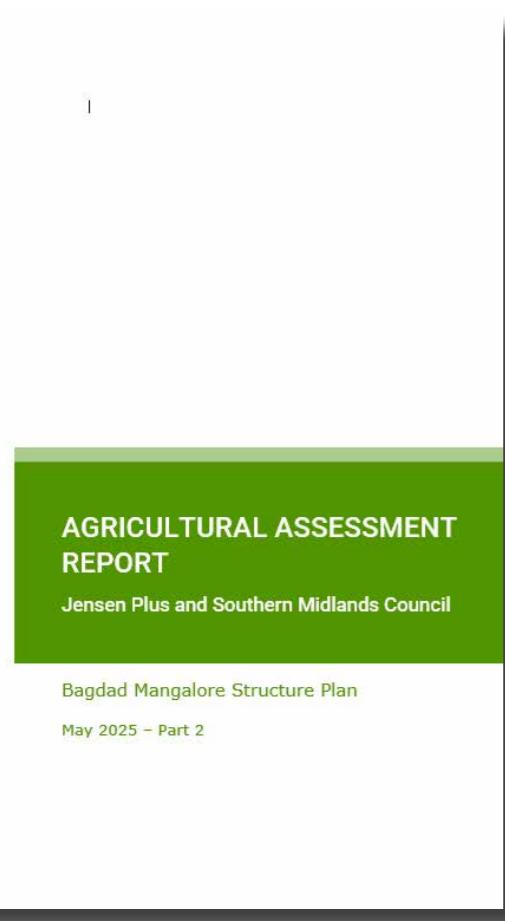
Future Infrastructure



Agricultural Assessment

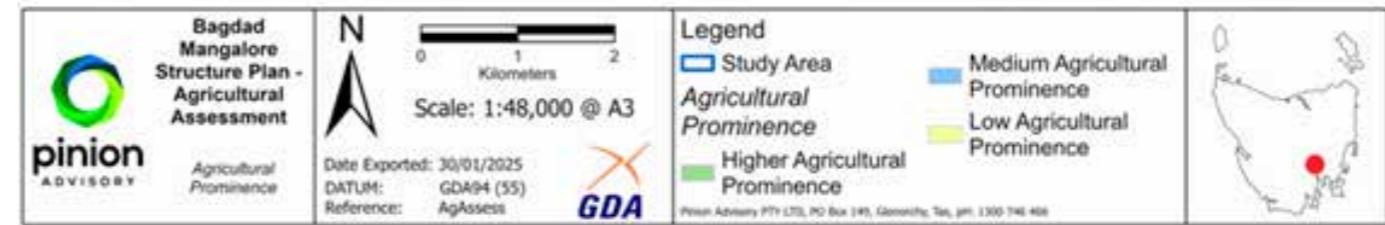
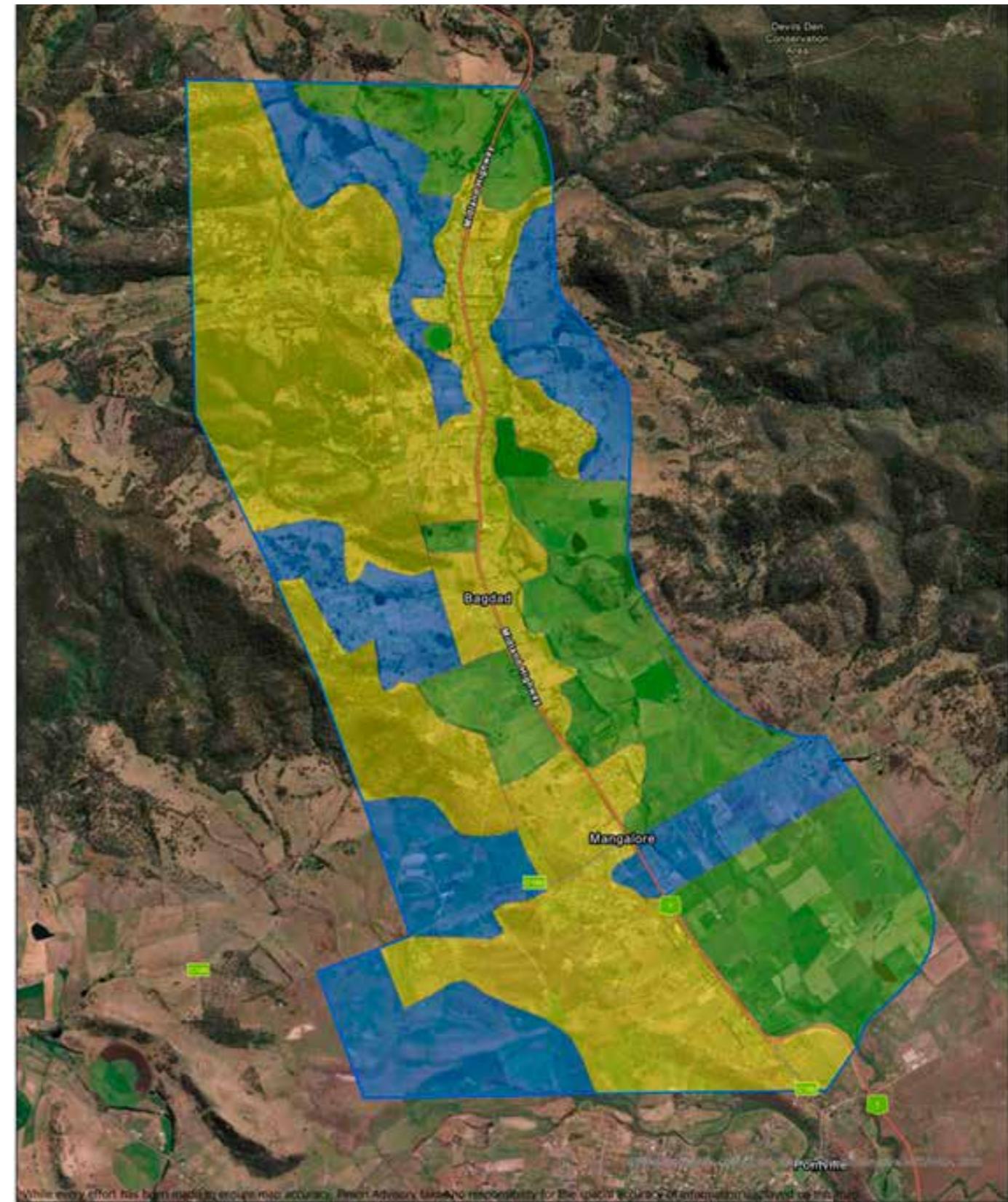
Pinion Advisory

Pinion Advisory were engaged by Jensen PLUS to prepare a summary of agricultural qualities for the Structure Plan.



A summary of the key existing and future infrastructure assessment based on the ultimate scenario for the long term plan beyond 2053 is outlined below.

- _ Agricultural land use activity is severely constrained in terms of both diversity and intensity, due to the low land capability, low rainfall environment and lack of access to irrigation water and having a fragmented nature with many small land holdings throughout the BMSP study area.
- _ Low land capability, low rainfall environment and lack of access to irrigation water and having a fragmented nature with many small land holdings
- _ The "better" agricultural land to the eastern, central and south eastern areas. Due to higher local prominence, larger land holdings and would be covered by the Greater South East Irrigation Scheme.
- _ For the majority of the agricultural land present within the BMSP study it has a low level of local and regional prominence due to issues relating to the amount of available land, lower land capability, limited access to irrigation water, and the fragmented nature of land holdings with the presence of many lifestyle and residential blocks.





Appendix C _ Detailed Engagement Summary

Early Community + Stakeholder Engagement

Genuine engagement with Bagdad - Mangalore's community, residents, councillors, local businesses and stakeholders is essential to developing a robust, well supported structure plan.

Overview

An engagement plan was prepared, following the International Association for Public Participation (IAP2) public participation spectrum

A range of early engagement activities were planned and undertaken to inform the structure plan.

_ Engagement with working group in October 2024

_ Early Stakeholder Engagement (Tasnetworks, Department State Growth, Taswater, Council)

_ Online survey between November-December 2024



Bagdad-Mangalore Online Community Survey

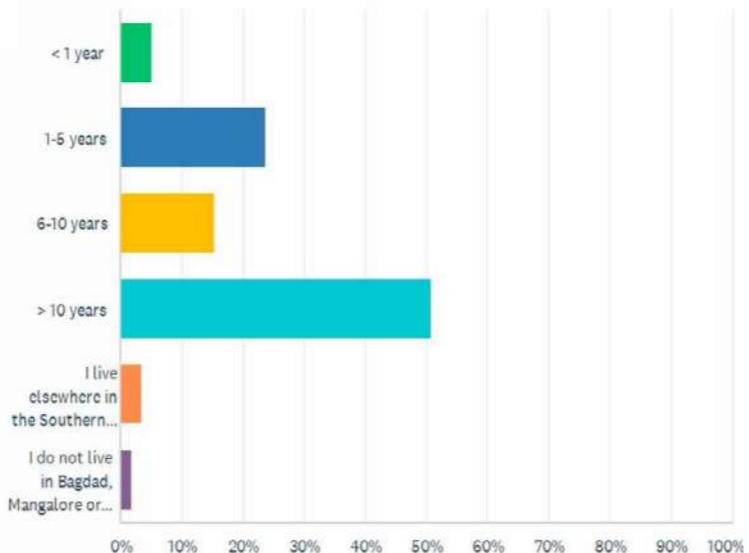
November - December 2024

59 responses!

59 Bagdad - Mangalore residents responded to the survey. This is 3% of Bagdad-Mangalore's 1917 population.

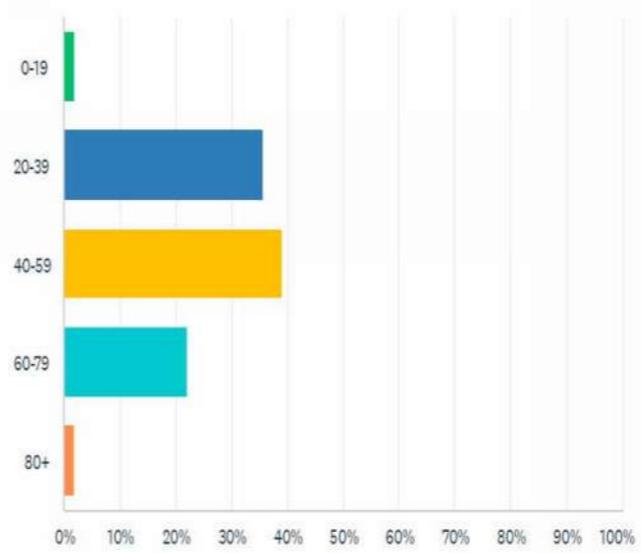
50.85% of respondents had children in their household.

How long have you lived in Bagdad - Mangalore?



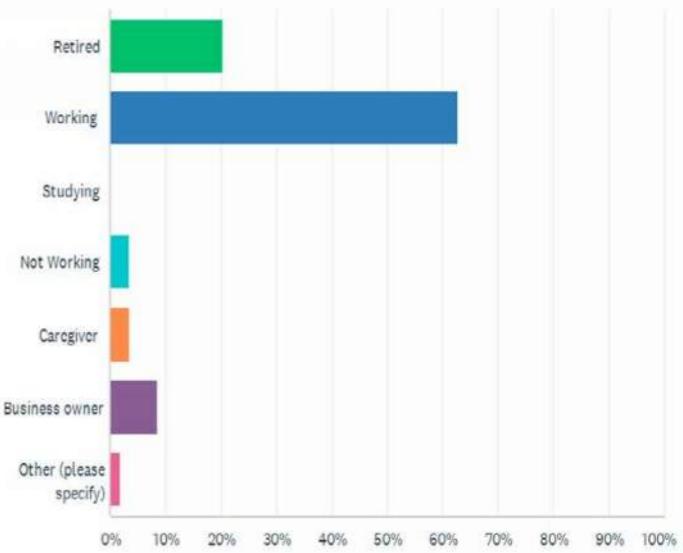
- 95% (56) of the survey respondents live in Bagdad-Mangalore. 2 other respondents live elsewhere in Southern Midlands Council area and 1 respondents lives elsewhere.
- 30 respondents have lived in Bagdad - Mangalore for 10 years or more.

What is your age?



- 75% respondents were aged between 20 and 59 years (44 respondents)
- 24% respondents were aged over 60 (14 respondents)
- One respondent was aged between 0-19

Which best describes your lifestyle status?

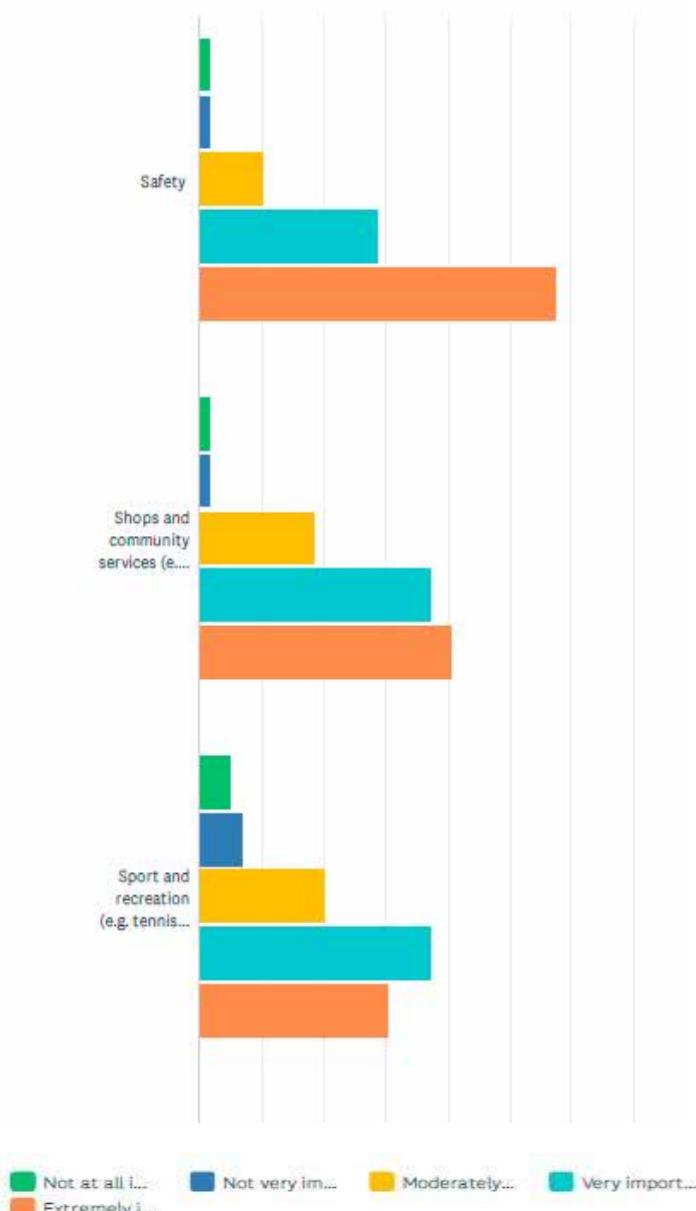


- The largest group of respondents were working (63%)
- 20% of respondents were retired and 3% of respondents were not working
-

Bagdad-Mangalore Online Community Survey

November - December 2024

What do you value most about Bagdad-Mangalore?

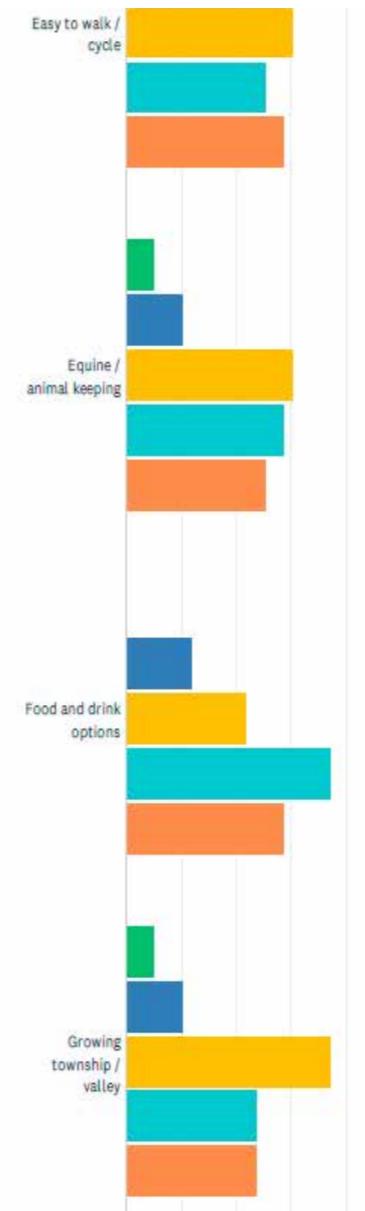


Examples of highly important values

Top five most important values for Bagdad-Mangalore:

- 1. Safety** (34 Extremely Important votes)
2. Accessible to Brighton/ Hobart etc. (26 Extremely Important votes)
- 3. Surrounded by nature** (26 Extremely Important votes)
4. Shops and community services (24 Extremely Important votes)
- 5. Easy to get around by car** (24 Extremely Important votes)

The lowest scoring item was “cultural attractions”.



Examples of value with mixed results

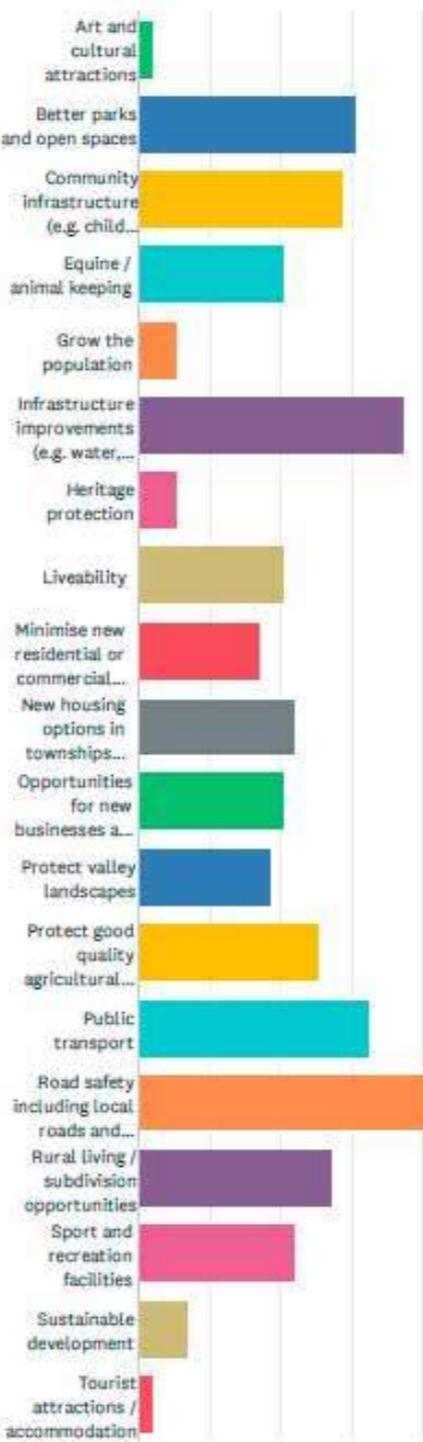
Values which had **mixed feedback** related to the importance of having **easy to walk/ cycle**, **Equine/animal keeping**, **food and drink option**, **growing township valley**, and **rural setting** location.

Bagdad-Mangalore Online Community Survey

November - December 2024

Which issues or opportunities you would most like to address in Bagdad - Mangalore Structure Plan?

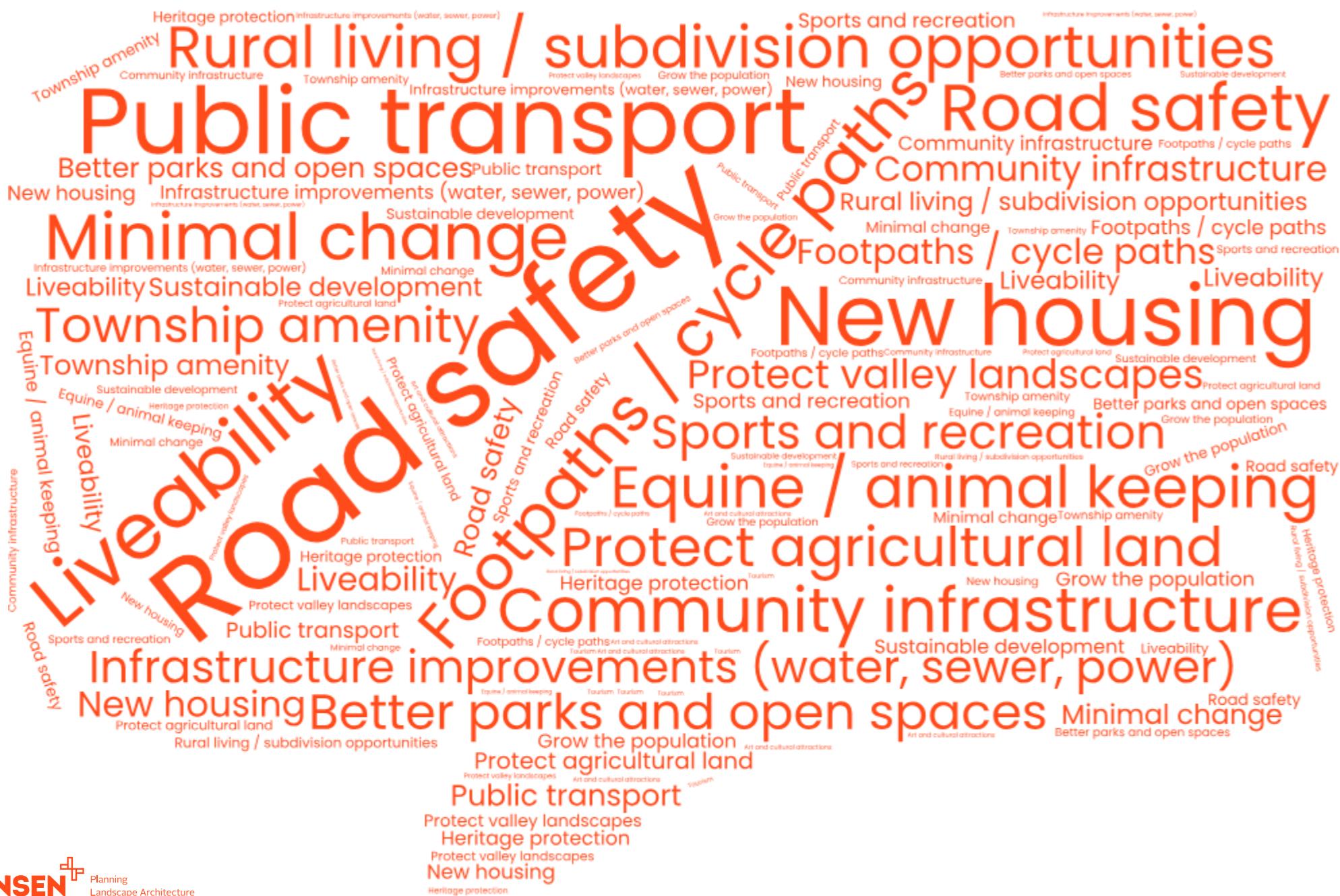
1. Road **safety** including local roads and Midland Highway (41%)
2. Upgrade **footpaths and cycle paths** (e.g. extension of the walkway/cycle way link to Brighton) (39%)
3. **Infrastructure** improvements (e.g. water, sewer, power) (37%)
4. **Public transport** (32%)
5. **Better parks and open spaces** (31%)



Bagdad-Mangalore Online Community Survey

November - December 2024

Which issues or opportunities you would most like to address in Bagdad - Mangalore Structure Plan?



Issues + Opportunities to be addressed

_ (most important first)

Road safety

Upgrade footpaths or cycle paths

Infrastructure Improvements

Public transport

Tourism / Art and cultural attractions (lowest)

Bagdad-Mangalore Online Community Survey

November - December 2024

Feedback reflects a desire to improve the Bagdad and Mangalore in a way that is safer and supportive of growing community providing housing, local shops, employment and infrastructure while maintaining a rural setting.

What other issues and opportunities are important to you?

- **Safety:** Feedback focuses on having safer area from crimes as well as from potential road accidents due to city's and residential proximity to the highway.
- **Local shops:** Feedback emphasised importance of providing more shops to the area for convenient living.
- **Identity:** Feedback is aimed at maintaining rural serenity setting
- **Infrastructure:** Feedback is clearly to address three main aspects as maintainence of infrastructure including roads, improving both social and physical infrastructure for growing community and especially constructing new bypass to divert local traffic
- **Housing:** Feedback also mentions the importance of having multiple housing option at an affordable price.

Bagdad-Mangalore Online Community Survey

November - December 2024

Feedback reflects a desire to improve the Bagdad and Mangalore in a way that is safer and supportive of growing community providing housing, local shops, employment and infrastructure while maintaining rural setting.

Other ideas for the future planning for Bagdad-Mangalore:

- **Bypass:** Feedback focuses on constructing new bypass to divert local vehicle movement
- **Sport hub:** Feedback emphasised importance of having sport centre including swimming pool, cricket, golf and playgrounds
- **Identity of combination of country and town setting:** Feedback is aimed at maintaining rural serenity setting while supporting the growing residential areas
- **Voice in the planning process:** Feedback clearly to get prior notification from responsible authorities before implementing re-zoning
- **Residential development and Subdivision:** Feedback also mentions the importance of providing more residential development and releasing lands for subdivisions

Co-Design Workshop 19th + 20th February 2025

Workshop Aim

Work together to inform a new vision, guiding principles + structure plan for Bagdad-Mangalore

SOUTHERN MIDLANDS COUNCIL  **JENSEN PLUS** 



Bagdad-Mangalore Structure Plan

Co-Design Workshop

Help shape your community for housing, agriculture, environment, transport and infrastructure

Wednesday, 19th February 2025 5pm-7pm Community Drop-In

Thursday, 20th February 2025 6pm-7pm Final Presentation

Use this QR Code to learn more about the Bagdad-Mangalore Structure Plan 

Bagdad Community Club

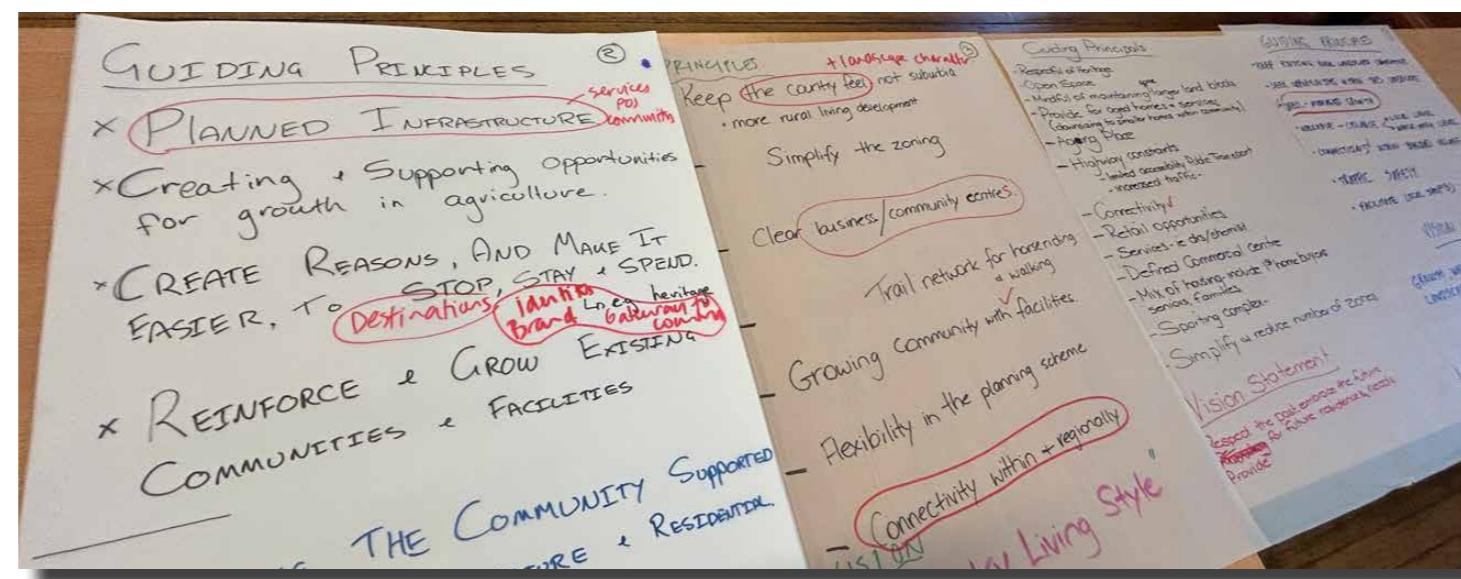
Workshop Objectives

1. Shared understanding of the **context, issues and opportunities**.
2. Develop **vision and guiding principles** for the structure plan
3. Create a **30-year spatial planning scenario(s)** (eg. land use + infrastructure)
4. Develop **key strategies, recommendations + priorities**
5. Community stakeholder input and **feedback** throughout



Day #1 _ Introductory Stakeholder Workshop

- Introductions
- Workshop objectives
- Community survey results
- Summary of technical investigations (planning, agriculture, infrastructure)
- Small group activity _ Vision + principles
- Small group activity _ 30-year spatial plan scenarios
- 23 attendees (local, state, community groups, businesses)



Small group visions...

"Growth, whilst keeping rural landscape, and a connected community"

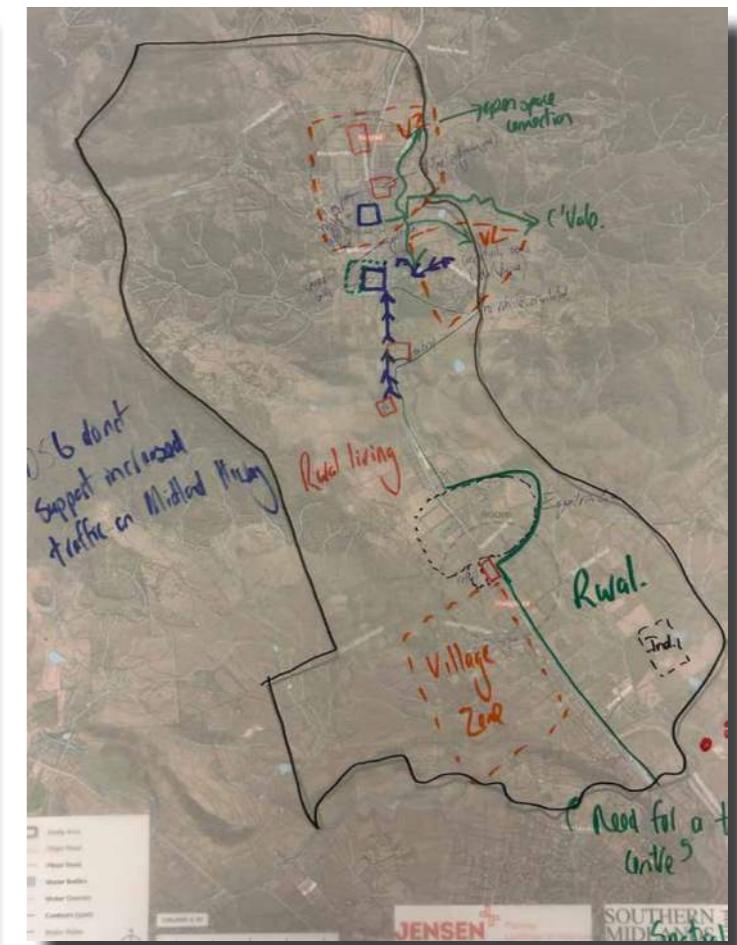
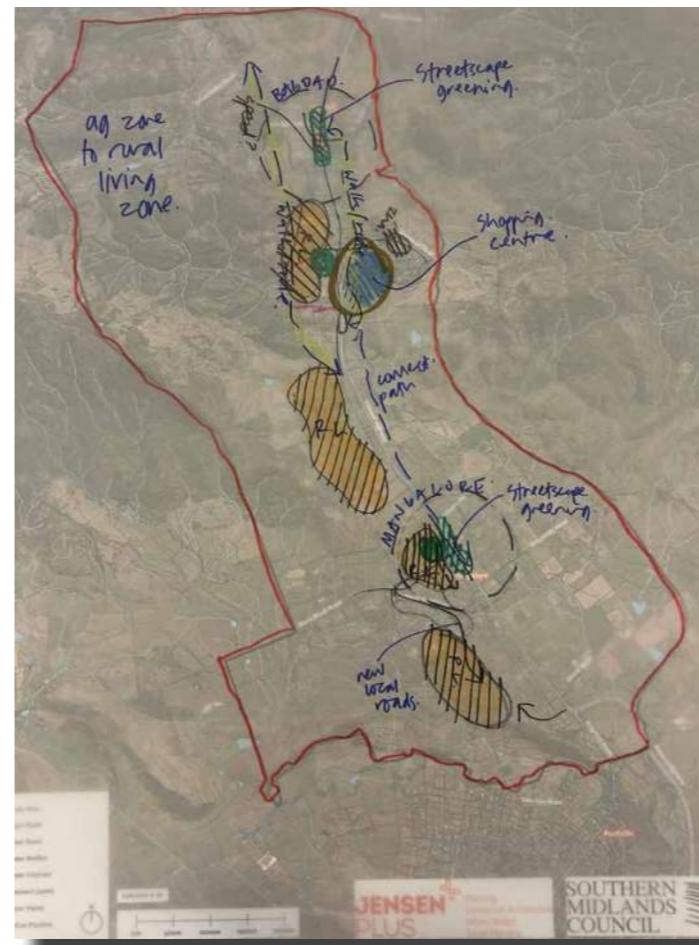
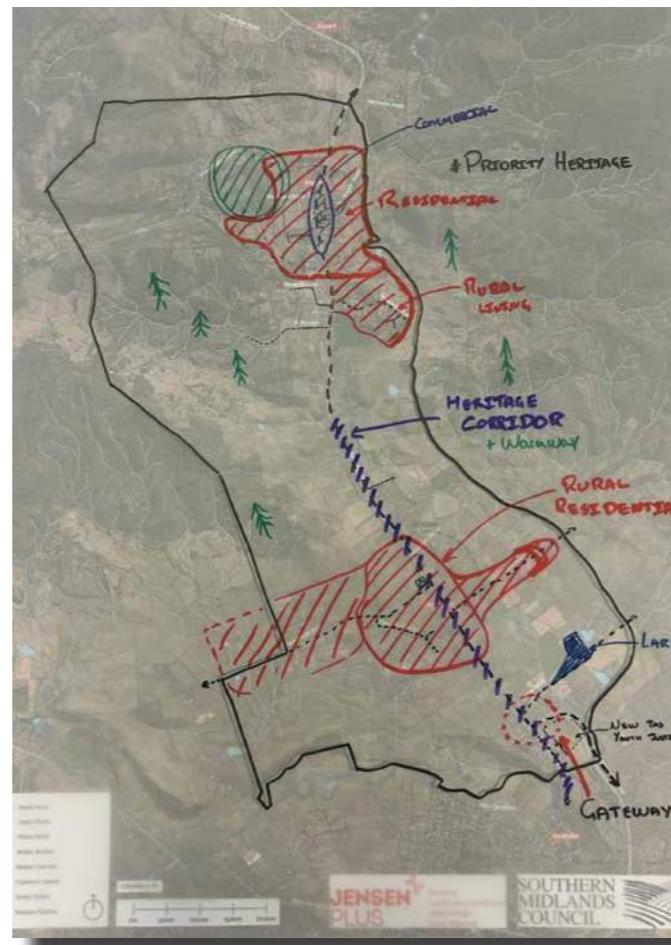
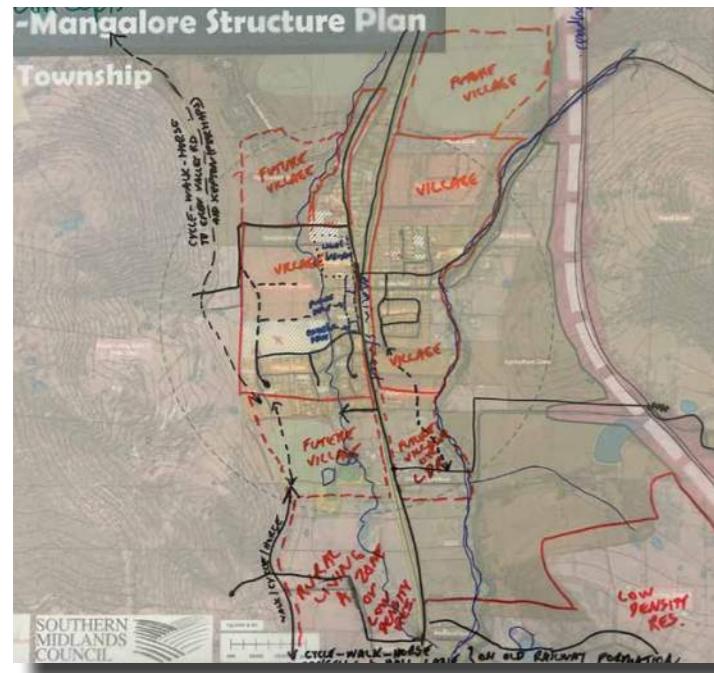
"Growing the community supported by tourism, agriculture, residential."

"Country Living Style"

Respect the past, embrace the future, for future residents' needs."

Items highlighted to be addressed in next stage additional investigations.

Day #1 _ Introductory Stakeholder Workshop (scenario development)



Small group 1

- Bagdad focus
- Expansion of Village Zone and Future Village Zone?
- Future street links + paths
- Low Density Res or Rural Living A to south?

Small group 2

- Residential + rural residential
- Bagdad commercial centre?
- Heritage corridor in S
- Lark visitor attraction
- Youth Justice Centre
proposed
- Country gateway concept

Small group 3

- _ More extensive Rural Living areas west side of valley (Agriculture Zone to Rural Living Zone)
- _ Shopping centre on new site?
- _ Streetscape greening

Small group 4

- Open space connections
- Need a town/valley centre - where?
- DSG do not support additional traffic generators

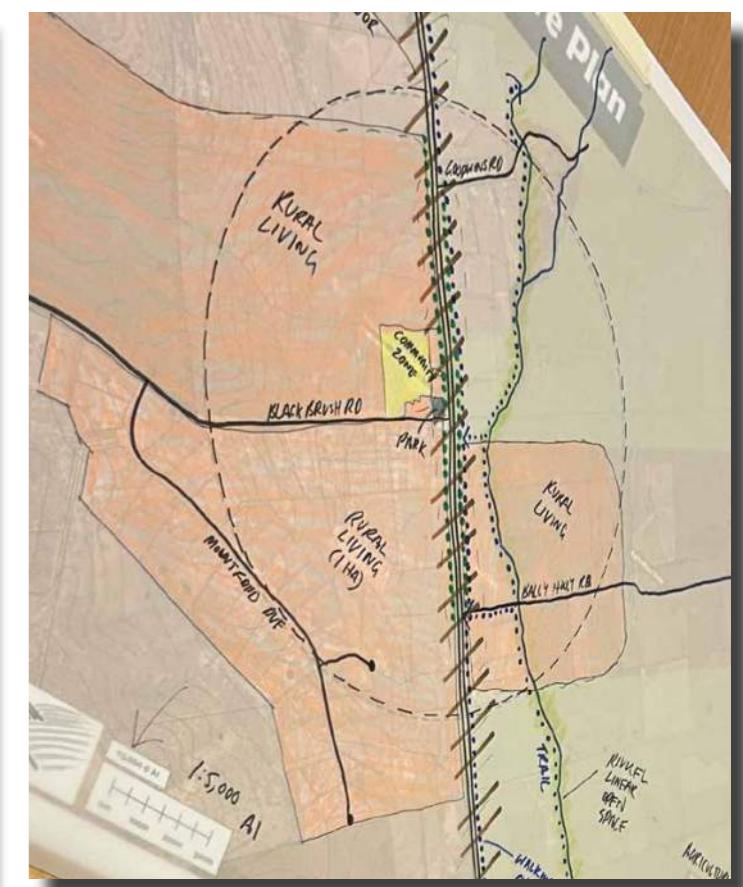
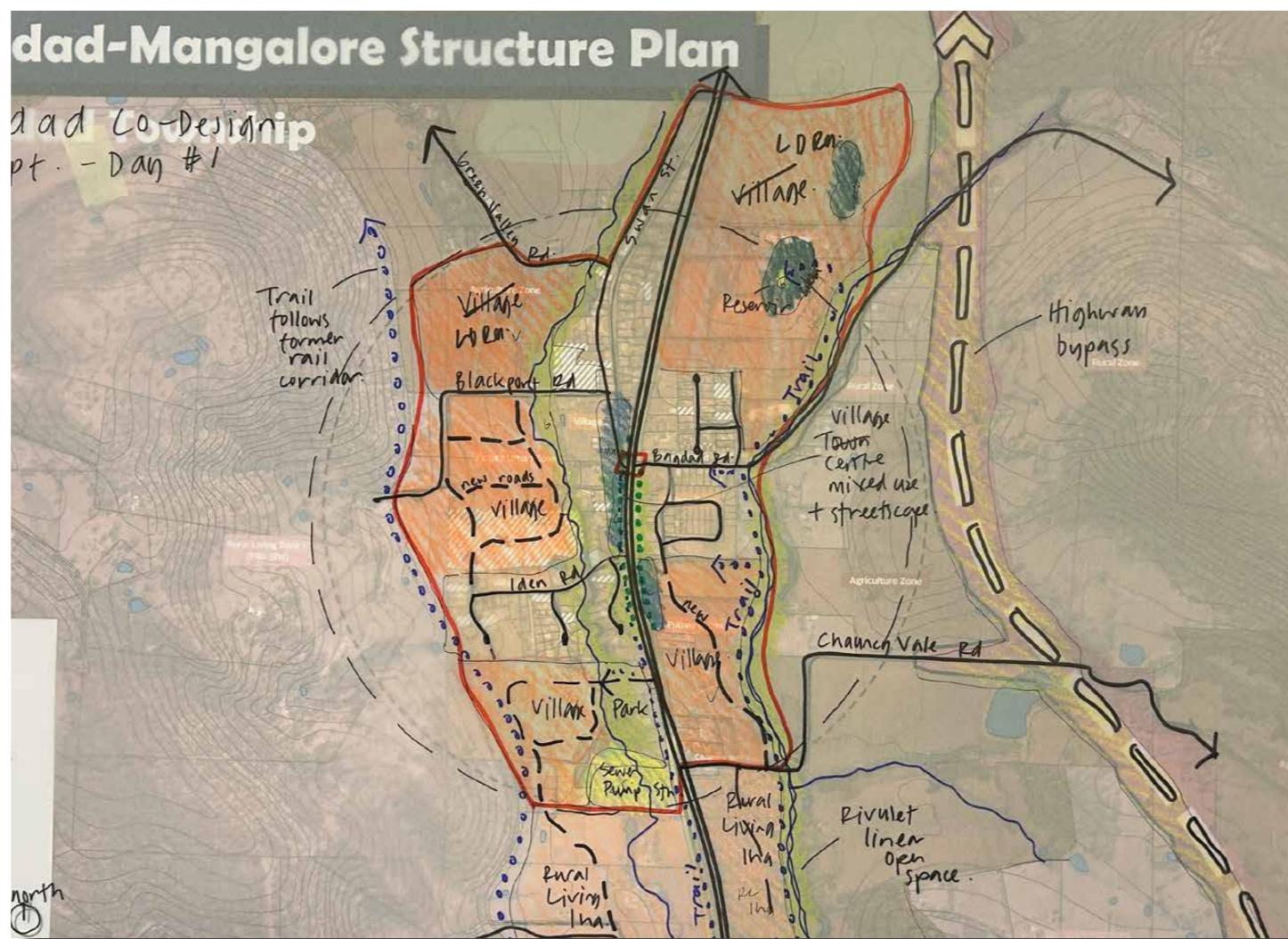
Items highlighted to be addressed in next stage additional investigations.

Day #1 _ Community drop-in information session

Day #1 workshop outputs were further developed and displayed at a well-attended community information session from 5pm-7pm

Bagdad concept on display

- Major extension to Village (or Low Density Res) + Rural Living Zone
- New sewer pump station
- Rivulet / creek public open space + trail (enabled by development + sewer main)
- Mixed use village centre + streetscape
- New local streets
- Trail following former rail corridor
- New water reservoir for elevated land NE?
- Future highway bypass enables change



Mangalore concept for extended rural living areas and rivulet open space / trail



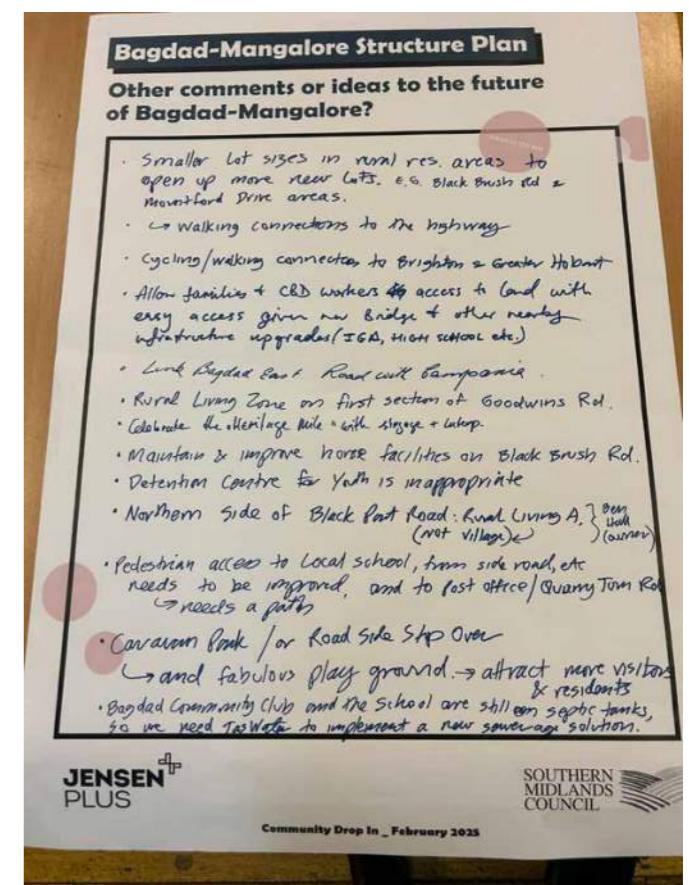
Items highlighted to be addressed in next stage additional investigations.

Day #1 _ Community drop-in information session

Community feedback + ideas

- Brand the area better - possible **country gateway (sculpture?)**
- Oppose youth detention centre
- **Heritage Mile strengthen** (signage, tree protection, path to Shene, heritage overlay)
- **Manage Rivulet better** (clean it, show it, platypus)
- Dog park?
- **School drop-off safety** - redesign one-way with paths
- **Parks need upgraded** - start with Bagdad Club
- **Roberts Road** should by Rural Living Zone?
- GP access

- Bagdad **small public space / square**
- **Smaller lot sizes in rural res areas** to create more housing?
- **Cycle / walking connection** to Brighton / Hobart
- New Bridgewater bridge and local services in Brighton (school, IGA) will increase opportunities
- Rural living on first section **Goodwins Rd**
- Maintain / improve equestrian facilities **Mangalore**
- Blackport Rd area... **rural/low density to north?**
- **Path linking** school, post office etc needed
- **Overnight rest stop** at club?
- New sewerage system needed



Items highlighted to be addressed in next stage additional investigations.

Day #2 _ Infrastructure focus group + priorities



1. Structure Plan to articulate clear long term growth plans to inform infrastructure plans

- 2. Bagdad sewer capacity expansion – trunk main to Brighton treatment plant (show indicative corridor + connections e.g. school, club) #

3. Bagdad Community

#ensure to state in the SP that sewer capacity is a constraint (especially beyond land currently zoned for development). Sewer network upgrades unlikely to be in next PSP for three years.

Club Master Plan – implement

- 4. Shared walking and cycle pathway extensions (Bagdad-Pontville) and side arms (e.g. Shene Road)*

5. Playground upgrades and open space improvements, cohesion and connectivity

- 6. Stormwater management + water sensitive design plan to address flood mitigation + development impacts

7. Road safety + local connectivity ^

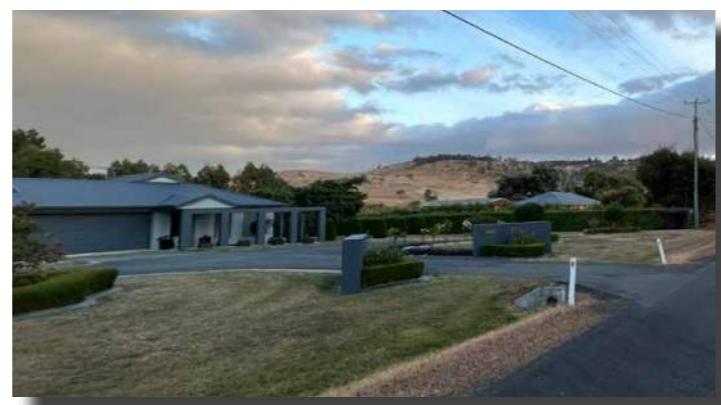
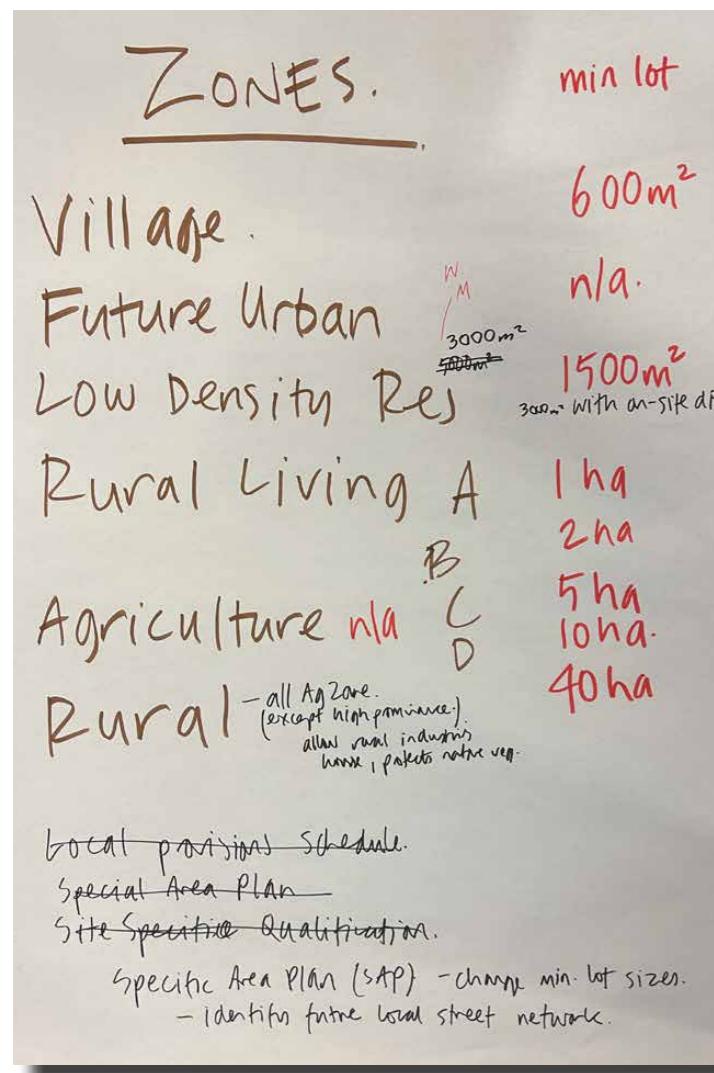
- 8. Water, power and other services including new electrical substation at Pontville

*DSG recommend using their standardised cycling hierarchy in Structure Plan to make it easy to align with grant programmes

^ define village area at Bagdad, future traffic calming or intersection treatment e.g. roundabouts (and triggers e.g. bypass), future local road plan

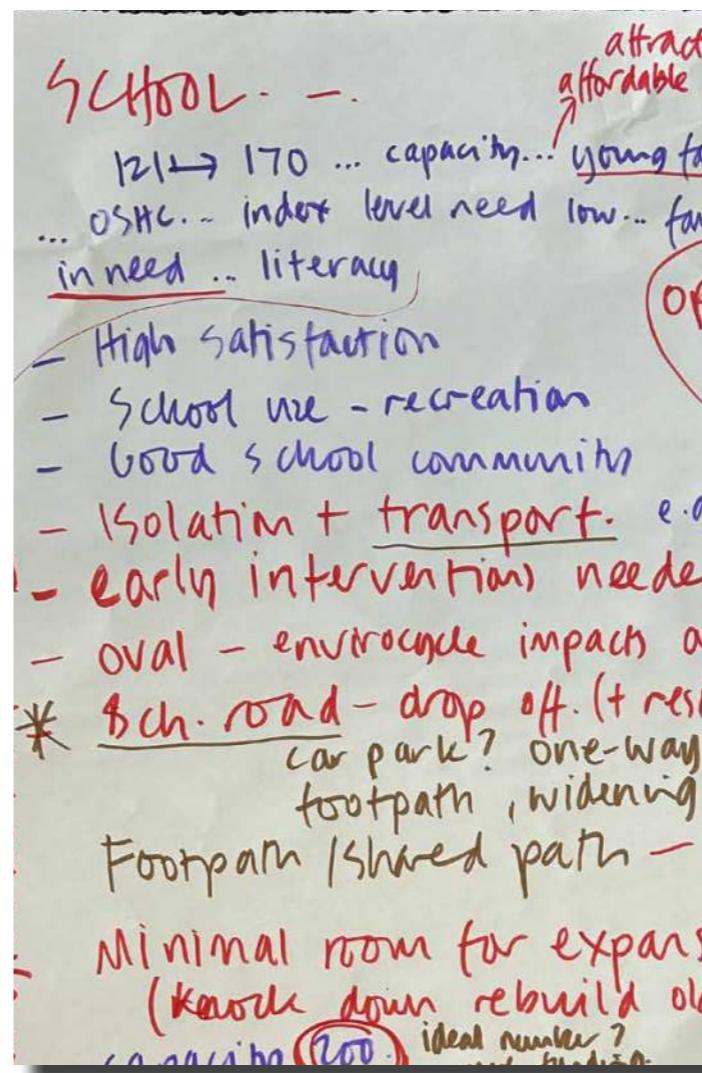
Items highlighted to be addressed in next stage additional investigations.

Day #2 _ Focus groups _ School, village centre, statutory planning



Contemporary rural living neighbourhoods including 5000m² lots can be observed in nearby Pontville (zoned Rural Living A)

- Range of zones available, with different minimum lot sizes
- May be desirable to have a 3000m² (advised minimum for on-site waste water disposal) or 5000m² min lot size in some locations (but no zone provides this)
- Option to use a Specific Area Plan (SAP) to change min lot size, identify future local street network
- Or use DAs to enable a mix of lot sizes with a higher average across a development area?



Bagdad Primary School

- area is affordable and attractive to young families, has increased from 121 to 170 students
- many families low socio-ec, many students need literacy intervention, disability support
- isolation and transport (e.g. to swimming) a constraint
- school grounds used for community recreation out of school hours. need better parks
- School Road drop-off and car park (one-way, angle P, footpath, widening, car park?)
- students can't ride to school - no proper footpath
- 200 may be an ideal number, supported by new developments
- school accesses Rivulet via informal track
- need opportunities for young people

Day #2 – Final Presentation

All co-design workshop participants, and local community members, were invited to a final presentation and Q&A at the conclusion of the workshop. Held at Bagdad Community Club, the session was attended by approx 25 people.



- Recap _ project + workshop objectives
- Community survey results
- Brief summary of technical investigations
- Day #1 workshop and updated Vision + principles
- Day #2 Overall plan + strategies
- Next steps
- Discussion

Day #2 _ Final Presentation

Vision + principles

By 2055 our valley communities around Bagdad and Mangalore have grown into attractive villages, where new housing and infrastructure has been built to manage growth, and to keep the country feel

Note: refined after Day #1 and #2 workshops and community drop-in feedback



Day #2 _ Final Presentation

Vision + principles

By 2055 our valley communities around Bagdad and Mangalore have grown into attractive villages, where new housing and infrastructure has been built to manage growth, and to keep the country feel

1. Growing valley

Plan for well-managed growth in population, housing and services, to cater for growing demand for valley lifestyle

2. Infrastructure supporting growth

Including sewer network capacity, water, power, open space and community facilities

3. Keep the country feel

Protect valley landscape character, with spacious country/rural living, alongside some village development of smaller homes

4. Attractive “village centres”

Make business and community nodes at Bagdad, Bagdad Community Club, and Mangalore clearer through zoning, public realm improvements and better access

5. Create destinations

Placemaking and identity improvements, building upon “Heritage Mile”, “gateway to country” and other attractions to encourage more people to “stop, stay and spend”

6. Connected valley

Connect people and places within the valley, and regionally, via roads, walking, cycling, horse riding and public transport routes

Note: refined after Day #1 and #2 workshops and community drop-in feedback

Overall plan

**Growing villages
Bagdad and Mangalore**

**Attractive business +
community centres**

Destinations

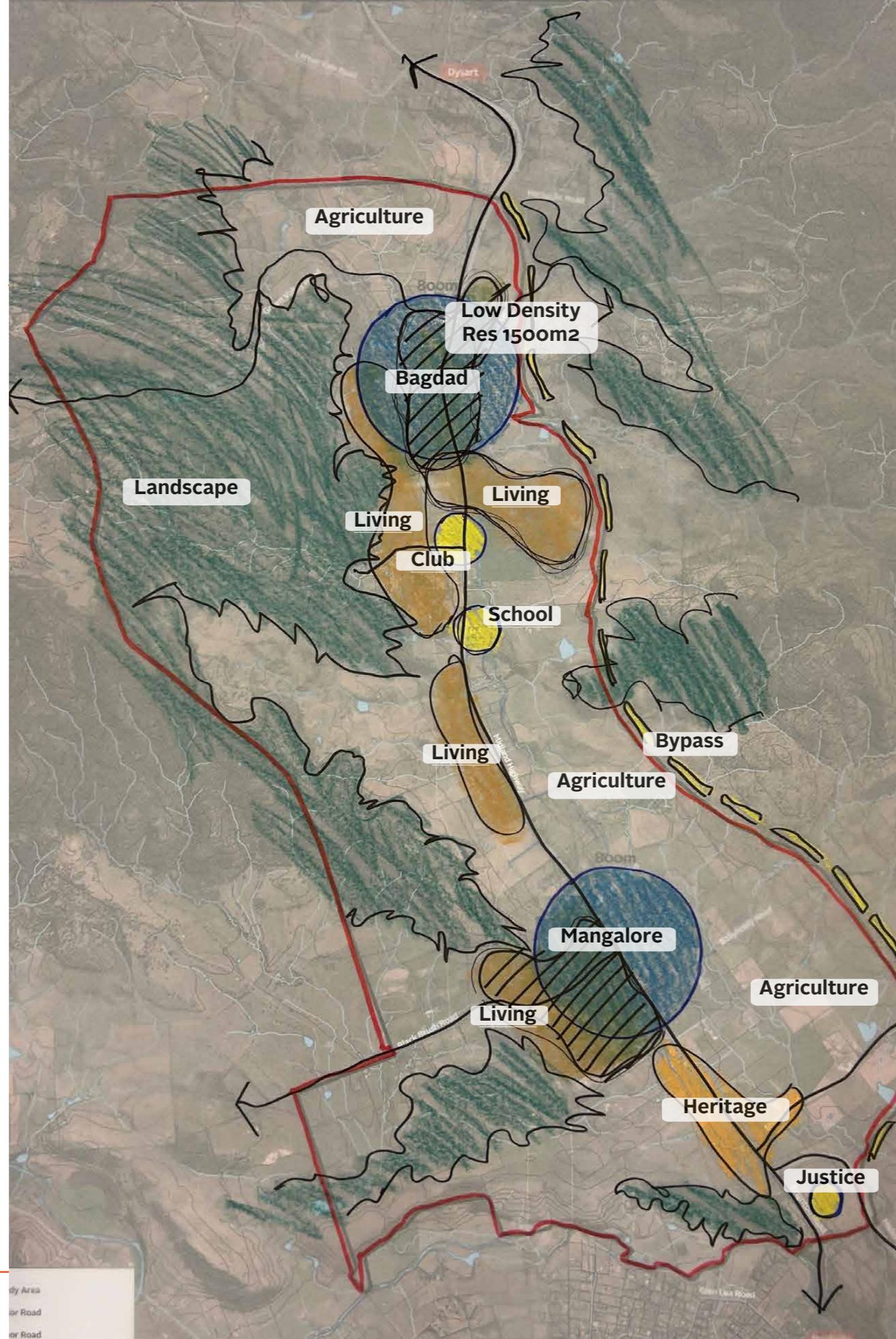
Gateway to country

Agriculture SE + N

**More rural + rural
living land**

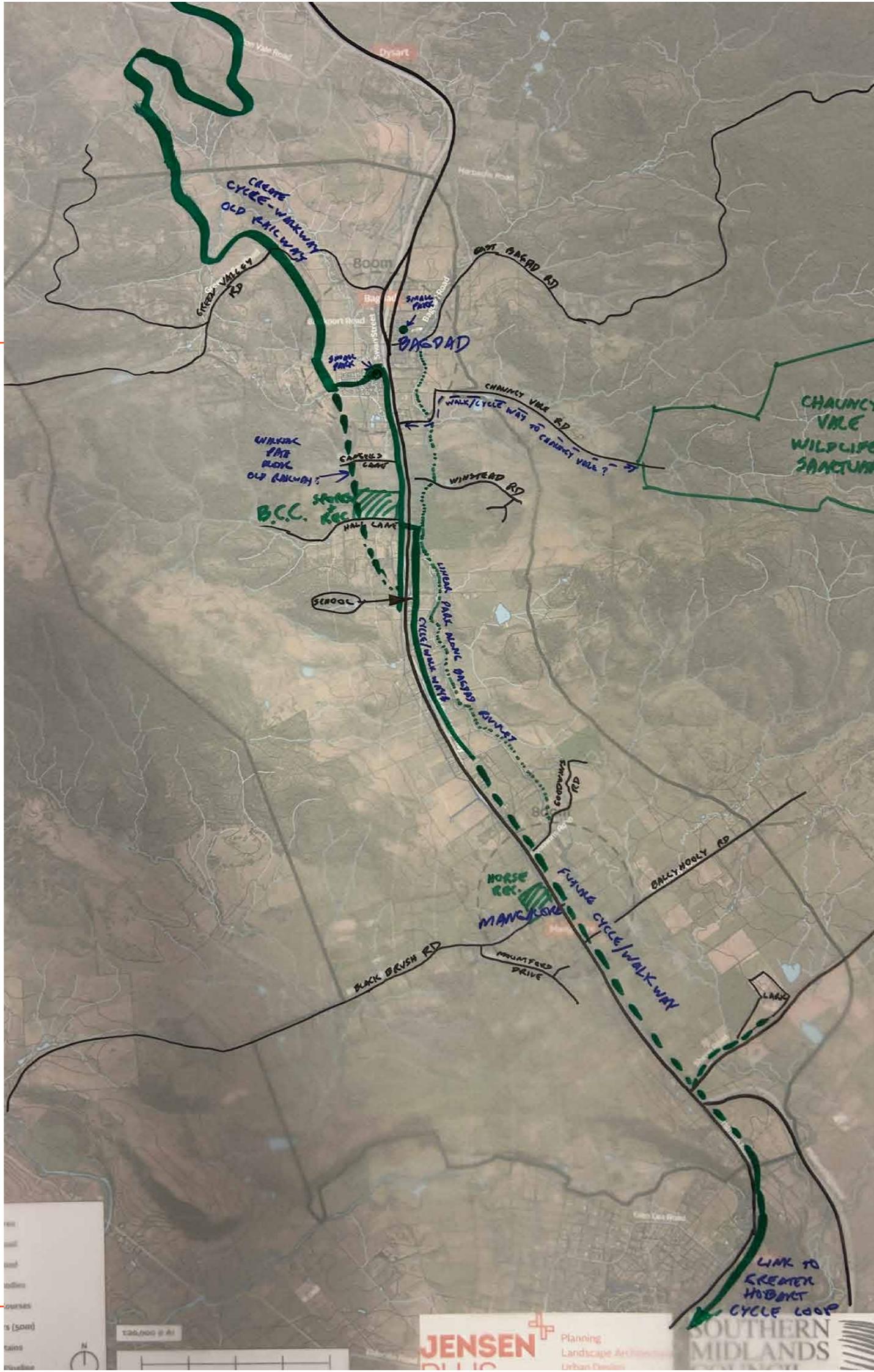
Connected

Infrastructure



Connections, paths, open spaces

- **Mangalore recreation complex - an equestrian focus + improved local park**
- Bagdad Community Club
 - sports, recreation & community focus.
- **Shared Cycle / Walkway along Highway - connect to school, Pontville + Brighton**
 - Improve the highway crossing points, for pedestrian safety, at Bagdad, Bagdad Community Club, Quarry Town Road, Mangalore.
 - Create side branches:
 - Connect to old rail way reservation, possibly where it crosses Hall Lane.



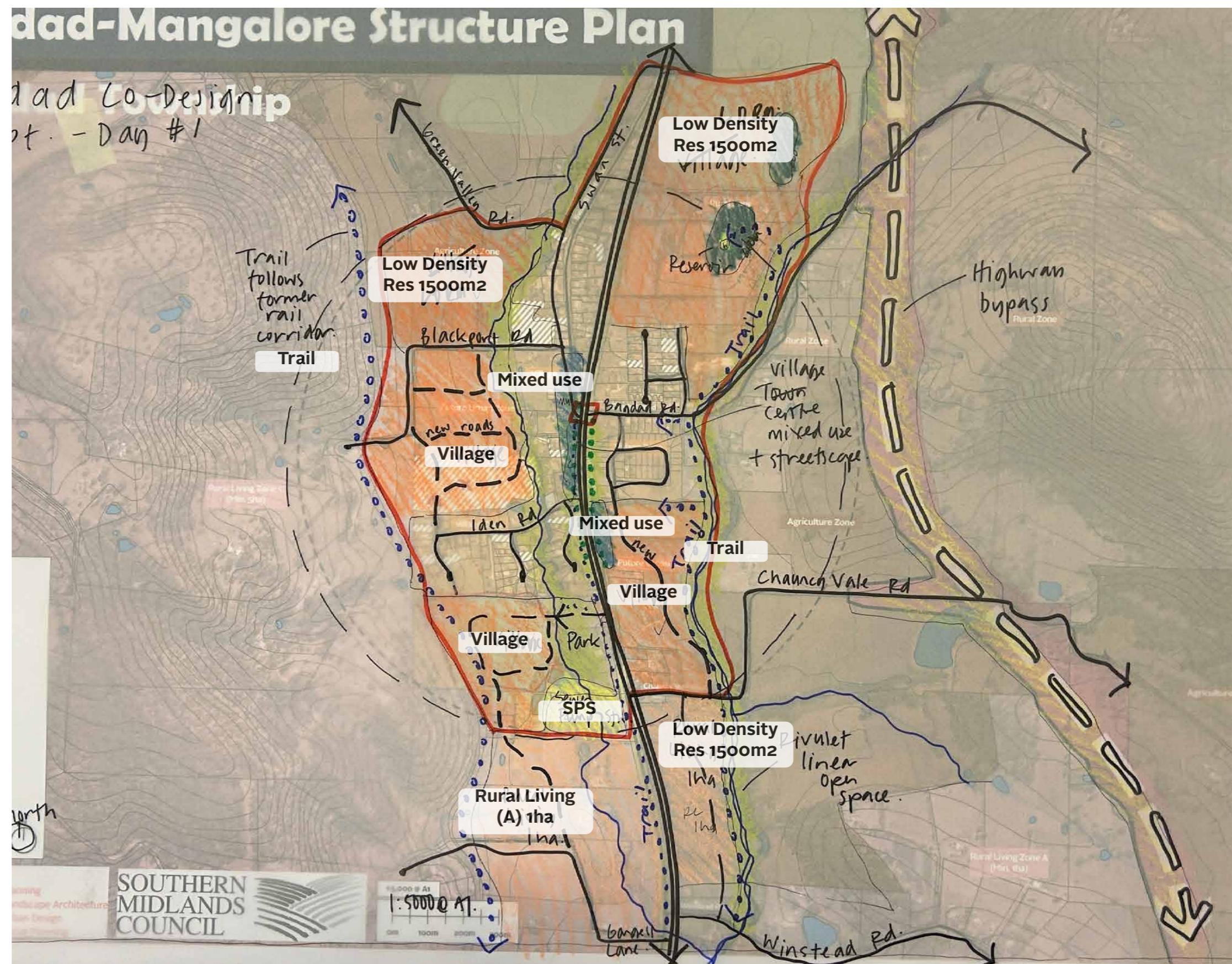
- To Mangalore equestrian facility, and path to Mountford Drive rural living area.
- To Lark Distillery at Shene.
- Cycle / Walkway along Old Railway Line
- **Local parks at East Bagdad & Iden Drive are small and not well equipped.**
- **Destination play park** at the Bagdad Community Club.
- **Linear park along Bagdad Rivulet:**
 - Conservation of riparian vegetation.
 - create a number of walking loops.

Bagdad

<u>ZONES.</u>	min lot
Village.	600m ²
Future Urban	n/a.
Low Density Res	3000m ² 3000m ² with on-site disposal
Rural Living A	1 ha
Agriculture n/a	2 ha
Rural	5 ha 10 ha. 40 ha
	all Ag Zone. (except high prominence) allow rural industry house, 1, parklets, native veg.
local provisions schedule.	
Special Area Plan	
Site Specific Qualification.	
Specify Area Plan (SAP) - change min. lot sizes.	

Note: further zone testing required.

Land use budget + yield to be calculated and tested.

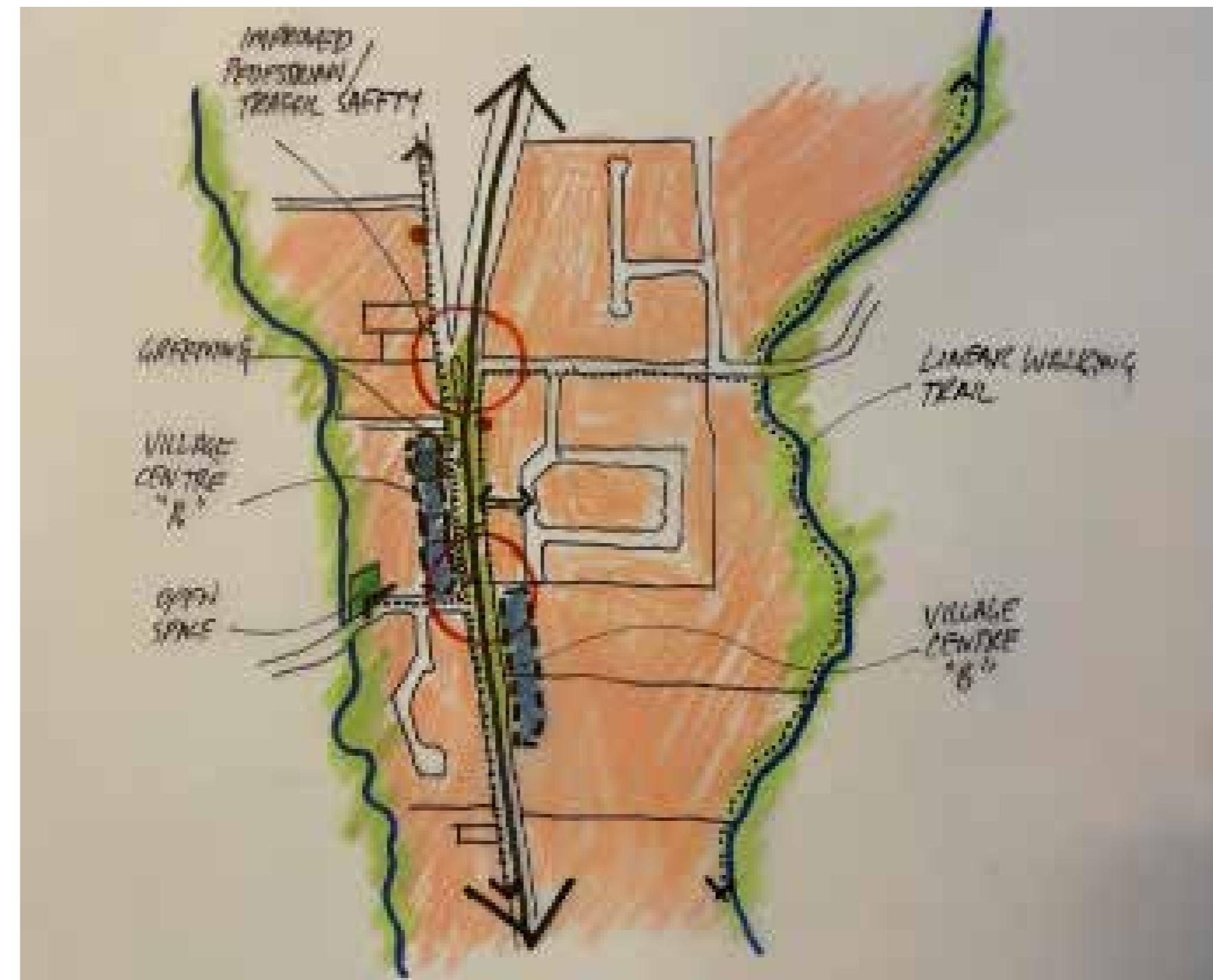


Village centre design + placemaking_Bagdad

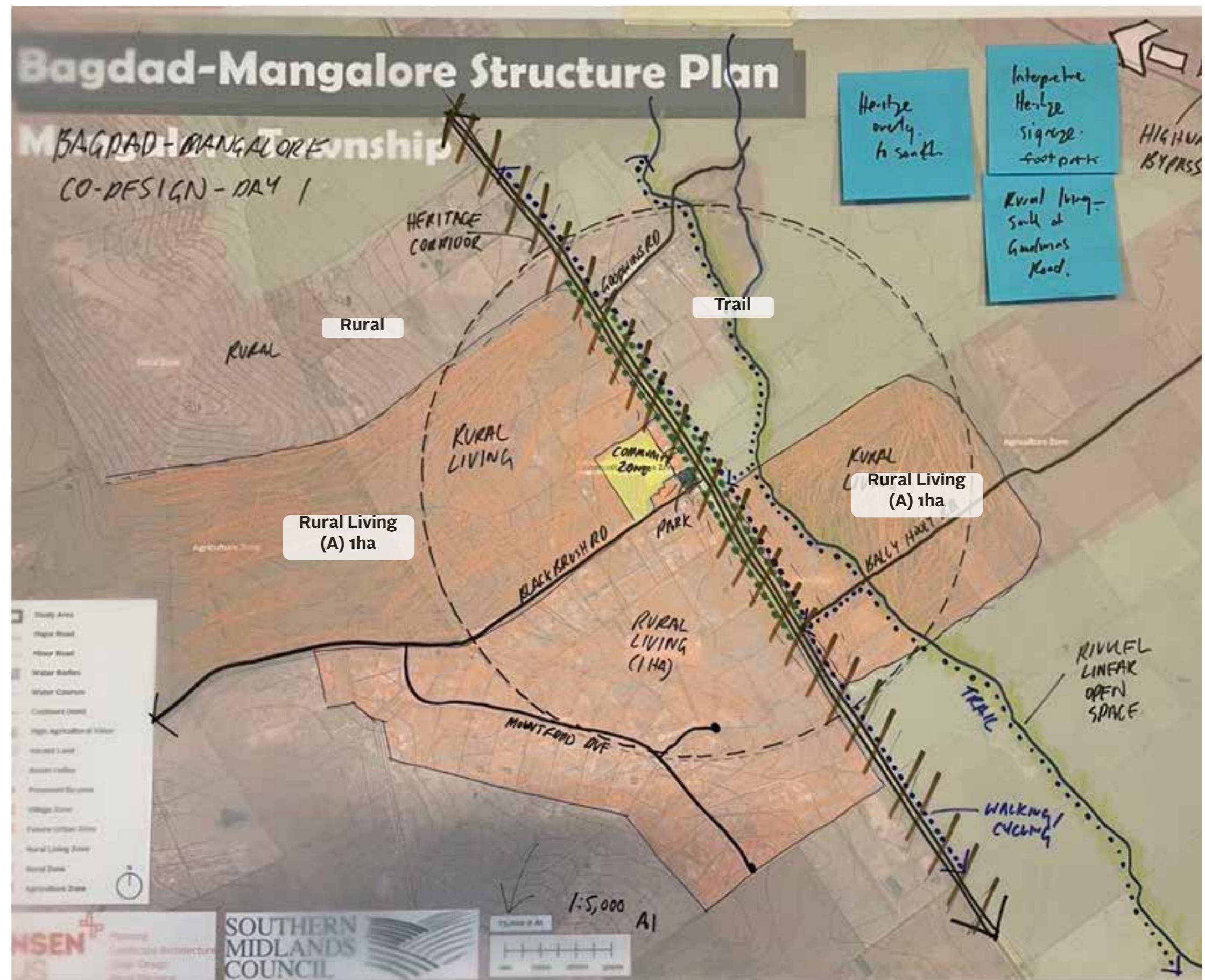
Improved pedestrian + traffic safety

Greening Walking + Cycling links along the creek

Small Village Centre "A" or "B"



Mangalore



Village centre design + placemaking_Mangalore

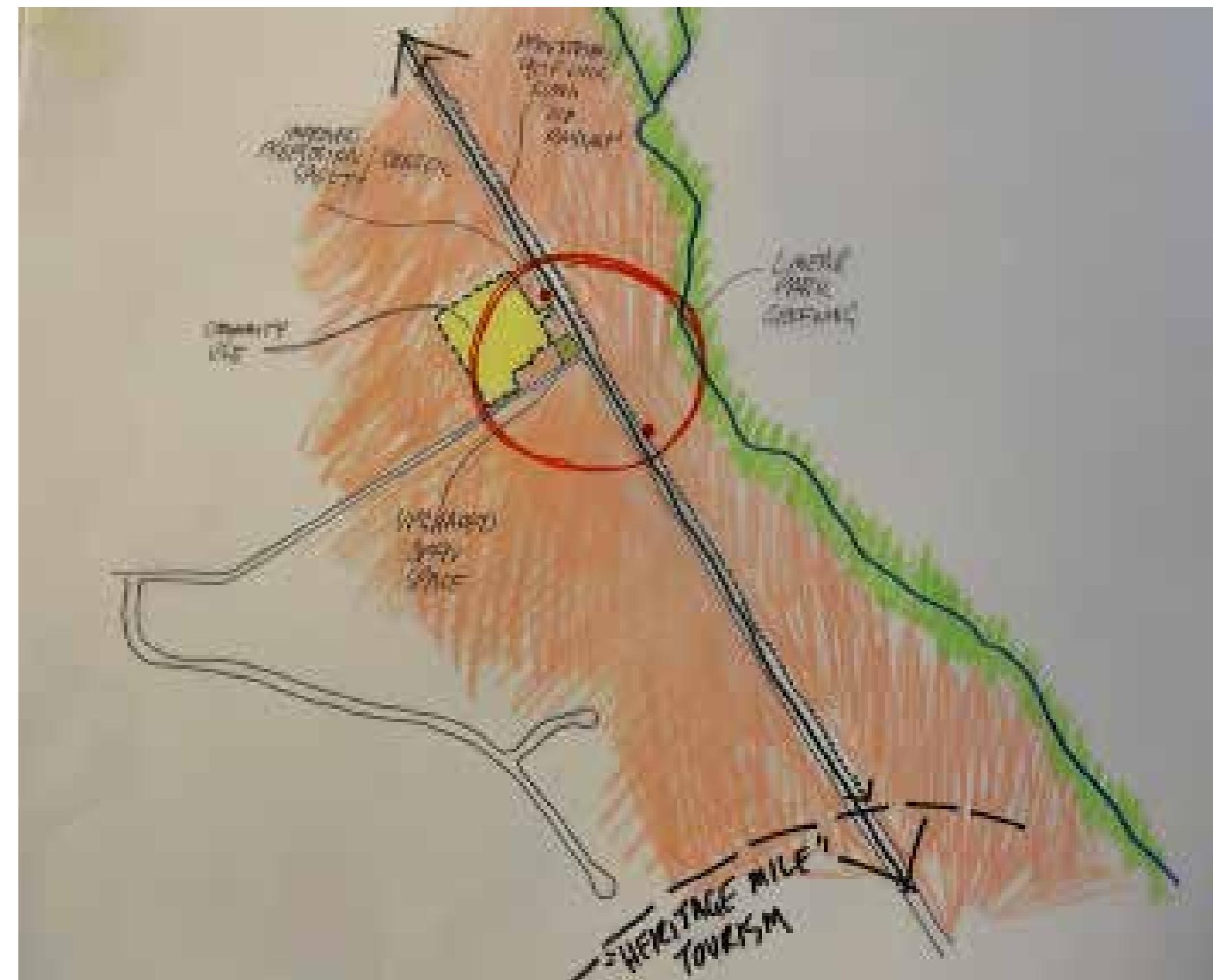
Upgraded Open Space

Shared path extended along Midland Highway "Old railway line"

Improved Pedestrian + Traffic Safety

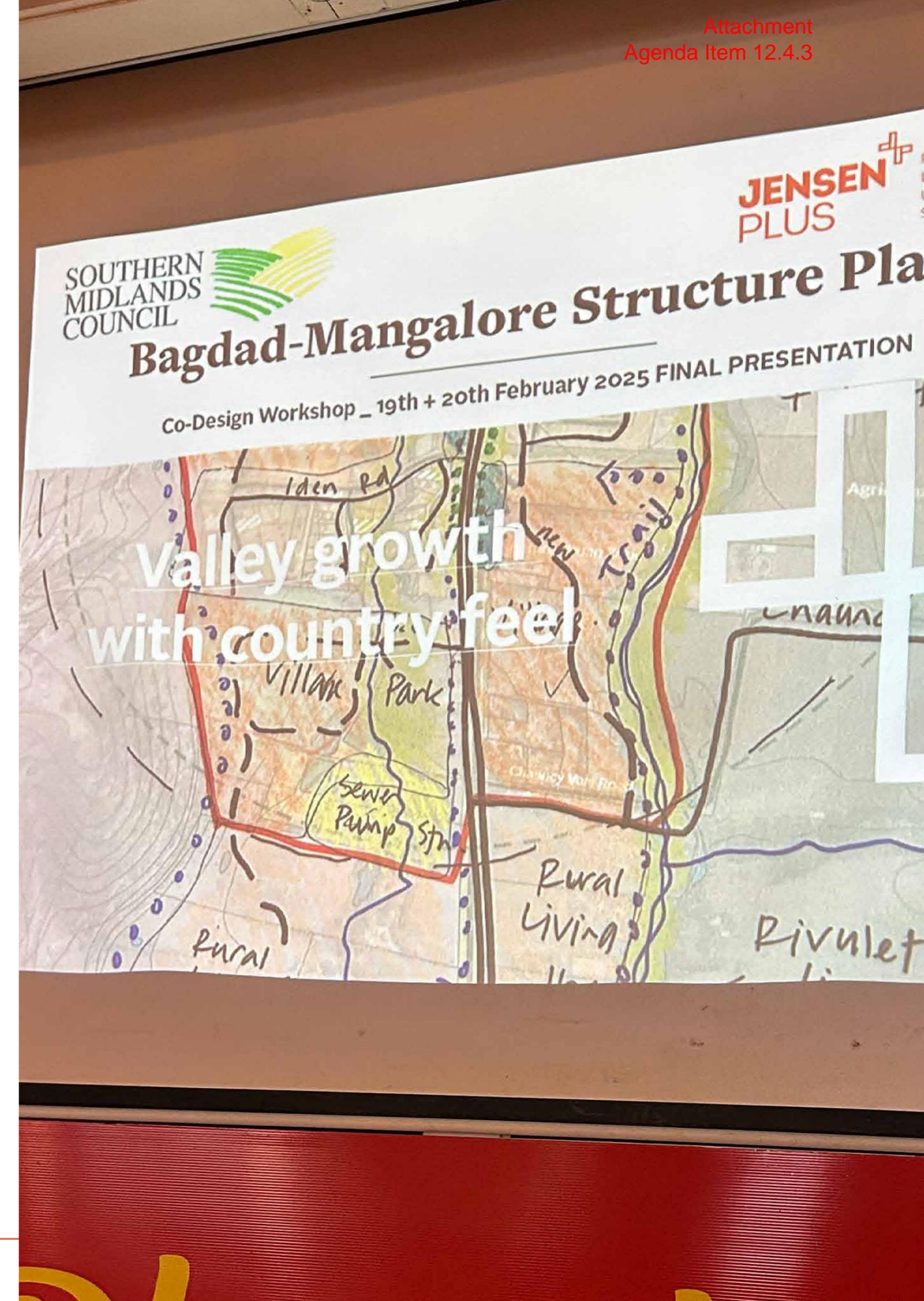
"Heritage Mile" + Tourism Area

Note: more detailed concept required



Additional notes + enquiries

1. Has views and landscape been adequately reflected in the principles?
2. 230 future dwellings based on population projections... is this scenario robust enough or does past growth patterns, and climate related migration make the potential growth much larger? review "demand" assumptions and then test against "supply" assumptions based on a principles-based spatial plan that is appropriate for the valley.
3. review recent sales rate for land and housing?
4. Note typical land pricing \$220-230k Bagdad, \$380k Brighton, \$170k Kempton
5. Roberts Road land - rural resource to rural res?
6. Greater south east irrigation scheme update? (from ag land and from infrastructure point of view)
7. 49 Quarrytown Road enquiry and previous development application for subdivision
8. 'cluster for small group living' idea and stronger environmental and regenerative species-focussed plan



Consultation on the Draft Bagdad-Mangalore Structure Plan

July - September 2025

**42 responses to
the survey**

**5 written
submissions**

**2 agency
submissions**

**33 people
attended the
drop-in sessions**

Between 14 July and 15 September 2025, an online survey was published to share the draft Bagdad-Mangalore Structure Plan and receive feedback.

Drop-in sessions were undertaken on 31 July 2025 (2pm-7.30pm). The following number of responses were received during the consultation on the Draft Bagdad-Mangalore Structure Plan :

- A total of 42 responses to the survey were received.
- 5 written submissions.
- 2 agency submissions.
- Approximately 33 people attended the drop-in session.

A review of feedback collected through the consultation on the Draft Bagdad-Mangalore Structure Plan. For detailed survey results and responses to the long submissions, agency submissions and other comments received in the survey are contained in this chapter.

Do you agree with the draft vision statement?



Agree + Strongly Agree

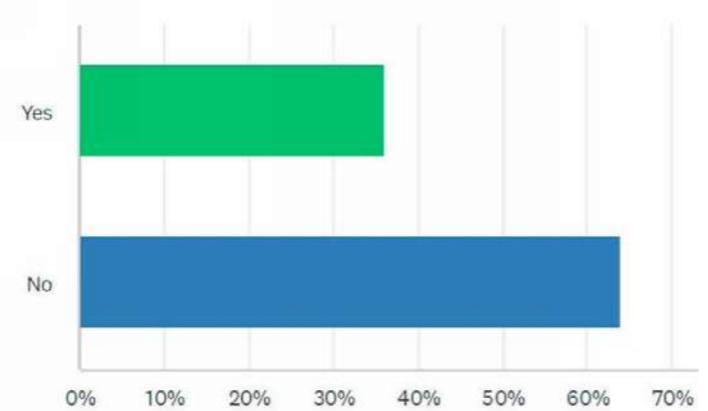


Disagree + Strongly Disagree

Consultation on the Draft Bagdad-Mangalore Structure Plan

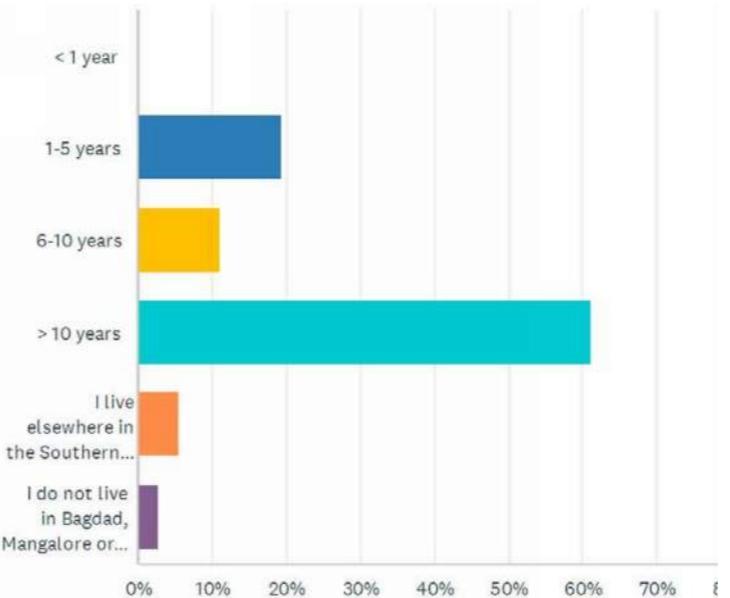
An online survey was published to gather community feedback on the Draft Bagdad-Mangalore Structure Plan

Were you involved in previous community consultation?



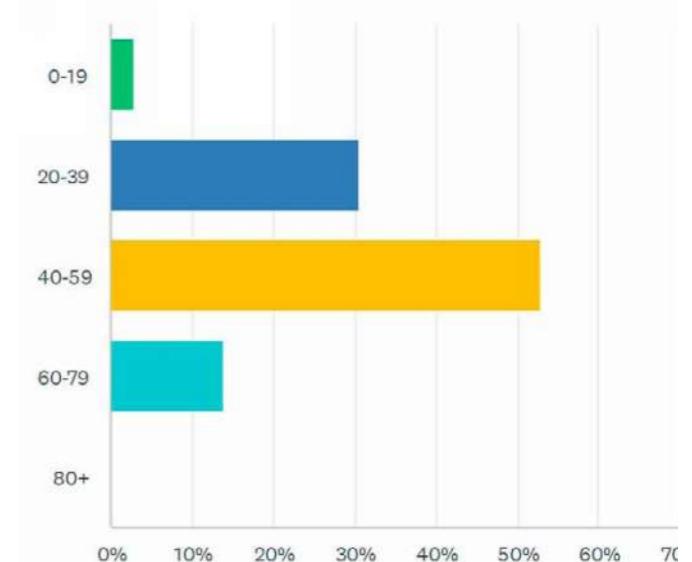
- Majority were not involved (**64%**)

How long have you lived in Bagdad-Mangalore?



- Majority have lived in Bagdad-Mangalore for more than 10 years (**61%**)

Please tell us your age?



- Majority are between 40-59 years old (**53%**)



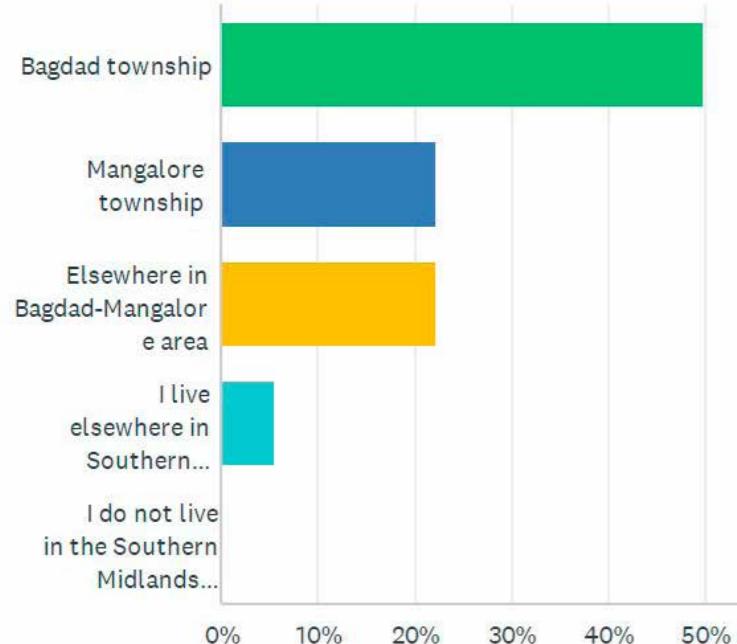
Part A: Who responded?

Consultation on the Draft Bagdad-Mangalore Structure Plan (cont.)

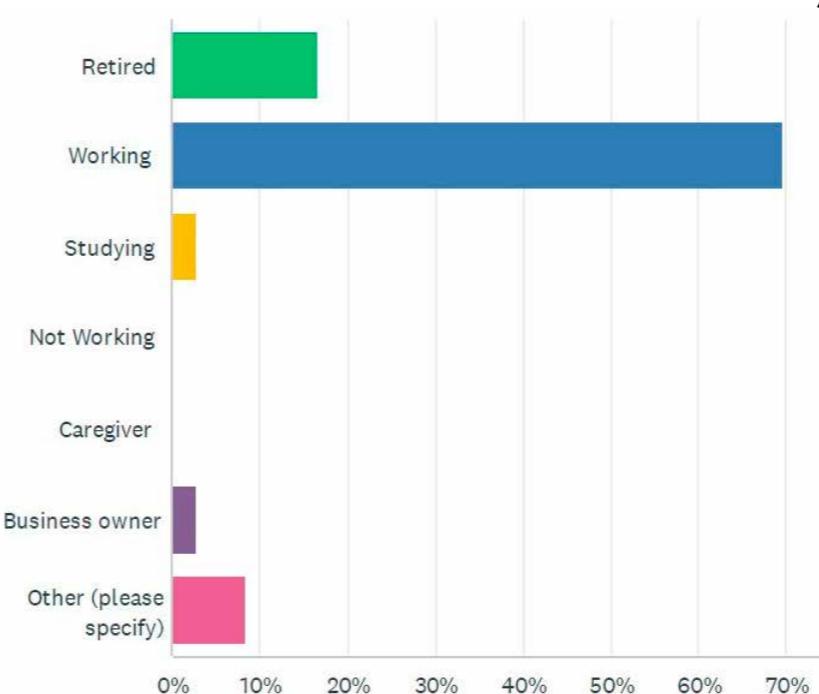


Part A: Who responded?

More detail about where you live?



- Majority of respondents live in the Bagdad township (**50%**).
- Mangalore Township and elsewhere in the Bagdad-Mangalore area were also well represented.



Which best describes your lifestyle status?

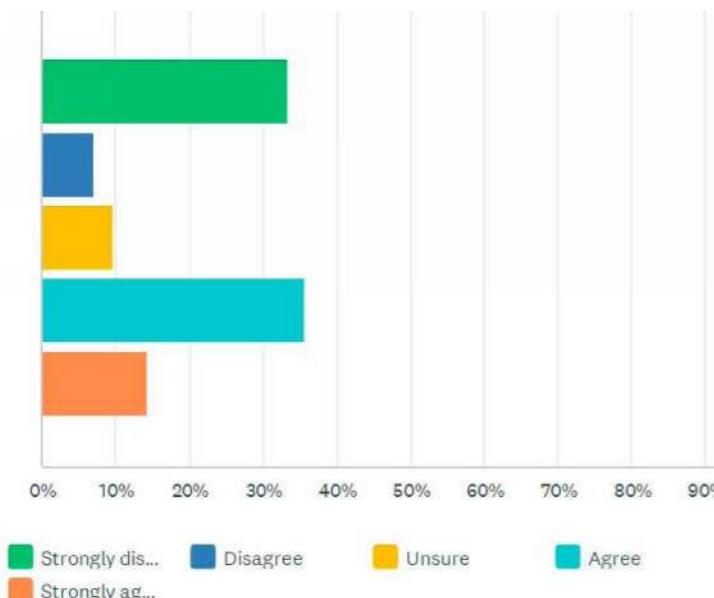
- Majority of respondents are currently working (**68%**).
- Some retirees also responded.

Consultation on the Draft Bagdad-Mangalore Structure Plan (cont.)



Part B: Vision and Guiding Principles

Do you agree with the draft vision statement?



LEGEND

- Agree + Strongly Agree (Green circle)
- Disagree + Strongly Disagree (Orange circle)

Do you agree with the six guiding principles to achieve the vision

- Growing valley

64%

26%
- Infrastructure supporting growth

62%

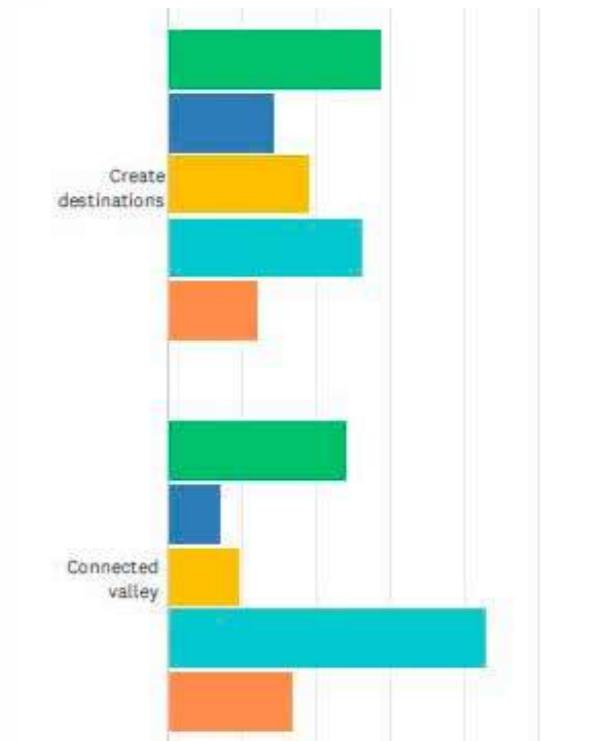
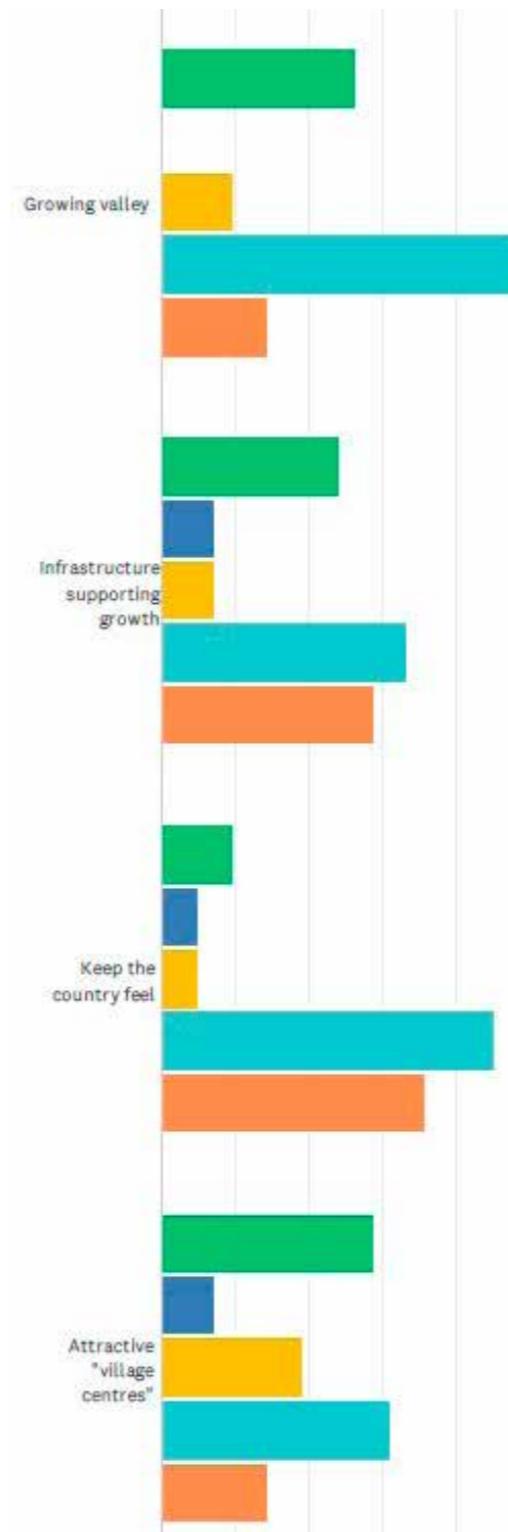
31%
- Keep the country feel

81%

14%
- Attractive "village centres"

45%

36%



- Create destinations

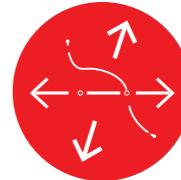
38%

43%
- Connected Valley

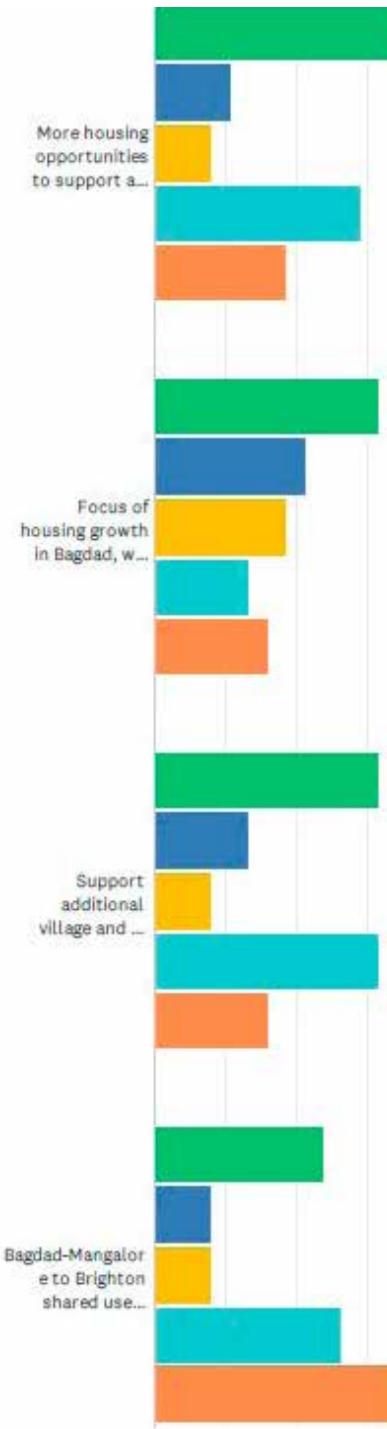
60%

31%

Consultation on the Draft Bagdad-Mangalore Structure Plan (cont.)



Part C: Overall Structure Plan



Please indicate how much you support or agree with the different features with the Overall Structure Plan?

- More housing opportunities to support a population increase from 2,000 people to 5,000 people in approximately 30 years.

47%
45%
- Support additional village and low density residential land with some rural living housing

47%
45%
- Facilitate township growth by advocating for a new sewer pipeline to transfer wastewater to the Brighton plant.

63%
24%
- Focus of housing growth in Bagdad, with moderate growth in Mangalore and other locations.

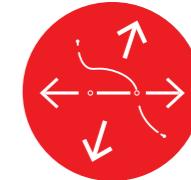
29%
53%
- Bagdad-Mangalore to Brighton shared use path

61%
32%

LEGEND

- Agree + Strongly Agree
- Disagree + Strongly Disagree

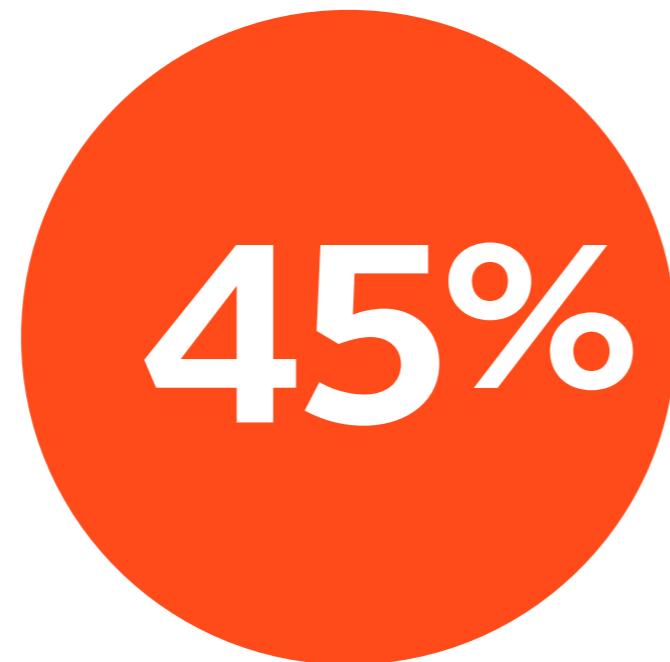
Consultation on the Draft Bagdad-Mangalore Structure Plan (cont.)



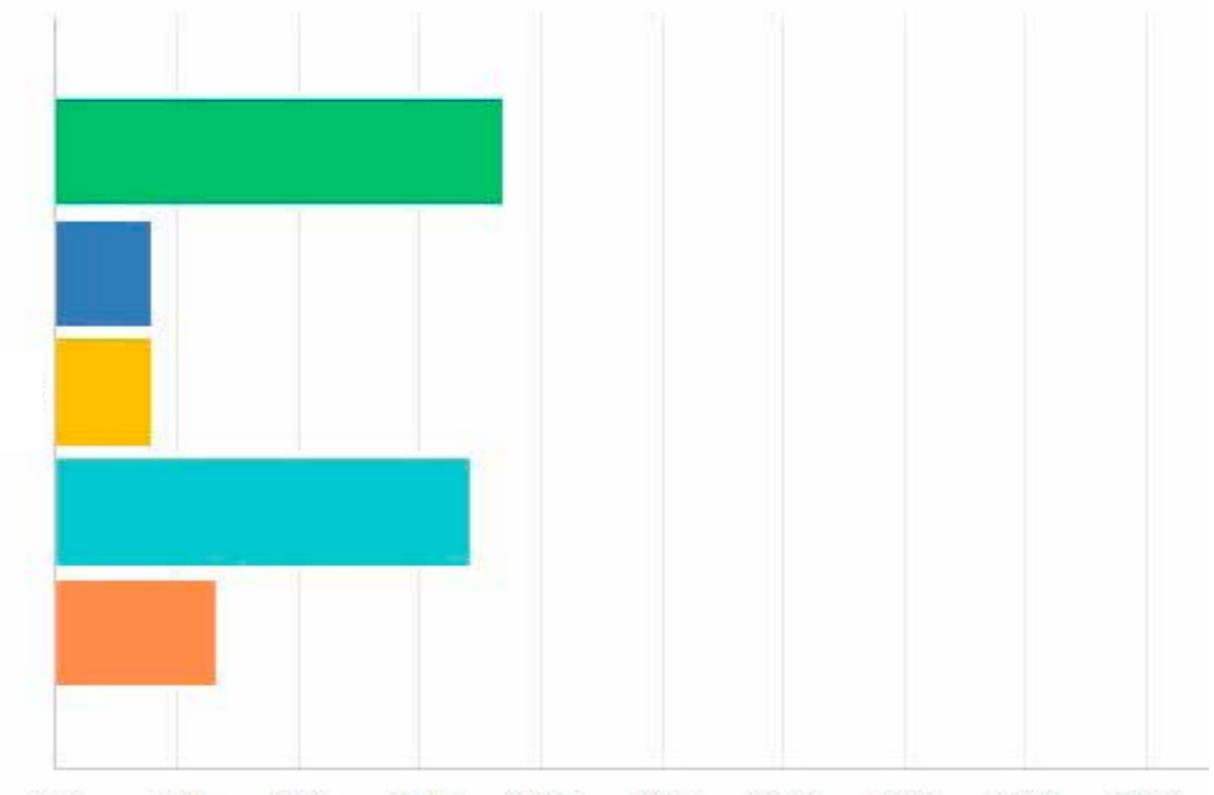
Protection of the "better" agricultural land to the eastern, central and south eastern areas remains important due to its greater agricultural value, larger lot sizes, and potential access to the Greater South East Irrigation Scheme. Other areas might be better suited to more opportunities in the Rural Zone. Please indicate how much you support or agree with changes from agricultural to rural land within the Overall Structure Plan?



Agree + Strongly Agree

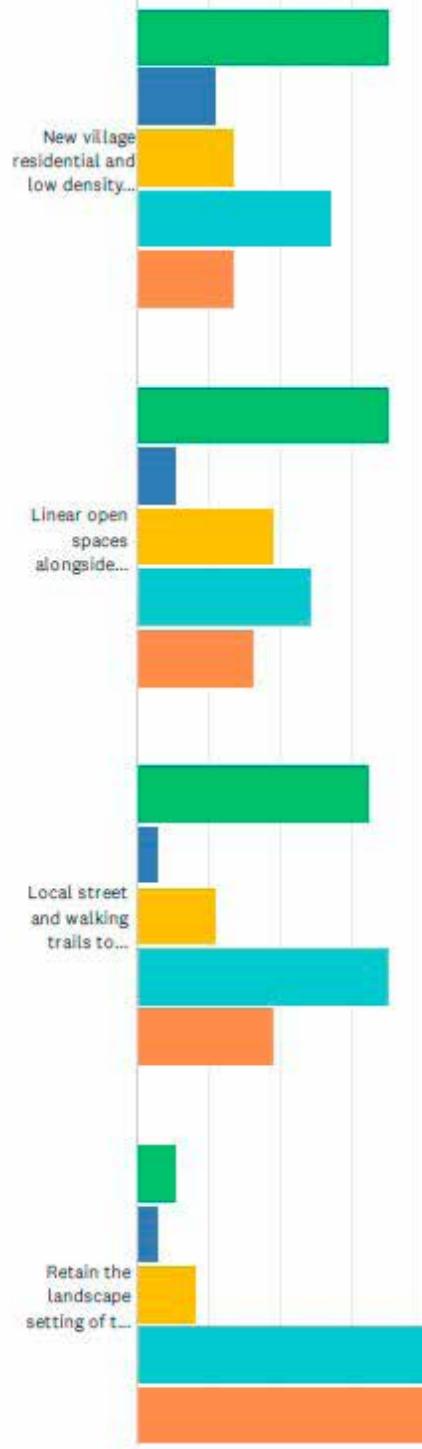


Disagree + Strongly Disagree



Strongly disagree
Disagree
Unsure
Agree
Strongly agree

Consultation on the Draft Bagdad-Mangalore Structure Plan (cont.)



Please indicate how much you support or agree with the different features of the plan for the Bagdad Township?

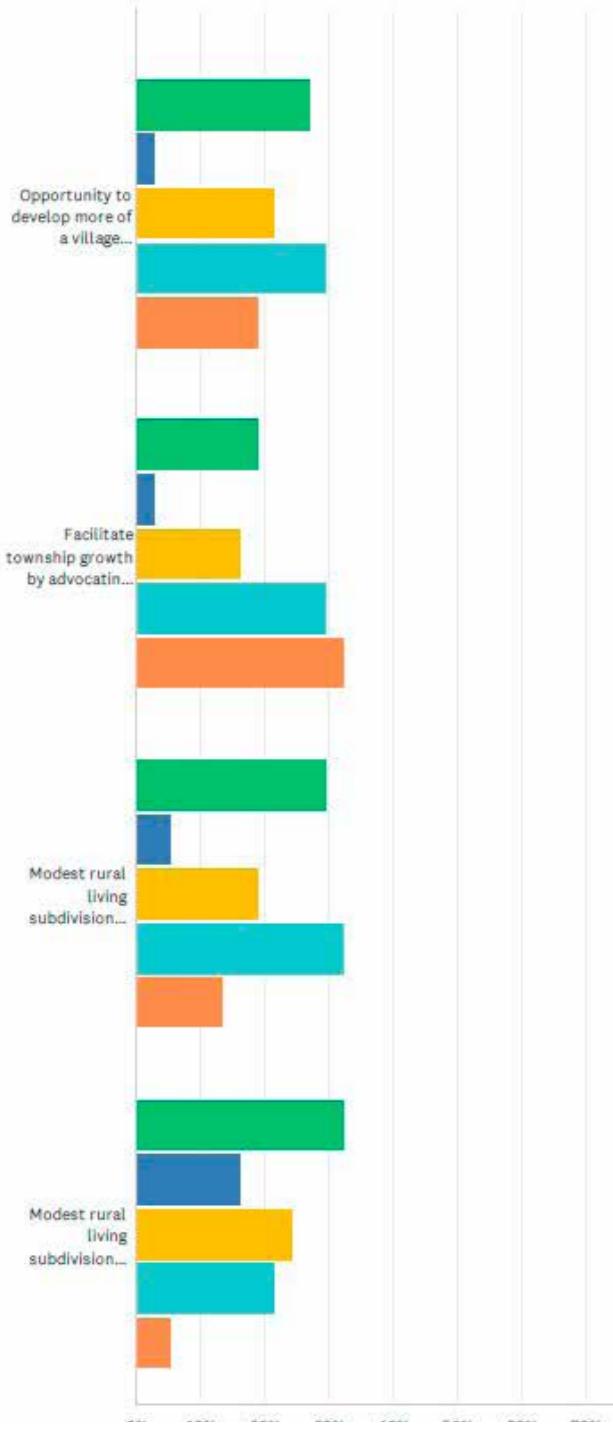
- New village residential and low density residential areas to accommodate around 850 dwellings over time.  
- Local street and walking trails to access development areas.  
- Linear open spaces alongside Horfield Creek and Bagdad Rivulet.  
- Retain the landscape setting of the valley.  

LEGEND

-  Agree + Strongly Agree
-  Disagree + Strongly Disagree



Consultation on the Draft Bagdad-Mangalore Structure Plan (cont.)



Please indicate how much you support or agree with the different features of the plan for the Bagdad Township?

- Opportunity to develop more of a village centre by encouraging development of land for local retail and services, and new public open space(s).

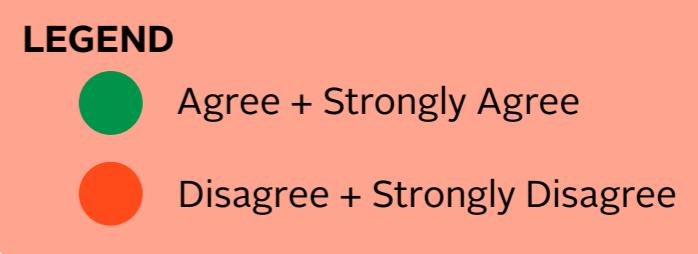


- Facilitate township growth by advocating for a new sewer pipeline connecting Bagdad to Brighton,

and replacing the Bagdad waste water treatment plant with a pump station.

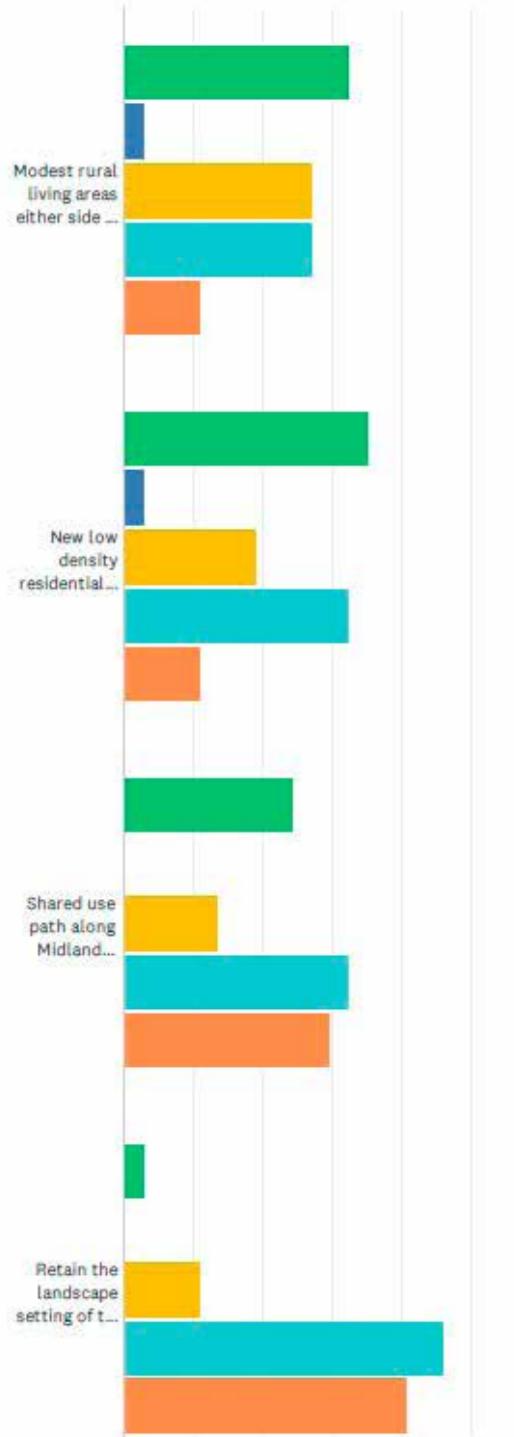


- Modest rural living subdivision potential south of Bagdad near Gangells Lane, Hall Lane and Quarrytown Road.





Consultation on the Draft Bagdad-Mangalore Structure Plan (cont.)

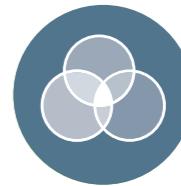


Please indicate how much you support or agree with the different features of the plan for Mangalore?

- Modest rural living areas either side of the Midland Highway to accommodate around 150 dwellings
- Shared use path along Midland Highway
- Additional landscaping and playground to Mangalore Recreation Area.
- New low density residential areas near the intersection of Midland Highway and Blackbrush Road to accommodate around 30 dwellings.
- Retain the landscape setting of the valley

LEGEND

- Agree + Strongly Agree
- Disagree + Strongly Disagree



Consultation on the Draft Bagdad-Mangalore Structure Plan (cont.)

Please rank the other elements of most importance to you within the draft Bagdad-Mangalore Structure Plan?

(1 being the highest, and 9 being the lowest)

1. Implement **traffic calming measures** along the Midland Highway and continue advocacy for a future bypass. Shared walking and cycle pathway extensions (Bagdad-Pontville) and side arms (e.g. Shene Road). Protection of the high forest lands above the valley to the east and west.
2. **New local street networks and access** via existing roads / streets, limiting new access points to Midland Highway.
3. **Urban design and placemaking improvements** in Bagdad and Mangalore e.g. seating, landscaping, small public plaza.
4. School Road safety measures, drop-off and new parking areas.
5. Delivery of the master plan for enhanced sporting and community at the **Bagdad Recreation Area**.
6. **Public art features** including gateway sculpture(s) as a landmark for the area.
7. Protection of the **"better"** agricultural land to the eastern, central and south eastern areas.
8. **Wayfinding** signs at key locations.
9. "Heritage mile" and other heritage information signs.

Consultation on the Draft Bagdad-Mangalore Structure Plan (cont.)

Community Drop-in Sessions

In conjunction with the survey, community drop-in sessions were held on the 31 July 2025 (2pm-7.30pm), giving people the chance to provide feedback on the Draft Bagdad-Mangalore Structure Plan more directly.



Comments from Drop-in Sessions:

- "Extend bike path to Pontville / Brighton should be a high priority."
- "New road network from Blackbrush Road in Mangalore to allow smaller subdivisions."
- "Need new water reservoir on hill north side of Blackbrush Road."
- "Rural Living Zone should extend east of the Rivulet (near Ballyhooly Road)."
- "Need to allow 1ha allotments at Ballyhooly Road"
- "Issues with the path to the rear of properties in Mangalore (security, privacy and access)"
- "Town centre near the Community Club?"
- "Need bigger blocks to maintain country feel."
- "Potential congestion on East Bagdad Road and Midland Highway."

Consider alternative exit further to the south."

- "Issues with proposed walking trails along the creek and old railway line (privacy, land-ownership, safety, feasibility)."
- "Support the Bagdad Community Club Master plan."

Summary of consultation on the Draft Bagdad-Mangalore Structure Plan

The consultation process generated 42 survey responses, 5 written submissions, 3 state agency submissions, and 33 drop-in session attendees, totalling 82 responses.



Consultation on the draft Bagdad-Mangalore Structure Plan, from 14 July to 15 September 2025, generated a broad range of feedback, themes and observations.

Mixed views

The survey responses, which asked specific questions about elements of the plan, indicate mixed community views about the Structure Plan.

For example, half of respondents support the overall vision, with 40% not in support.

Of the six guiding principles, there was majority support for four of the six principles.

Survey responses also need to be balanced against other feedback received during the consultation (especially in-person consultations), as well as detailed comments in the survey.

High number of new respondents

Most survey responses were provided online and the majority of survey respondents (64%) had not participated in any previous consultations, including the online survey in December 2024 or the community Co-design workshop in February 2025.

While this is not uncommon, it demonstrates the **importance of taking into account the results of all consultations** when considering any future changes to the plan.

Areas of agreement

The survey responses and other consultation identify a number of themes which have broad agreement.

- _ Growing valley
- _ Infrastructure supporting growth
- _ Keep the country feel
- _ Connected valley
- _ Bagdad- Mangalore to Brighton shared use path

- _ Advocating for a new sewer pipeline to transfer wastewater to the Brighton plant
- _ Retain landscape setting of the valley
- _ Additional landscaping and playground to Mangalore Recreation Area.

Elements with mixed or limited support

Several respondents do not support the extent of growth proposed at Bagdad, potential minimum lot size changes at Winstead Road, and elements such as future linear open spaces along creeklines.

Other examples include:

- _ "More housing opportunities to support a population increase from 2,000 people to 5,000 people in approximately 30 years." (Overall Structure Plan) (47% support / 45% against)
- _ "Support additional village and low density residential land with some rural living housing" (Overall Structure Plan) (47% support / 45% against).
- _ "Protection of the "better" agricultural land..." (Overall Structure Plan) (47% support / 45% against).

Summary of consultation on the Draft Bagdad-Mangalore Structure Plan (cont.)

— "Linear open space alongside Horfield Creek and Bagdad Rivulet (Bagdad Township) (41% support / 41% against).

This highlights the need to carefully consider these elements of the plan over time as implementation proceeds.

Strong support to "keep the country feel" and "retain the landscape setting of the valley"

There was strong support for 'keeping the country feel' and 'retaining the landscape setting of the valley.' Across the survey, 81% of respondents either strongly agree or agree with 'keep the country feel.' Similarly, 'retain the landscape setting of the valley' received the **highest levels of support, with 84% in Bagdad, and 86% in Mangalore.**



Housing Growth

The extent of housing growth has been a key topic of discussion since the start of this project. In the initial surveys conducted in December 2024, some respondents expressed support for additional subdivision and land release, while also emphasising the need to maintain the rural character.

During the Co-Design workshop, plans were drawn, presented and discussed demonstrating a certain level of housing growth which were largely consistent with the plans included in this report.

A key survey question within the Overall Structure Plan asked about providing "More housing opportunities to support a population increase from 2,000 to 5,000 people over approximately 30 years". Responses were mixed, with 47% in support, and 45% in opposition.

Reviewing detailed comments, we understand that there are specific locations for review.

Bagdad

At a high level, community respondents are generally supportive of new housing opportunities for Bagdad-Mangalore.

However the results indicate that while the overall level of growth is broadly acceptable, the **extent of growth in Bagdad is questioned.**

A submission from the Department of State Growth also raised concerns regarding the amount of proposed land supply. We do note that this plan is a long-term growth strategy extending beyond 30 years. The approach is intended to establish a growth "footprint" at a high level, prioritising opportunities, constraints, and community values rather than being driven by immediate dwelling demands. The 'ultimate' scenario in the plan could be said to represent the maximum or preferred form of development, guided by sound planning principles.

Noting that the planning is very long term in nature, the final plan proposes to

Summary of consultation on the Draft Bagdad-Mangalore Structure Plan (cont.)

reduce the amount of growth at Bagdad. The **most logical area for reduction is to the northern extents of the township**, for the following reasons:

- Most of this land is beyond 800m walking distance from the centre.
- Much of this land is above the 180m water supply limit, which would require additional water reservoir(s).
- Development in this area could place additional traffic congestion on the intersection of East Bagdad Road and the Midland Highway.

Another area where the extent of housing could be reduced is to the **south of the township**, where lowering the density from Village Zone to a Lower Density Zone may be suitable.

East of the Midland Highway (Mangalore)

Some respondents suggested extending the Rural Living Zone east of the Rivulet near Mangalore. **Much of this area is the "better" agricultural land** with larger holdings, greater local prominence, and potential access to the

Greater South East Irrigation Scheme. While we acknowledge that not all of this land is classified as "better", the **Rivulet provides a clear and logical boundary of development** that should be retained.

Winstead Road

Many respondents did not support the "Modest rural living subdivision potential at Winstead Road (0.5 ha lots instead of the current 1 ha)," with 49% opposed and 27% in support.

Although some existing lots are smaller than 1 ha - indicating some capacity for smaller allotments - the topography, location to access to services, limited actual development potential, and feedback from the recent consultation suggest that this planning policy for this area should not be changed.

Other Locations

Respondents for other locations are seeking a change of designation, primarily for rural living development. Detailed responses to these other areas, are documented in the table starting on the following page.

TasWater

TasWater advised that the existing sewerage system does not support the town's projected growth. The long-term plan to decommission the STP and divert flows to Brighton is costly and unlikely to be prioritised within the next 10 years. Interim upgrades may improve treatment of current flows but will not increase capacity, and further development would push the STP beyond its 100 kL/day limit. TasWater therefore prefers Council to focus growth on larger unsewered lots that can use on-site systems. For these reasons, and those outlined previously, the extent of growth for Bagdad has been reduced.

"Creating Destinations"

Some respondents did not support the guiding principle "Create Destinations," with 43% opposed and 38% in support.

Noting comments such as "What destinations are you creating?" and "Instead of 'create,' it should be 'promote' destinations" suggest

a better wording would be to "Promote Destinations", building upon placemaking opportunities already existing at Bagdad-Mangalore.

Walking Trails

Feedback about future walking trails was raised a number of times in consultation. Questions relate to land ownership, privacy, safety, and overall feasibility.

This plan does not propose land acquisition to facilitate walking trails. Instead it suggests that if for example residential land is developed alongside a creek or waterway then an open space area and path is a desirable element to be provided by that development.

The former rail corridor to the west of Bagdad provides an opportunity for a future path or trail behind future development areas, but should be subject to further investigation to determine its overall feasibility.

Summary of consultation on the Draft Bagdad-Mangalore Structure Plan (cont.)

Changes to the document following consultation

A summary of the key changes is provided below to demonstrate that the consultation feedback has been considered.

- Page 5 - Wording changed from “Create Destinations” to “Promote Destinations”, as well as references to “stop, stay and spend” have been removed. Changes to the overall structure plan.
- Page 6 – Changes to the plans. Wording changes to include Rural Living / large lot options
- Page 8 – Reference to Draft STRLUS
- Page 10 – Updates to timeline.
- Page 21 – Summary of the Draft STRLUS
- Page 25 – Updates to the Bagdad Shared Path
- Page 26 – Updates to Council’s purchased site at 1689 Midland Highway
- Page 41 - Expanded details on landscape and vegetation (Region’s ecological and environmental characteristics)

- Page 51 - New summary conclusion chapter added with reference to Appendix C.
- Page 53 - Wording changed from “Create Destinations” to “Promote Destinations”, as well as references to “stop, stay and spend” have been removed.
- Page 55 (Overall Structure Plan) - Updated to reflect changes.
- Page 56 (Bagdad) - Updated to:
 - Reduce the extent of the proposed village zone to the north-east (including removal of access points from the Midland Highway in this area). Change the zoning to Low Density Residential (2,500m², unsewered).
 - Change the zoning from Village zone to Low Density to the south
 - Realign the walking path along Bagdad Rivulet to Midland Highway
- Page 57 - Walking trails along the former rail corridor are now identified as “subject to further investigation.”
- Page 57 (Bagdad South) - Updated to:
 - Remove the Winstead Road land division infill.
- Add new community purpose opportunity at 1689 Midland Highway
- Page 60 - Additional commentary on business and community with reference to future community facilities in Appendix D.
- Page 60 - Updated boundaries to reflect changes in Bagdad.
- Page 61 – Notation to specific that streets and roads are indicative.
- Page 65 - Zoning plan updated as per changes above.
- Page 71 - Additional note for properties fronting Blackbrush Road - “Additional landscaping, screening and high fencing to protect the privacy and security of adjoining properties.”
- Page 81 - Sequencing plan updated to reflect consultation outcomes and additional details.
- Page 84 - Revised yield estimates.
- Pages 114-138 - New Detailed Engagement Summary section.
- Page 140 - Updated benchmarking for social infrastructure.





Consultation on the Draft Bagdad-Mangalore - Response to Submissions

Greater than 3
similar comments

Detailed comment	Number of similar comments	Bagdad-Mangalore Structure Plan response
Vision and Guiding Principles		
1. Well behind on infrastructure supporting growth and being connected, with very limited services to support growth. Focus on supporting sustainable communities.	1	<p>Noted. Thank you for the feedback. We agree that the necessary infrastructure is essential to support the growth anticipated in the plan. This plan will serve as both a guiding framework and an advocacy tool to support this growth. Sustainability is a focus in the plan, and the plan will include initiatives designed to promote sustainable communities.</p>
2. No consultation with landowners	2	<p>Noted. Thank you for your feedback. We have undertaken community engagement through an online survey in December 2024, and a Co-Design Workshop in February 2024, which was promoted to everyone through flyers, social media, newsletters and emails. Between 14 July and 15 September 2025, a second online survey was conducted to share the draft Bagdad-Mangalore Structure Plan and gather feedback. A drop-in session was also held on 31 July 2025 from 2:00pm to 7:30pm. This engagement period was extended from the standard one month to two months to allow for additional feedback.</p>
3. More infrastructure needed (bus service to Hobart, doctors, police presence and IGA style shop	1	<p>Noted. Thank you for your feedback. This plan makes reference to some of this infrastructure.</p>
4. Bagdad avoid becoming overly subdivided and poorly implemented centre.	1	<p>Noted. Thank you for your feedback. A review of the feedback from the consultation highlights that there are concerns in relation to the extent of housing in Bagdad. While planning in this plan extends beyond 30 years, we agree that there is justification for some reduction of housing in Bagdad.</p> <p>The most logical area for reduction is to the north-east of the township, for the following reasons:</p> <ul style="list-style-type: none"> — Most of this land is beyond 800m walking distance from the centre. — The majority of this land is above the 180m water supply limit, which would increase development costs — Development in this area would place additional traffic congestion on the intersection of East Bagdad Road and the Midland Highway. <p>Another area where the extent of housing could be reduced is to the south-west of the township, where lowering the density from Village Zone to a Lower Density Zone may be more suitable.</p> <p>Please see 'Summary of consultation on the Draft Bagdad-Mangalore Structure Plan' of this report for further discussion.</p>
5. Support independent grocer	1	<p>Noted. Thank you for your feedback.</p>
6. Keep Mangalore quiet tranquil	1	<p>Noted. Thank you for your feedback.</p>
7. No costings or feasibility undertaken	1	<p>Noted. Detailed costings and feasibility studies are not typically prepared for a Structure Plan. However, this plan has drawn on a team of experts to assess its feasibility, including Jensen PLUS (Planning and Urban Design), Sudgen + Gee (Infrastructure and Services), and Pinion Advisory (Agricultural Assessment). High-level cost estimates have also been provided by Sudgen + Gee (Infrastructure and Services), in consultation with government authorities.</p>
8. 1ha subdivision is too large (Rural Living Zone) – Mangalore example	1	<p>Noted. Thank you for your feedback. Some respondents have called for additional subdivision opportunities in Mangalore, with some suggesting minimum allotment sizes of 5,000m². Majority of these concerns have been raised to allow for more subdivision potential. We agree that additional subdivisions must be done within the context of providing housing supply and choice however this should be commensurate with retaining a country feel and retain the landscape setting to the valley, which has been strongly supported by the community.</p> <p>The draft proposes a minimum allotment size of 1 hectare for land designated as Rural Living in Mangalore.</p> <p>Our review of existing landholdings shows that most are larger than 2 hectares, meaning many properties could be subdivided under the 1-hectare standard.</p> <p>As such, we consider the 1 hectare minimum to be reasonable for the following reasons:</p> <ul style="list-style-type: none"> — It allows for a level of growth while maintaining the country feel supported by the community. — It preserves spacious lots typical of a rural setting and ensures appropriate separation between dwellings. — It limits the extent of built form, ensuring it remains subordinate to the landscape, reinforcing openness and rural character. — Unlike Bagdad, the area is not close to key services and facilities, making larger lot sizes more suitable. — Many existing allotments would still be capable of subdivision under this standard. <p>On balance, we find the 1 hectare minimum to be an appropriate outcome that supports the objectives of the plan and should remain unchanged.</p>



Consultation on the Draft Bagdad-Mangalore - Response to Submissions

Greater than 3
similar comments

9.	Strongly disagree with the walking trails along creek sides and old train line (compulsory acquisition, land ownership, safety). Some suggest the focus investment should be on new cement path and joined through to Brighton running parallel with the heritage highway	3	<p>Noted. Thank you for your feedback. Opposition to the walking trails was raised a number of times throughout the consultation. The concerns largely relate to trails along creeklines and the old railway line, particularly regarding potential compulsory acquisition, land ownership, privacy, safety, and overall feasibility.</p> <p>This plan does not propose land acquisition. It is an overarching long-term framework that, if the areas should be redeveloped will need to consider to accommodate a walking path, which will be assessed at that time.</p> <p>We accept that some land to the eastern side of the Midland Highway is unlikely to redevelop due to fragmented allotments and flooding issues. As such we agree that a realignment should be considered along the creekline in this location.</p> <p>Along the old railway line, a historic feature of the area, we consider that this should remain in the plan. However, we accept that some of this land may have limited redevelopment potential. As such, the walking path along the railway line should be subject to further investigation to determine its overall feasibility.</p>
10.	Not convinced of keeping the country feel with large housing developments	1	Noted. Thank you for your feedback. Changes to the extent of housing has been adjusted in this plan.
11.	Supermarket on Swan Street inappropriate	2	Noted. Thank you for your feedback. Swan Street Supermarket (Option 1) is one of three options for a supermarket. All locations comprise land that is privately owned, and any future developments would be subject to landowners initiating development(s) on their land. An expanded village centre at Bagdad is expected to be a longer term initiative and some designs may require the Midland Highway bypass project to proceed prior to 'main street' style developments taking place along the existing Highway road reserve.
12.	"Our house will not become a supermarket...build it elsewhere"	1	Noted. Thank you for your feedback. All locations comprise land that is privately owned, and any future developments would be subject to landowners initiating development(s) on their land. No change of land use will occur without landowner consent.
13.	985 Midland highway Mangalore to be included in Structure Plan	1	Noted. Thank you for your feedback. This land is currently located within the study area boundary of the Structure Plan. No change.
14.	"Making Bagdad another small town overpopulated"	1	<p>Noted. Thank you for your feedback. A review of the feedback from the consultation highlights that there are concerns in relation to the extent of housing in Bagdad. While planning in this plan extends beyond 30 years, we agree that there is justification for some reduction of housing in Bagdad.</p> <p>The most logical area for reduction is to the north-east of the township, for the following reasons:</p> <ul style="list-style-type: none"> — Most of this land is beyond 800m walking distance from the centre. — The majority of this land is above the 180m water supply limit, which would increase development costs — Development in this area would place additional traffic congestion on the intersection of East Bagdad Road and the Midland Highway. <p>Another area where the extent of housing could be reduced is to the south-west of the township, where lowering the density from Village Zone to a Lower Density Zone may be more suitable.</p> <p>Please see 'Summary of consultation on the Draft Bagdad-Mangalore Structure Plan' of this report for further discussion.</p>
15.	Bagdad is a rural/agricultural area, not for subdivision	1	<p>Noted. Thank you for your feedback. A review of the feedback from the consultation highlights that there are concerns in relation to the extent of housing in Bagdad. While planning in this plan extends beyond 30 years, we agree that there is justification for some reduction of housing in Bagdad.</p> <p>The most logical area for reduction is to the north-east of the township, for the following reasons:</p> <ul style="list-style-type: none"> — Most of this land is beyond 800m walking distance from the centre. — The majority of this land is above the 180m water supply limit, which would increase development costs — Development in this area would place additional traffic congestion on the intersection of East Bagdad Road and the Midland Highway. <p>Another area where the extent of housing could be reduced is to the south-west of the township, where lowering the density from Village Zone to a Lower Density Zone may be more suitable.</p> <p>Please see 'Summary of consultation on the Draft Bagdad-Mangalore Structure Plan' of this report for further discussion.</p>
16.	Does not need to go ahead	2	Noted. More detailed responses on this comment are provided throughout this section of the report.
17.	"What destinations are you creating?"	1	Noted. Thank you for your feedback. The principle's intent to encourage placemaking and identity should still be supported based on other feedback, however, we will place less emphasis on creating new destinations and focus on promoting existing ones.
18.	"Instead of the term create, it should be "promote" destinations"	1	Noted. Thank you for your feedback. The principle's intent to encourage placemaking and identity should still be supported based on other feedback, however, we will place less emphasis on creating new destinations and focus on promoting existing ones.
19.	Doctor at Kempton	1	Noted. Thank you for your feedback.



Consultation on the Draft Bagdad-Mangalore - Response to Submissions

Greater than 3
similar comments

20.	"Focus on developing the area, rather than preserving the rural feel of the small local town and community"	1	Noted. Thank you for your feedback.
21.	Prioritise Mangalore Park, bus turning circle (before quick wins)	1	Noted. Thank you for your feedback. "This is consistent with the community's prioritisation of placemaking improvements in Bagdad and Mangalore (e.g. seating, landscaping, and a small public plaza) ranked #3 in the survey. The staging plan will be updated to reflect this as a quick win."
22.	Support subdivisions	1	Noted. More detailed responses on this comment are provided throughout this section of the report.
23.	"We don't want Southern Midlands to turn into Brighton."	1	Noted. Thank you for your feedback.
Overall Structure Plan – General			
24.	Issue smaller blocks (already lack of childcare, school at capacity)	1	<p>Noted. Thank you for your feedback. A review of the feedback from the consultation highlights that there are concerns in relation to the extent of housing in Bagdad. While planning in this plan extends beyond 30 years, we agree that there is justification for some reduction of housing in Bagdad.</p> <p>The most logical area for reduction is to the north-east of the township, for the following reasons:</p> <ul style="list-style-type: none"> — Most of this land is beyond 800m walking distance from the centre. — The majority of this land is above the 180m water supply limit, which would increase development costs — Development in this area would place additional traffic congestion on the intersection of East Bagdad Road and the Midland Highway. <p>Another area where the extent of housing could be reduced is to the south-west of the township, where lowering the density from Village Zone to a Lower Density Zone may be more suitable.</p> <p>Please see 'Summary of consultation on the Draft Bagdad-Mangalore Structure Plan' of this report for further discussion.</p>
25.	Flooding (eg. Horfield Creek)	2	Noted. Thank you for your feedback. Flooding has been a major constraint on the development of this plan, and has been carefully considered throughout.
26.	Beautify the creek (platypus used to live there)	1	Noted. Thank you for your feedback. There will be additional commentary on the environmental and ecological characteristics in the report, as well as further reinforcements of the River Management Plan throughout the document.
27.	Existing resident rights ignored	1	Noted. Thank you for your feedback.
28.	Town centre should be consolidated near existing services. New centre seems odd?	1	Noted. Thank you for your feedback. The town centre is positioned close to majority of the housing in Bagdad, which is a key planning principle that should be adopted.
29.	Mangalore Bagdad corridor should be area of focus for development (currently timid approach)	1	Noted. Thank you for your feedback.
30.	Support small lots but maintain the country feel.	1	Noted. Thank you for your feedback.
31.	IGA shouldn't be intended to bulldoze homes and businesses.	1	Noted. Thank you for your feedback. All locations comprise land that is privately owned, and any future developments would be subject to landowners initiating development(s) on their land. No change of land use will occur without landowner consent.
32.	Do not support walking trails along creek	1	<p>Noted. Thank you for your feedback. Opposition to the walking trails was raised a number of times throughout the consultation. The concerns largely relate to trails along creeklines and the old railway line, particularly regarding potential compulsory acquisition, land ownership, privacy, safety, and overall feasibility.</p> <p>This plan does not propose land acquisition. It is an overarching long-term framework that, if the areas should redeveloped will need to consider to accommodate a walking path, which will be assessed at that time.</p> <p>We accept that some land to the eastern side of the Midland Highway is unlikely to redevelop due to fragmented allotments and flooding issues. As such we agree that a realignment should be considered along the creekline in this location.</p>
33.	Do not support walking trails railway line	1	<p>Noted. Thank you for your feedback. Opposition to the walking trails was raised a number of times throughout the consultation. The concerns largely relate to trails along creeklines and the old railway line, particularly regarding potential compulsory acquisition, land ownership, privacy, safety, and overall feasibility.</p> <p>This plan does not propose land acquisition. It is an overarching long-term framework that, if the areas should redeveloped will need to consider to accommodate a walking path, which will be assessed at that time.</p> <p>Along the old railway line, a historic feature of the area, we consider that this should remain in the plan. However, we accept that some of this land may have limited redevelopment potential. As such, the walking path along the railway line should be subject to further investigation to determine its overall feasibility.</p>



Consultation on the Draft Bagdad-Mangalore - Response to Submissions

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34.	If village zone need sewer upgrades – should consider reduction to the blocks outside the village zone. This maintains the character and won't require sewer.	1	Noted. Thank you for your feedback.
35.	Support rural living development	1	Noted. Thank you for your feedback.
36.	Protect agricultural land	1	Noted. Thank you for your feedback.
37.	Protect Mangalore as rural	1	Noted. Thank you for your feedback.
38.	No consultation with landowners	1	Noted. Thank you for your feedback. We have undertaken community engagement through an online survey in December 2024, and a Co-Design Workshop in February 2024, which was promoted to everyone through flyers, social media, newsletters and emails. Between 14 July and 15 September 2025, a second online survey was conducted to share the draft Bagdad-Mangalore Structure Plan and gather feedback. A drop-in session was also held on 31 July 2025 from 2:00pm to 7:30pm. This engagement period was extended from the standard one month to two months to allow for additional feedback.
39.	Bagdad stay agricultural / rural	1	<p>Noted. Thank you for your feedback. A review of the feedback from the consultation highlights that there are concerns in relation to the extent of housing in Bagdad. While planning in this plan extends beyond 30 years, we agree that there is justification for some reduction of housing in Bagdad.</p> <p>The most logical area for reduction is to the north-east of the township, for the following reasons:</p> <ul style="list-style-type: none"> – Most of this land is beyond 800m walking distance from the centre. – The majority of this land is above the 180m water supply limit, which would increase development costs – Development in this area would place additional traffic congestion on the intersection of East Bagdad Road and the Midland Highway. <p>Another area where the extent of housing could be reduced is to the south-west of the township, where lowering the density from Village Zone to a Lower Density Zone may be more suitable.</p> <p>Please see 'Summary of consultation on the Draft Bagdad-Mangalore Structure Plan' of this report for further discussion.</p>
40.	Do not change	2	Noted. More detailed responses on this comment are provided throughout this section of the report.
41.	Support (if implemented)	1	Noted. Thank you for your feedback.
42.	More development in Mangalore	1	<p>Noted. Thank you for your feedback. Some respondents have called for additional subdivision opportunities in Mangalore, with some suggesting minimum allotment sizes of 5,000m². Majority of these concerns have been raised to allow for more subdivision potential. We agree that additional subdivisions must be done within the context of providing housing supply and choice however this should be commensurate with retaining a country feel and retain the landscape setting to the valley, which has been strongly supported by the community.</p> <p>The draft proposes a minimum allotment size of 1 hectare for land designated as Rural Living in Mangalore.</p> <p>Our review of existing landholdings shows that most are larger than 2 hectares, meaning many properties could be subdivided under the 1-hectare standard.</p> <p>As such, we consider the 1 hectare minimum to be reasonable for the following reasons:</p> <ul style="list-style-type: none"> – It allows for a level of growth while maintaining the country feel supported by the community. – It preserves spacious lots typical of a rural setting and ensures appropriate separation between dwellings. – It limits the extent of built form, ensuring it remains subordinate to the landscape, reinforcing openness and rural character. – Unlike Bagdad, the area is not close to key services and facilities, making larger lot sizes more suitable. – Many existing allotments would still be capable of subdivision under this standard. <p>On balance, we find the 1 hectare minimum to be an appropriate outcome that supports the objectives of the plan and should remain unchanged.</p>
43.	Rezoning without ownership approval	1	Noted. Thank you for your feedback.
Bagdad Township			
44.	Focus on infrastructure first	1	Noted. Thank you for your feedback.
45.	No cost or feasibility	2	Noted. Detailed costings and feasibility studies are not typically prepared for a Structure Plan. However, this plan has drawn on a team of experts to assess its feasibility, including Jensen PLUS (Planning and Urban Design), Sudgen + Gee (Infrastructure and Services), and Pinion Advisory (Agricultural Assessment). High-level cost estimates have also been provided by Sudgen + Gee (Infrastructure and Services), in consultation with government authorities.
46.	Limiting factors of sewer	1	Noted. See above.
47.	Support public open space along creek and new walking trails and village centre	1	Noted. Thank you for your feedback.
48.	Support village centre around Swan St	1	Noted. Thank you for your feedback.



Consultation on the Draft Bagdad-Mangalore - Response to Submissions

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49.	Issues with walking paths (currently owned properties) + privacy issues	3	<p>Noted. Thank you for your feedback. Opposition to the walking trails was raised a number of times throughout the consultation. The concerns largely relate to trails along creeklines and the old railway line, particularly regarding potential compulsory acquisition, land ownership, privacy, safety, and overall feasibility.</p> <p>This plan does not propose land acquisition. It is an overarching long-term framework that, if the areas should be redeveloped will need to consider to accommodate a walking path, which will be assessed at that time.</p> <p>We accept that some land to the eastern side of the Midland Highway is unlikely to redevelop due to fragmented allotments and flooding issues. As such we agree that a realignment should be considered along the creekline in this location.</p> <p>Along the old railway line, a historic feature of the area, we consider that this should remain in the plan. However, we accept that some of this land may have limited redevelopment potential. As such, the walking path along the railway line should be subject to further investigation to determine its overall feasibility.</p>
50.	Need money to existing roads	1	<p>Noted. Detailed costings and feasibility studies are not typically prepared for a Structure Plan. However, this plan has drawn on a team of experts to assess its feasibility, including Jensen PLUS (Planning and Urban Design), Sudgen + Gee (Infrastructure and Services), and Pinion Advisory (Agricultural Assessment). High-level cost estimates have also been provided by Sudgen + Gee (Infrastructure and Services), in consultation with government authorities.</p>
51.	Location of the town centre issues – not at community club area	1	<p>Noted. Thank you for your feedback. The town centre is positioned close to majority of the housing in Bagdad, which is a key planning principle that should be adopted.</p>
52.	Lack of consultation	1	<p>Noted. Thank you for your feedback. We have undertaken community engagement through an online survey in December 2024, and a Co-Design Workshop in February 2024, which was promoted to everyone through flyers, social media, newsletters and emails. Between 14 July and 15 September 2025, a second online survey was conducted to share the draft Bagdad-Mangalore Structure Plan and gather feedback. A drop-in session was also held on 31 July 2025 from 2:00pm to 7:30pm. This engagement period was extended from the standard one month to two months to allow for additional feedback.</p>
53.	Issue with smaller households and taking away agricultural land	1	<p>Noted. Thank you for your feedback.</p>
Mangalore Township			
54.	No additional services	1	<p>Noted. Thank you for your feedback.</p>
55.	Fence around recreation area, public toilet, etc	1	<p>Noted. Thank you for your feedback.</p>
56.	Covenants (Blackbrush Road)	1	<p>Noted. Thank you for your feedback.</p>
57.	Equestrian ground should remain separate	1	<p>Noted. Thank you for your feedback.</p>
58.	Issue with the path rear of lots (privacy, security and foot traffic)	1	<p>Noted. Thank you for your feedback. Properties with the path along the rear of the lots will be updated to reflect landscaping and fencing to ensure the protection of private, security and foot traffic.</p>
59.	Seal road instead of new roads	1	<p>Noted. Thank you for your feedback.</p>
60.	Blackbrush Rd junction is a traffic hazard	1	<p>Noted. Thank you for your feedback.</p>
61.	Disagree with rural living submissions and preserving forested ridgelines and rural landscape	1	<p>Noted. Thank you for your feedback.</p>
62.	Blackbrush road/Mountford Drive is a roadkill hotspot	1	<p>Noted. Thank you for your feedback.</p>
63.	Properties in Mangalore and in particular on the eastern side of the Midland Highway in Mangalore should be able to be developed into 0.5ha allotments. Suggested a zoning layout that would give Mangalore a country village feel and attract people to the area	2	<p>Noted. Thank you for your feedback. Some respondents have called for additional subdivision opportunities in Mangalore, with some suggesting minimum allotment sizes of 5,000m². Majority of these concerns have been raised to allow for more subdivision potential. We agree that additional subdivisions must be done within the context of providing housing supply and choice however this should be commensurate with retaining a country feel and retain the landscape setting to the valley, which has been strongly supported by the community.</p> <p>The draft proposes a minimum allotment size of 1 hectare for land designated as Rural Living in Mangalore.</p> <p>Our review of existing landholdings shows that most are larger than 2 hectares, meaning many properties could be subdivided under the 1-hectare standard.</p> <p>As such, we consider the 1 hectare minimum to be reasonable for the following reasons:</p> <ul style="list-style-type: none"> – It allows for a level of growth while maintaining the country feel supported by the community. – It preserves spacious lots typical of a rural setting and ensures appropriate separation between dwellings. – It limits the extent of built form, ensuring it remains subordinate to the landscape, reinforcing openness and rural character.



Consultation on the Draft Bagdad-Mangalore - Response to Submissions

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1500sqm), and further to the south-west Rural Living Zone B (1ha).		<ul style="list-style-type: none"> Unlike Bagdad, the area is not close to key services and facilities, making larger lot sizes more suitable. Many existing allotments would still be capable of subdivision under this standard. <p>On balance, we find the 1 hectare minimum to be an appropriate outcome that supports the objectives of the plan and should remain unchanged.</p>
64. Rural living Zone needs to be extended in Mangalore	1	<p>Noted. Thank you for your feedback. Much of this area is the "better" agricultural land with larger holdings, greater local prominence, and inclusion in the Greater South East Irrigation Scheme in accordance with the Pinion Advisory Agricultural Report. While we acknowledge that not all of this land is classified as "better", the Rivulet provides a clear and logical boundary of development that should be retained. Therefore, we consider that no change is required.</p>
Other Elements		
65. All should be in 9 th position – asphalt existing gravel roads number 1.	1	Noted. Thank you for your feedback.
66. Bagdad Golf Club must remain a central part of the town's future	1	Noted. Thank you for your feedback.
67. No additional access points	1	Noted. Thank you for your feedback.
Other Matters		
68. Respect to the region - The valley in which Bagdad and Mangalore are located is unique in many ways. In my opinion the characteristics to note are: the valley still retains many of the environmental and ecological characteristics as created at least 500,000 years ago; the main features in terms of the juxtaposition and elevation of rocks, water, soil, trees, animals, birds, and insects have not changed much since the ice age; there is evidence that this country was used by indigenous people for at least 40,000 years; and European settlement over the last 200+ years, although exploitative in nature, does not seem to have detracted from the overall experience of a place created to Earth's Rules. Any proposal to alter what is there needs to take into account Earth's Rules because what was created through them, I will argue, still largely exists and continues to support all its life forms.	1	<p>Noted. Thank you for your feedback. We appreciate the insights and accept that this information has not been well documented in previous studies, reports, etc. Environmental and ecological characteristics (considered alongside Earth's Rules) are largely reviewed early in the Structure Planning process through background document review, mapping, and early engagement with relevant authorities, such as the Department of Natural Resources and Environment Tasmania.</p> <p>It is our view that the Plan has been cognisant of these characteristics, for example by protecting areas of vegetation, avoiding development of steep slopes, protecting creeklines. In addition, the Plan has recommended River Management Plan to investigate the protection of the creek lines in more detail. The Guiding Principle to 'Keep the country feel' also reinforces the importance of maintaining the valley's landscape character. As such, we believe that the plan has aimed to protect these natural elements and features, as well as balancing other competing objectives in the plan, which had been supported by the community.</p> <p>In terms of additional engagement, we have undertaken several activities, including an online survey in December 2024 and a Co-Design Workshop in February 2024, promoted widely through flyers, social media, newsletters, and emails. Between 14 July and 15 September 2025, a second online survey was conducted to present the draft Bagdad-Mangalore Structure Plan and gather feedback. A drop-in session was also held on 31 July 2025, from 2:00pm to 7:30pm. This consultation period was extended from the standard one month to two months to provide additional opportunity for feedback. This engagement approach is consistent with projects of this nature, and offering additional sessions requires careful consideration to ensure there would be meaningful participation.</p> <p>In response to the concerns, there will be additional commentary on the environmental and ecological characteristics in the report, as well as further reinforcements of the River Management Plan throughout the document.</p>
This should be shared with the local community.		
This could be achieved by:		
<ul style="list-style-type: none"> Run at least one discussion session with some very short statement by invited experts (eg. geology and geography, history or natural values) 'Planning discussion hubs' for the whole project. Rolling exhibition 		
69. How does Council intend to work with community, including young people (eg.	1	Noted. Thank you for your feedback. We have undertaken community engagement through an online survey in December 2024, and a Co-Design Workshop in February 2024 (which included discussions with the school), which was promoted to everyone through flyers, social media, newsletters and emails. Between 14 July and 15 September 2025, a second online survey was conducted to share the draft Bagdad-Mangalore Structure Plan and



Consultation on the Draft Bagdad-Mangalore - Response to Submissions

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10 years olds) and elderly, and people with disabilities?		gather feedback. A drop-in session was also held on 31 July 2025 from 2:00pm to 7:30pm. This engagement period was extended from the standard one month to two months to allow for additional feedback. This engagement approach is consistent with projects of this nature.
70. Council to develop idea of 'caring and taking an interest' (eg. climate change). Need expert and reference to Highway to Hell- Climate Change and Australia's Future by Joëlle Geris.	1	Noted. Thank you for your feedback. In response to the concerns, there will be additional commentary on the environmental and ecological characteristics in the report, as well as further reinforcements of the River Management Plan throughout the document.
71. Need to discuss better understandings of the existing situation for services (eg. sewerage, water services, energy services, and public transport).	1	Noted. Thank you for your feedback. Sudgen + Gee has reviewed and made recommendations on the infrastructure and services which covers existing situation for services (eg. sewerage, water services, energy services, and public transport).
72. Need to engage people with knowledge and skills in Community Development.	1	Noted. Thank you for your feedback.
73. Objection to the BMSP being the vehicle for the rezoning of agricultural land on Black Brush Road to rural living or some other residential use class.	1	Noted. Thank you for your feedback. Prior to rezoning, this must go through a formal amendment process, including engagement and consideration of supporting reports.
74. Mangalore Recreation Area – – Visual representation of the grounds does not accurately reflect its current state. – There is currently 2x arenas (both have recently had surfacing work), a cross country training course, a mounted games/grassed area and the club house has had improvements both inside and outside. Council has also planted up some tree lines and wind breaks. – Confirmation that no other planned changes to the ground use/infrastructure – Does it need to include any future plans of the club?	1	Noted. Thank you for your feedback. The report has been updated to make a reference to the plan being different to the current redevelopment of the land. No additional changes have been made to the plan and should not change the future plans of the club.



Consultation on the Draft Bagdad-Mangalore - Response to Agency Submissions

Detailed Comment	Bagdad-Mangalore Structure Plan response
TasNetwork <ul style="list-style-type: none"> – No immediate concerns or updates to the proposed structure plan for Bagdad-Mangalore. – The only comment made about power is in the appendices in relation to load estimates ranging from 3.5-5.6 MVA. – The main development will be subdivision developments and a commercial precinct, which we will assess during the connection application phases. 	<p>Noted. Thank you for your feedback.</p>
Department of State Growth <p>Proposed Land Supply</p> <ul style="list-style-type: none"> – Proposed significant additional residential yield (nearly 1000 dwellings). Draft plan does not consider forecast demand for the area, nor provide justification for such a significant expansion of the two settlements. – Both towns located some distance from employment opportunities, commercial centres and key services. – Appropriateness of further expansion of residential development adjacent to a Category 1 freight route should be carefully considered. – Council may wish to consider whether the expansion (particularly the expansion of Rural Living Zoned land) can be supported under the Southern Tasmanian Regional Land Use Strategy and the draft Tasmanian Planning Policies. <p>Strategic Corridor Planning</p> <ul style="list-style-type: none"> – Comments from State Growth in May 2024 in relation to the transport corridor remain relevant. Midland Highway is a key connection within the Burnie to Hobart Freight Corridor. – Tasmanian Government has made significant investment in the Highway including construction of a median turn lane, to improve safety and efficiency. State Growth does not support any localised access alterations and intensification that would affect 	<p>Proposed Land Supply</p> <p>This plan is a long-term strategy extending beyond 30 years, referred to as the 'Ultimate' scenario. The approach is intended to establish the urban footprint at a high level, prioritising opportunities, constraints, and community values rather than being driven solely by immediate dwelling demands. The 'ultimate' scenario represents the maximum desired development of the area and the preferred form of that development, guided by sound planning principles. Following a review of the feedback from the consultation highlights there were some concerns from the community about the level of housing growth, particularly in Bagdad. As such, we agree that there may be some better suited areas to retain in its current form. The most logical area for reduction is to the north-east of the township, due to its proximity to town centres, need for additional water infrastructure and contributes to additional traffic demands (East Bagdad Road and Midland Highway).</p> <p>Another area where the extent of housing could be reduced is to the south-west of the township, where lowering the density from Village Zone to a Lower Density Zone may be more suitable. We also support retaining Winstead Road in its current form (without reducing the allotment size to 0.5 ha), due to its topography and accessibility to services. Overall, these changes to the plan (reduction of approximately 360 dwellings) brings land supply closer to the 30-year demand forecast, while still allowing for the longer-term ('ultimate') scenario. It also reflects broader factors influencing land supply, including infrastructure capacity, commercial viability, landowner intentions, and construction delays.</p> <p>In terms of the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS), which is now fourteen years old, is currently subject of a major review. Work to develop a new Bagdad-Mangalore Structure Plan will be timely in that it will be able to both inform, and be informed by, this broader regional strategic planning project.</p> <p>Strategic Corridor Planning and Passenger Transport Services</p> <p>Comments received in May 2024 have been considered in this plan. Localised access and intersections with the Highway have been minimised, and the plan has been adjusted further to respond to these concerns. Vegetation along highway forms part of the longer-term scenario and may be realised in association with the Bagdad Bypass corridor, which continues to be protected throughout this plan.</p> <p>All other comments are noted.</p>



Consultation on the Draft Bagdad-Mangalore - Response to Agency Submissions

- the efficiency of through traffic along the Highway, including roundabouts or traffic signals.
- Any conceptual altered treatment proposed along the Midland Highway corridor must be discussed with State Growth.
- Vegetation within medians is not supported as it can impact road users and required regular maintenance.
- Any proposed shared user paths within the Midland Highway would require careful consideration, noting the status of the adjacent highway. If located pathways within the Highway corridor is agreed, the costs and maintenance would need to be borne by Council.
- Existing Bagdad Bypass should remain protected.

Passenger transport services

- Details provided on passenger transport services in May 2024 also remain relevant.

TasWater (*Late submission*)

Growth Forecast

- The plan shows a wide growth range (75–705 dwellings to 2055). TasWater supports acknowledging this uncertainty, as it affects long-term infrastructure planning.
- Although TasWater cannot currently support major new development, the 30-year Structure Plan will help guide future investment decisions.
- TasWater's own planning estimates:

3.
 - Current load: ~200 ET
 - Forecast 2070 load: ~390 ET
 - Full development of Village-zoned land: +674 lots
 - Potential rezoning: +198 lots

These figures broadly align with the Council's projections.

Current Sewerage Capacity

- The Bagdad sewer system was not designed for significant growth.

Noted. Thank you for your feedback.

The current limitations of the STP have been acknowledged, and it is understood that upgrades may not occur within the next 10 years. While this remains the position, community feedback shows a level of support for new housing opportunities in Bagdad–Mangalore. However, the consultation also indicates that while the overall scale of growth is generally acceptable, the extent of growth proposed in Bagdad specifically is being questioned. On this basis, we have made adjustments to the amount of housing allocated to Bagdad.

Further, the plan will need to be an advocate for a new STP, which will be reinforced through the staging.

Please see 'Summary of consultation on the Draft Bagdad-Mangalore Structure Plan' of this report for further discussion.



Consultation on the Draft Bagdad-Mangalore - Response to Agency Submissions

- The STP is already at its allowable limit (100 kL/day ADWF). It struggles to meet environmental compliance and any extra load will worsen effluent quality.
- The recycled water scheme is too small to achieve full reuse, so discharges to Horfield Creek will continue.

Future

- Long-term strategy is to close the Bagdad STP and transfer flows to Brighton STP, but the project is very costly (~\$23M) and unlikely to be prioritised for at least 10+ years.
- Interim upgrades may improve treatment quality but will not increase capacity for additional development.

Servicing Advice

- Any new development connected to sewer will push the STP beyond capacity and increase environmental risk. There is little scope for expanding the existing plant.
- Council should prioritise development on larger lots using on-site wastewater systems, which avoid adding load to the TasWater network.



Appendix D _ Updated Social Infrastructure Benchmarking

Updated benchmarking of social infrastructure

The updated benchmarking analysis for Bagdad-Mangalore suggests that there are a number of potential gaps in the quantity of social infrastructure facilities, based on population of 4,634 people in Bagdad-Mangalore, including:

- 1x Kindergarten/Early Childhood Education
- 5x General Practitioners (GPs).
- 1x Youth Centre
- 2.83ha (Active Open Space)

While there is a gap in active open space, this is considered reasonable given the proximity of additional sporting facilities in Brighton.

This analysis does not provide an understanding of the quality of service, or the condition and capacities of these facilities.

A detailed survey of the facilities and services would be required to understand their level of service, conditions etc. This is beyond the scope of this report.

Type of Social Infrastructure	Social Infrastructure Facility	Benchmark for provision	Range (High Values)	Current Provision	Gap Threshold **	Comment
Education	Childcare Centre		4000	9000	2	0.8 Benchmark satisfied
	Kindergarten/Early Childhood Education		8000	12000	0	-0.6 Below Benchmark
	Public Primary School*		7,500	9000	1	0.4 Benchmark satisfied
	Public High School*		15,000	25000	0	-0.3 Benchmark satisfied
	TAFE district campus		150,000		0	0.0 Benchmark satisfied
	University	Not readily available			0	0.0 Benchmark satisfied
Health	GPs		909		0	-5.1 Below Benchmark
	Hospital		100,000		0	0.0 Benchmark satisfied
Community	Library		15,000	30000	0	-0.3 Benchmark satisfied
	Youth Centre		8000	10000	0	-0.6 Below Benchmark
Open Space	Active	2.0ha (excluding golf courses) per 1000 people		5.44ha	-3.8 ha	Below Benchmark
	Passive	0.7 to 1ha per 1000 people		81.7ha+	78.5ha	Benchmark satisfied
Shopping	Supermarket		10000		0.2	-0.3 Benchmark satisfied

* Demand for public schools will be affected by the provision of private schools

** Gap Threshold is based on Low values as a conservative approach

Thank You





Approved by:

Council

Approved date:

Insert date

Review date:

Insert date

1. PURPOSE

The purpose of this policy is to establish a framework for the appointment, role, responsibilities, and support of the Junior Mayor/Junior Deputy Mayor Program within the Southern Midlands Council. The Junior Mayor/Junior Deputy Mayor Program aims to promote youth participation in local governance, provide leadership development opportunities for young people, and strengthen engagement between Council and the youth community.

2. OBJECTIVE

The objectives of the Junior Mayor/Deputy Junior Mayor Program are to:-

- Encourage young people to be active citizens and leaders in their community;
- Provide opportunities for youth voices to be heard on Council matters;
- Promote understanding of local government processes;
- Build confidence, leadership, and communication skills;
- Strengthen collaboration between Council and schools.

3. SCOPE

This policy applies to:

- All participants in the Junior Mayor/Deputy Junior Mayor Program
- Council staff involved in administering the program
- Councillors
- Schools and community groups partnering with Council.

4. APPOINTMENT OF THE JUNIOR MAYOR/JUNIOR DEPUTY MAYOR

4.1 Eligibility

Applicants must:

- Reside within the municipal area of Southern Midlands
- Be enrolled in either Campania or Oatlands High School;
- Or attending another high school outside the municipal area;
- Or be registered as home-schooled.
- Demonstrate leadership qualities, interest in community affairs, and a commitment to represent young people.

4.2 Selection Process

Council will:

**JUNIOR MAYOR/JUNIOR DEPTY MAYOR POLICY**

Approved by:
Approved date:
Review date:

Council
Insert date
Insert date

- Invite nominations once per year from Oatlands District High School and Campania District High School. Nominated students must be enrolled in either Grade 9 or Grade 10 at their respective school;
- Invite nominations from students attending other high schools located outside the municipal area, as well as students who are home-schooled, through an advertisement in the Council Newsletter.
- The nominated students, together with any other students who have expressed interest, will be required to deliver a short presentation to Council outlining why they wish to be appointed as Junior Mayor or Junior Deputy Mayor.
- Councillors will vote on the candidates and appoint one nominee as Junior Mayor and one nominee as Junior Deputy Mayor. This appointment must be formally endorsed by a resolution of Council. Any unsuccessful nominees will continue to participate in the program without holding a formal title.

4.3 Term of Office

The term of office for the Junior Mayor and Junior Deputy Mayor shall commence in March and conclude in the following February.

5. ROLES AND RESPONSIBILITES**5.1 Junior Mayor Responsibilities**

The Junior Mayor is expected to:

- Represent young people within the municipality
- Attend relevant Council meetings, events & ceremonies
- Provide input into Council decisions, policies and projects relating to youth
- Lead or participate in community initiatives that benefit young people
- Deliver a Junior Mayor report at least quarterly to Council
- Uphold the values of integrity, respect and inclusiveness.

5.2 Junior Deputy Mayor Responsibilities

The Deputy Mayor is expected to:

- Represent young people within the municipality
- Attend relevant Council meetings, events & ceremonies
- Provide input into Council decisions, policies and projects relating to youth
- Lead or participate in community initiatives that benefit young people
- Deliver a Junior Deputy Mayor report at least quarterly to Council
- Uphold the values of integrity, respect and inclusiveness.

5.3 Attendance

The Junior Mayor/Junior Deputy Mayor may:



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Approved date:
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Council
Insert date
Insert date

- Attend Ordinary Council Meetings as a guest (non-voting)
- Participate in Committee meetings
- Represent Council at approved community events with appropriate supervision of Council's Mayor/Deputy Mayor.

6. SUPPORT AND SUPERVISION

6.1 Council Support

Council will provide:

- A designated Council officer to support the Junior Mayor/Junior Deputy Mayor
- Induction into Council processes, governance and expectations
- Reasonable access to resources needed to perform their role
- Guidance on communication, public speaking and civic responsibilities

At the conclusion of the term, a Certificate of Recognition will be presented to the Junior Mayor and Junior Deputy Mayor to recognition of their service.

6.2 Parent/Guardian Involvement

A parent/guardian must provide written consent for participation.

A parent/guardian or authorised supervisor must accompany the Junior Mayor/Junior Deputy Mayor to events outside school hours.

7. CODE OF CONDUCT

The Junior Mayor/Deputy Mayor must:-

- Act respectfully, responsibly and in accordance with Council values;
- Comply with Council's Child Safety, Privacy and Social Media policies;
- Declare any conflicts of interest.
- Public statements may only be made with prior approval from the Mayor or General Manager.

Failure to comply may result in review or termination of the appointment.

8. DOCUMENT ADMINISTRATION

This Instruction is a managed document and is to be reviewed every <INSERT> or as directed by the General Manager.

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Local Government Electoral Reforms

Consultation draft legislation overview

Contents

<i>Local Government Electoral Bill 2025</i>	2
Overview of key reforms by Part.....	2
<i>Local Government Amendment (Electoral Reforms) Bill 2025</i>	7
Overview of key reforms by Part.....	7

Local Government Electoral Bill 2025

Overview of key reforms by Part

Part	Key Reform
2 - ELECTION OF MAYORS, DEPUTY MAYORS AND COUNCILLORS	<p>Provides for the election of the Deputy Mayor 'around the table' by councillors, rather than by direct elector ballot.</p> <p>This must be done by vote of the council (simple majority), and within the first two general meetings of council.</p> <p>The Bill allows councils to determine the term of deputy mayor to be either the term of council or a lesser period.</p>
4 - ELECTORS AND ELECTORAL ROLLS	<p>Amends the definition of "occupier" for enrolment purposes, to refer to actual occupation and use, and clarify that tenants and licensees are occupiers for the purposes of the Act.</p> <p>Preserves a supplementary roll ('general manager's roll') for electors not entitled to be on the House of Assembly (HoA) Roll in respect of an electoral area, as well as clear and consistent criteria for applying to be on this roll.</p> <p>This supplementary roll is now named the Local Government Electoral Roll.</p> <p>This roll is for persons with property-based entitlements (landowners/occupiers, corporate bodies) and non-citizen electors <i>who have lived in the electoral area for a continued period of at least 12 months</i>.</p> <p>Provides that responsibility for keeping and maintaining the supplementary rolls for electoral areas is to transfer to the TEC (currently council General Managers must maintain their council's supplementary rolls).</p> <p>Tightens the criteria for who can nominate to vote on behalf of corporate bodies, including that they:</p> <ul style="list-style-type: none"> • Must not be a director or the secretary of the corporate body • Must not be already enrolled on the HoA roll for the electoral area • Not be the corporate body nominee for another corporate body in the same area. <p>Provides for 'one vote, one value' by providing that each elector is entitled to one vote in an election for an electoral area.</p>

Part	Key Reform
	This changes the current situation where a person may have up to two votes (e.g. one in their own right, and one on behalf of a body corporate).
5 – COMPULSORY VOTING	<p>Preserves compulsory voting for those on the HoA roll (status quo).</p> <p>Voting remains optional for electors on the supplementary Local Government Electoral Roll.</p>
6 – ISSUING AND RECEIVING PLACES, POLLING PLACES AND ELECTION OFFICIALS	<p>Reduces prescription and introduces flexibility to 'future proof' elections, allowing the Electoral Commissioner to determine the method of voting at an election. This can include one or more methods, including attendance voting at a polling place and/or postal voting (including provision and receipt of ballots in person and by mail).</p> <p>These provisions provide flexibility for the Commissioner to determine multiple methods of voting, supporting the position of moving to a hybrid postal electoral format, allowing for continued mail voting, with provision of pre-polling and polling places for in-person completion of ballots.</p> <p>The provides for the postal method (allowing for and encouraging for hand returns) as the default election method and allows for an attendance ballot only where the Commissioner is satisfied available postal services are inadequate to ensure the reliable conduct of the election by postal ballot, a postal ballot would be more expensive to conduct than an attendance ballot.</p> <p>The Commissioner will be required to issue a notice as to the chosen method of election at least six months in advance of the notice of an election.</p> <p>Preserves issuing and receiving places, which allow for issue and return of ballots during mail (or hybrid) elections.</p> <p>Provisions from the <i>Local Government Act 1993</i> are expanded for accessibility, including allowing the Electoral Commissioner to appoint a hospital, convalescent home, nursing home or other similar place at which a mobile facility may be operated as an issuing and receiving place – similar to polling place provisions in the <i>Electoral Act 2004</i>.</p> <p>Allows for appointment of polling places, pre-poll polling places and mobile polling places in the event of an attendance ballot.</p> <p>Accessibility provisions mirror those for issuing and receiving places. There is also an additional clause (35) which provides for</p>

Part	Key Reform
	assistance to vote at a polling place to be provided for those who need it.
	Provides that a local government election or by-election may not be held such that the polling period overlaps the date of a Tasmanian or Australian Government parliamentary election.
	Provides for continuation of non-citizen voting via the supplementary roll, while requiring <u>candidates</u> for council to be Australian citizens eligible to vote in parliamentary elections.
PART 7 – NOTICES OF ELECTIONS AND NOMINATIONS	<p>Retains a single-phase nomination process, with additional requirements in the notice of nomination – including:</p> <ul style="list-style-type: none"> • A statement as to whether or not the candidate is formally endorsed by a registered party or is running under a group name not associated with a party. • An attestation that a candidate has completed the proposed mandatory pre-election training module. (does not apply to incumbent councillors). <p>A notice of nomination must also be signed by at least 30 electors or 1% of electors in the municipal area (whichever is smaller). Currently a notice of nomination must be signed by only two electors.</p>
	<p>Requires the TEC to publish and distribute a candidate information package. This is currently done as a matter of convention and is the primary way electors become aware of the range of candidates, their reasons for seeking election, views and propositions. However, this is currently not a part of the formal legislative framework.</p> <p>At a minimum, this will include for each candidate - the candidate's name, a personal statement (if provided), and whether the candidate is endorsed by a registered party, running under a group name or is an independent candidate. This information is gathered as part of the notice of nomination.</p>
PART 8 - BALLOTS	Provides guidance around ballot material, and provisions on issuing, completing and returning ballots based on various election methods enabled under Part 6.
PART 10 – ALTERNATIVE VOTING PROCEDURES	This is a broad Part which allows the Electoral Commission to approve and deliver alternative voting procedures for classes of electors who face barriers to traditional means of voting. This includes, but is not limited to electronic voting methods such as online voting or voting by telephone.

Part	Key Reform
	<p>This supports universal franchise principles, consistent with recent reforms to the State <i>Electoral Act 2004</i>.</p> <p>Requires the TEC to approve procedures which enable and support accessible voting practices for electors with additional barriers to participation.</p> <p>The TEC is also required to publish after each election a statement on the implementation of the accessibility principles.</p>
PART 13 – OFFENCES RELATING TO ELECTIONS	<p>Introduces a range of offences related to polling and conduct at polling places consistent with the <i>Electoral Act 2004</i>, while also retaining offences relating to elections under the LG Act.</p> <p>It also contains offences relating to electoral bribery and treating and intimidation.</p>
PART 14 – INVESTIGATORY POWERS	<p>Provides standard investigatory powers for the Electoral Commissioner (or authorised officers) – consistent again with the <i>Electoral Act 2004</i>. This includes:</p> <ul style="list-style-type: none"> • Power to enter and inspect places • Power to require production of documents or information • Power to seize and detain • Power to require attendance and questioning
PART 15 – ELECTORAL ADVERTISING AND PUBLICATION OF ELECTORAL MATTER	<p>Introduces new prohibitions on the dissemination of misleading and deceptive statements (corresponding to the Electoral Act Review Final Report and the amended section 197 of the <i>Electoral Act 2004</i>).</p> <p>Repeals an existing provision that prohibits the publication of a candidate's name or image without their consent. This aligns local government elections with state and federal practices where no such restriction applies.</p> <p>Updates and clarifies what constitutes "electoral advertising" to ensure consistency and legal certainty.</p> <p>Seeks to align definitions with the <i>Electoral Act 2004</i> and reduce ambiguity for candidates and regulators.</p> <p>Requires electoral advertising to include information identifying who authorised the material.</p> <p>Aims to promote transparency and accountability in campaign communications.</p>

Part	Key Reform
PART 16 – ELECTORAL EXPENDITURE	<p>Limits electoral expenditure to the candidate, intending candidate, or their formally nominated agent.</p> <p>Aims to prevent unregulated third-party campaigning and increase transparency.</p>
	<p>Replaces current advertising-specific limits with an overall cap on total electoral expenditure.</p> <p>Aligns local government elections with Legislative Council spending rules.</p>
	<p>Expenditure caps are as follows:</p> <ul style="list-style-type: none"> • for a candidate for election to the Hobart City Council, Clarence City Council, Glenorchy City Council, Kingborough Council or Launceston City Council – \$16 000 plus the applicable annual increment for that financial year. • for a candidate for election to any other council – \$10 000 plus the applicable annual increment for that financial year. <p>The annual increment is a cumulative increase to this limit of \$500 every year for the councils referred to in the first bullet point, and \$300 for all other councils, applying annually from 1 July 2027.</p>
PART 17 – GIFTS AND DONATIONS	<p>Requires candidates to report not only their own spending but also any expenditure made on their behalf.</p> <p>Confirms that shared advertising must be fully attributed to each candidate featured.</p>
	<p>Prevents third parties from incurring expenditure on behalf of a registered party to influence election outcomes (strengthens transparency and restricts indirect or unregulated campaign spending).</p>
PART 17 – GIFTS AND DONATIONS	<p>Extends gift and donation disclosure obligations to all candidates. Maintains the \$50 threshold and introduces disclosure via the TEC website during the election period.</p>
	<p>Prohibits indirect donations through intermediaries or third parties (ensuring all electoral donations are transparent and reported through candidates).</p>

Local Government Amendment (Electoral Reforms) Bill 2025

Overview of key reforms by Part

Part	Key Reform
5 – PECUNIARY INTERESTS	<p>Expands the definition of a close associate to a councillor to include:</p> <ul style="list-style-type: none"> • a person who has provided a gift or donation (as defined in the <i>Local Government Electoral Act 2025</i>); • a relative of the councillor or member who resides with that councillor or member on a regular basis.
	<p>Establishes defence provisions for a councillor where they believe a pecuniary interest (where they receive or expect to receive a pecuniary benefit) is one held with a substantial proportion of electors in the municipality (meaning at least 5% or 1 000 electors, whichever is the lesser).</p> <p>This defence also applies to an application or request for approval, authorisation, licence, permit, exemption or other right, or beneficial interest in shares of a company or other body.</p>
	<p>Requires that the existing register of pecuniary interests kept by the general manager to be published on a council's website.</p>
5B – PERSONAL INTEREST RETURNS	<p>This is an entirely new Part which requires a councillor to lodge a personal interest return (PIR) with the general manager, within 28 days after a certificate of election is issued.</p>
	<p>A PIR is to be made by Ministerial Order – and may specify a range of matters including:</p> <ul style="list-style-type: none"> • the assets and classes of assets to be disclosed, including real property and financial interests; • the liabilities and classes of liabilities to be disclosed; • the associated persons and classes of persons whose interests are to be disclosed, including individuals, bodies corporate and trustees; • employment, offices and other sources of income to be disclosed; • gifts, donations or contributions to other entities, and the classes of such gifts, donations or contributions, to be disclosed; • memberships of associations, including trade or professional associations, political parties and other organisations to be disclosed;

Part	Key Reform
	<ul style="list-style-type: none"> thresholds for disclosure and time periods to which the disclosures relate; management strategies to be documented by councillors for managing actual, potential or perceived pecuniary interests or non-pecuniary interests arising from the matters disclosed. <p>As with all Orders pertaining to councils, the Minister must consult with councils before amending, revoking or substituting the PIR.</p> <p><i>Note: a draft PIR has been released alongside the consultation draft legislation package.</i></p>
	<p>The general manager must publish each personal interest return, and any revised personal interest return, on the council's official website as soon as practicable after it's lodgement.</p>
	<p>The general manager must not provide to a councillor any information, other than information included on a public agenda or otherwise available to members of the public, if it is reasonably apparent to the general manager, from a personal interest return or other information known to the general manager, that the councillor has a pecuniary interest in the matter.</p> <p>Likewise, a councillor must not seek to obtain any information on the above grounds.</p>
	<p>The council must retain each personal interest return, and each revised personal interest return, until 2 years after the expiration of the term of the council during which the return was lodged.</p>
	<p>Offence provisions are included for providing false information, omitting known information, or refusal to lodge a PIR.</p>
PART 5C - Conduct of Council During Election Period	<p>This Part introduces 'caretaker' provisions related to the conduct of councils during election periods. During an election period a council cannot make any decision defined as a 'prohibited decision'. This includes a decision:</p> <ul style="list-style-type: none"> that relates to the appointment, reappointment or the remuneration of a general manager, other than the appointment, reappointment or remuneration of an acting general manager that relates to the termination of a general manager to enter into a contract, arrangement or agreement the total value of which exceeds whichever is the greater of – <ul style="list-style-type: none"> \$100 000; or

Part	Key Reform
	<ul style="list-style-type: none"> ○ 1% of the council's revenue from general and service rating and fees and charges in the preceding financial year ● that would enable the use of council resources in a way that is intended to influence, or is likely to influence, voting at a council election. <p>A council may, if they determine it is necessary and in the public interest for a prohibited decision to be made during an election period, make an application to the Minister for an exemption.</p> <p>Prohibited decisions do not apply to decisions or actions required by councils under statutory timeframes.</p>
	<p>This Part also prohibits the use of any council resources or publication of information promoting or advantaging a particular candidate or group of candidates.</p> <p>It also prohibits councils from making resources available that advantage a candidate which are not equally available to all candidates.</p> <p>Information in relation to an election can only be published if it has been published by the Electoral Commission.</p>
PART 6 – PETITIONS, POLLs AND PUBLIC MEETINGS	The threshold for petitions requesting elector polls or public meetings has been raised to 20% of electors (from 5% or 1,000 electors, whichever is lesser).
GENERAL CHANGES	<p>Electoral parts are repealed and replaced by the new standalone <i>Electoral Bill</i> – including:</p> <ul style="list-style-type: none"> ● Part 4 – Elections ● Part 15 – Council elections.

Local Government Electoral Reform

Exposure Draft Legislation and Prior Consultation Report

December 2025

Contents

Introduction.....	3
Current Consultation.....	4
Prior Consultation – Analysis and Outcomes.....	6
Scope of Consultation.....	6
Approach to Consultation.....	6
Submissions Received.....	7
Stakeholder Feedback – The Future Format of Local Government Elections..	7
Stakeholder Feedback – New Reform Directions ..	9
Stakeholder Feedback – Technical Reforms.....	11
Managing Councillor Interests	16
Context	16
The Framework.....	16
Elements No Longer Proceeding and Reasons	17
Next Steps	18
Appendix A: Technical Reforms Summary.....	19
Appendix B: Personal Interest Return (PIR) Form (Draft Example Only)	37

Introduction

In February 2025, the Department of Premier and Cabinet (DPAC) released a [Discussion Paper](#) outlining proposed reforms to how local government elections operate in Tasmania. The reforms are a key element of the Tasmanian Government's *Local Government Priority Reform Program 2024-26*. They will modernise the local government electoral framework and address longstanding challenges around accessibility, integrity, franchise eligibility, electoral advertising, and the growing limitations of a universal postal ballot model. The reform program aims to deliver a more adaptable legislative framework to support attendance, postal, hybrid and future electronic voting formats, in anticipation of the next council elections scheduled for October 2026.

Submissions on this initial phase of consultation have been reviewed, with feedback informing the development of **two** draft Bills related to Tasmania's local government electoral system:

1. A Local Government Electoral Bill 2025 which establishes a standalone statutory framework for the conduct of local government elections, and implements key reforms which aim to modernise Tasmania's local government electoral framework.
2. A supplementary Local Government Amendment (Electoral Reforms) Bill 2025 which repeals existing electoral provisions from the *Local Government Act 1993*, and delivers electoral reforms related to council operations including caretaker provisions and the management of pecuniary interests.

This paper provides information on how people can provide feedback on the draft Bills, and an overview of feedback received in response to the prior discussion paper and how this feedback has been incorporated into the draft legislation. Finally, this paper provides an overview on reforms related to the management of interests of elected members.

The paper is structured in three parts:

1. An overview of the current consultation process for the draft legislative package, including key matters we are seeking feedback on.
2. A report on the feedback received in response to the prior consultation, and a description of how this feedback has been incorporated into the draft legislation.
3. An overview of the proposed new management of councillor interests framework.

Current Consultation

The Tasmanian Government has now released the draft legislation for a 13-week consultation period – inviting feedback from the sector, community and key stakeholders until midnight on **28 February 2026**.

General comment is invited on:

- The **workability and implementation** of the provisions contained in the draft Electoral Bill.
- Whether the provisions **accurately reflect the intended policy direction**.
- How the draft Electoral Bill **responds to issues raised** during the initial consultation on the Discussion Paper.
- The **renewed framework for managing interests** included in the Local Government (Managing Interests, Caretaker and Electoral Provisions) Bill 2025, including the draft Personal Interest Return included in [Appendix B](#).

Specific consultation matter – implementation priorities

Due to the technical complexity of moving to a new electoral framework, and delays in developing legislation caused by the 2025 State election, the Local Government Electoral Bill 2025 is expected to have a phased implementation once it becomes law.

A crucial focus of this consultation is identifying (through sectoral, peak body and expert feedback) the highest priority reforms for implementation prior to the next elections. This will inform which provisions the Tasmanian Government will seek to ‘turn on’ with sufficient lead time to allow for education, system updates, and readiness ahead of the October 2026 local government elections.

This is an important opportunity for the public, councils, and stakeholders to help shape Tasmania’s future local government electoral system and ensure the legislation is practical, fair, and fit for purpose.

You can make a submission by email or post to:

Email: LG.consultation@dpac.tas.gov.au

Post:

Office of Local Government
Department of Premier and Cabinet
PO Box 123
Tasmania 7001

In accordance with the Tasmanian [Government Public Submissions Policy](#), submissions will be treated as public information and will be published on our website at www.dpac.tas.gov.au after they have been considered. No personal information other than an individual's name or the organisation making a submission will be published.

For further information, please contact localgovernment@dpac.tas.gov.au.

Important information to note

In the absence of a clear indication a submission is intended to be treated as confidential (or parts of the submission), the Department of Premier and Cabinet will treat the submission as public.

If you would like your submission treated as confidential, whether in whole or in part, please indicate this in writing at the time of making your submission.

Clearly identify the parts of your submission you want to remain confidential and the reasons why. In this case, your submission will not be published to the extent of that request.

Copyright in submissions remains with the author(s), not with the Tasmanian Government.

The Department of Premier and Cabinet will not publish, in whole or in part, submissions containing defamatory or offensive material. If your submission includes information that could enable the identification of other individuals then either all or parts of the submission will not be published.

The *Right to Information Act 2009* and confidentiality

Information provided to the Tasmanian Government may be provided to an applicant under the provisions of the *Right to Information Act 2009* (RTI). If you have indicated you wish all or part of your submission to be treated as confidential, your statement detailing the reasons may be taken into account in determining to release the information in the event of an RTI application for assessed disclosure. You may also be contacted to provide further comment.

Prior Consultation – Analysis and Outcomes

Scope of Consultation

The consultation on local government electoral reforms forms part of the Tasmanian Government's commitment to deliver a fit-for-purpose, flexible, and contemporary electoral framework for Tasmanian councils. The reforms build on prior work undertaken during the Local Government Legislation Review and reflects the Government's policy position that local government electoral laws should be structured as standalone legislation.

The purpose of the previous Discussion Paper released in February 2025 was to invite feedback on the design of the proposed electoral reforms ahead of drafting of new legislation. The paper presented high-level reform options in five key areas:

1. voting method flexibility
2. franchise and candidacy eligibility
3. access to electoral information
4. donation and advertising transparency
5. election integrity.

Stakeholders were encouraged to provide feedback on the feasibility and clarity of the reforms, and to raise any practical implementation considerations. With the exception of several key reform proposals, the consultation was not intended to re-examine the underlying policy direction or rationale, but rather to ensure the proposed design of reforms was robust and deliverable.

Approach to Consultation

The Discussion Paper was released in February 2025, with submissions invited until Thursday 4 April 2025. The Office of Local Government (OLG) advised all Tasmanian councils and key sector stakeholders of the consultation period. The paper was made available online via the Department of Premier and Cabinet website, alongside a summary version.

OLG provided an online consultation session for councillors on 25 March 2025, where they were invited to ask questions about the Local Government Electoral Bill reform discussion paper.

OLG also briefed the Local Government Association of Tasmania (LGAT) and coordinated targeted engagement with relevant government agencies. These included the Tasmanian Electoral Commission (TEC), whose operational input as

electoral administrator was essential to assessing the feasibility of the proposed reforms.

Submissions Received

21 submissions were received in response to the Discussion Paper. This included:

- 15 submissions from Tasmanian councils
- three (3) submissions from organisations and peak bodies
- three (3) submissions from individual community members, including councillors.

All submissions were reviewed in detail and thematically analysed to identify support, concerns, and implementation risks.

All submissions are available on the Department of Premier and Cabinet website.

A detailed summary of the technical reforms, feedback and the Tasmanian Government's response are in [Appendix A](#).

Stakeholder Feedback – The Future Format of Local Government Elections

The Discussion Paper proposed two scenarios to guide the future delivery of local government elections in Tasmania, reflecting the need to modernise the electoral framework in response to declining postal service reliability, evolving voter expectations, and increasing delivery costs. Submissions were sought on the merits and limitations of each scenario: Scenario A (attendance voting) and Scenario B (a hybrid model).

Scenario A – Attendance Voting

Scenario A proposed a full move to attendance voting, either via a single polling day or a polling period, supported by limited access to postal and telephone voting for eligible electors. This scenario received limited support across the sector. A small number of submissions expressed support for reintroducing mandated in-person voting, citing perceived increases in vote security, alignment with state and federal electoral models, and improved oversight of ballot handling.

However, the majority of councils, individuals, and organisations opposed Scenario A. The primary concern was accessibility (particularly for voters in rural and remote areas, people with disability, older electors, and those without reliable access to transport). Stakeholders warned that the removal of mail-based voting options would disproportionately impact marginalised communities and would undermine the inclusivity of the voting system.

Submissions also highlighted cost and feasibility barriers, including the significant investment required to deliver and staff in-person polling locations across the state, along with the likely need for public education to shift voter expectations and behaviour. Several respondents noted that such a transition would not be achievable by the 2026 local government elections.

The TEC also did not support Scenario A, citing substantial logistical challenges and unsustainable costs without significant investment in new infrastructure and systems.

Scenario B – Hybrid Voting Model

Scenario B proposed maintaining postal delivery of ballot papers while encouraging in-person return at issuing places, such as council offices or public service centres. This model was strongly supported by most stakeholders and is regarded as a practical evolution of the current system. It was seen as a way to retain broad accessibility while addressing challenges with postal reliability and late returns under the compulsory voting model.

Councils viewed Scenario B as a measured and achievable step forward that could be implemented in time for the 2026 elections, subject to sufficient lead time for community education and investment in issuing place infrastructure. Stakeholders noted that this model would preserve the benefits of mail delivery, while providing additional flexibility to voters who prefer, or need, to return their votes in person. The inclusion of continued access to telephone and assisted voting services for eligible electors was welcomed as a necessary safeguard for inclusion.

The TEC expressed willingness to work with OLG on the development of a hybrid model for future elections.

Some submissions raised implementation concerns, including the need for clarity in the legislation around the roles and operating rules for issuing places, and the potential cost and staffing implications of managing these sites.

Based on the strong and consistent support for Scenario B during consultation, the Tasmanian Government has determined to proceed with this model as the preferred approach for the 2026 local government elections. Scenario B strikes an appropriate balance between accessibility, integrity, and practicality, and will be further developed in collaboration with the TEC and local government stakeholders.

While Scenario B will be adopted as the default delivery model, the legislative framework will retain the flexibility for the TEC to adapt electoral procedures over time, ensuring future models can respond to emerging challenges, technology, and voter needs. To enable this flexibility, the Electoral Commissioner will be given the ability to determine that local government elections are to be held by attendance ballot, but this method of election would only be activated in certain circumstances

(such as when the Electoral Commissioner believes it is not viable to use the hybrid postal model).

Stakeholder Feedback – New Reform Directions

The Discussion Paper sought targeted feedback on three potential reform directions that, if adopted, would depart from previously agreed outcomes of the Local Government Legislative Review. These proposals were included to test current sector and community sentiment, particularly in light of changing election delivery expectations, rising costs, and increasing participation.

The two directions tested were:

1. Whether non-citizens should retain a limited entitlement to vote in local government elections, with eligibility to nominate for council continuing to be restricted to those enrolled on the House of Assembly roll (Australian citizens and eligible British subjects).
2. Whether the deputy mayor should continue to be directly elected by the public or instead be elected by councillors “around the table”.

1. Continuing Non-Citizen Voting Rights

Stakeholders expressed a range of views on whether Tasmania should continue to permit non-citizen residents to vote in local government elections. The proposal in the Discussion Paper was to allow this entitlement to continue under a revised model, requiring at least 12 months of continuous residence in Tasmania (or personal ownership of property) prior to enrolment.

A number of councils and organisations supported continuing this entitlement, particularly for permanent residents, refugees, and long-term community members. These submissions noted that all residents interact with local government services and decisions regardless of citizenship, and argued that voting in local elections can foster civic inclusion and democratic participation.

However, some councils and individuals opposed continuing the franchise to non-citizens, raising concerns about electoral integrity and administrative feasibility. Stakeholders questioned the TEC’s capacity to verify immigration status and warned of potential misuse of the supplementary roll, particularly in areas with large temporary or seasonal populations.

Despite these differences, many submissions accepted the 12-month residence test as a workable alternative to assessing visa types and supported its use as an objective eligibility requirement. Stakeholders also generally agreed that such voters

should not be eligible to nominate to run for office unless they are enrolled on the House of Assembly roll.

From an administrative perspective, the TEC noted it is not desirable for the TEC to review or verify the immigration status of electors or make determinations based on visa categories, which may change.

Having considered the feedback, the Tasmanian Government will proceed with a revised model allowing for continued non-citizen voting rights, subject to a requirement of 12 months' continuous residence in Tasmania or personal property ownership. This approach balances inclusivity with electoral integrity and avoids placing administrative burden on the TEC to assess visa status.

There was strong support for the proposal to restrict nomination rights to those enrolled on the House of Assembly roll, thereby requiring Australian citizenship (or eligible British subject status). This position was seen as a fair and proportionate measure that upholds the responsibilities of elected representatives, while maintaining an inclusive franchise for voting (noting the above proposal for non-citizen voting in certain circumstances).

Submissions noted that local councillors exercise formal powers over public budgets, land use planning, and infrastructure decisions, and that those powers should be entrusted to individuals who are full participants in Australia's civic and legal framework. The reform was also viewed as aligning Tasmania with Victoria and South Australia, which apply a similar model.

The Tasmanian Government will proceed with the proposal to limit eligibility to nominate for council to those enrolled on the House of Assembly roll. This ensures that those holding elected office are fully part of Australia's civic and legal framework, while maintaining a broad franchise for voters.

2. Changing How the Deputy Mayor is Elected

The proposal to move away from popular election of the deputy mayor and instead allow councillors to elect the deputy from among their number received mixed feedback.

Most councils and many individuals opposed the change, citing what they see as the democratic value of a directly elected deputy mayor and the visibility of the role in public representation. Submissions emphasised that the deputy mayor often steps into the mayoral role in times of absence or transition and argued that the community should retain a say in selecting that person. Some also viewed direct election as a safeguard against factionalism in closely divided councils.

A smaller number of submissions supported reform, citing the significant cost associated with running an additional direct election, and the limited independent

authority held by the deputy mayor. Supporters of the change argued that the deputy mayor's role is essentially supportive and procedural, and that it makes sense for the council to select their own internal leadership at the beginning of the term. It was also noted that Tasmania is the only jurisdiction in Australia that directly elects its deputy mayors, and that casual vacancies in the role are already filled "around the table".

Preliminary estimates from the TEC suggest that the direct election of deputy mayors accounted for approximately \$285,000 in 2022, or about seven per cent of total election delivery costs. These costs are expected to grow in future elections, particularly under compulsory voting and enhanced participation.

Having considered the feedback and the rising cost and complexity of local government elections, the **Tasmanian Government has included the reform in the draft Bill for further consultation**. The proposed new framework will provide for the deputy mayor to be elected by councillors at the first ordinary meeting following a general election. This approach aligns with some other jurisdictions, allows councils to select their own leadership, and supports a more efficient and cost-effective electoral process. The Tasmanian Government considers this change to be proportionate and consistent with the functional role of the deputy mayor – which is to act in the mayor's absence and provide support; not to independently lead or exercise executive power.

With a strong level of feedback from councils now received, the Tasmanian Government is seeking further input from the broader community on how this model should operate. This includes whether once elected by councillors, the deputy mayor should serve for the full council term or for a shorter fixed period. The draft legislation as it stands provides that councils are given the flexibility to appoint for a full term or for a shorter period.

Stakeholder Feedback – Technical Reforms

The Discussion Paper presented 33 technical reform proposals to modernise and improve the integrity, transparency, and efficiency of local government elections in Tasmania. These proposals built on reforms initiated through the Local Government Legislative Review and aligned with changes introduced through the *Electoral Disclosure and Funding Act 2023*. The reforms addressed matters including election delivery, campaign finance, advertising and nomination processes.

Stakeholders were asked to consider the design and practical impact of each proposal, and to provide feedback on implementation, administrative feasibility, and alignment with existing electoral processes.

A More Flexible and Accessible Format for Local Government Elections

Stakeholders broadly supported reforms aimed at creating a more flexible, modern electoral framework for local government elections. There was a strong appetite for reducing legislative prescription and allowing the TEC to approve and adapt electoral procedures under a principles-based model.

This flexibility was viewed as essential to “future-proofing” the electoral system and accommodating diverse voter needs, particularly in the context of increasing participation and technological advancements.

Reform proposals to enable voting by alternative means (such as telephone or electronic voting) for specific elector classes were also welcomed. Submissions noted the importance of improving access for voters with disability, those living remotely, and interstate or overseas electors. The TEC supported the direction of the reform but raised practical challenges, including the cost and complexity of implementing secure, independent and verifiable alternative voting channels. In response, the Tasmanian Government will proceed with these reforms, acknowledging that postal voting will remain available and that any new methods will be implemented with caution and clarity.

The proposal to legislate universal franchise principles also received conceptual support. Stakeholders, including councils, agreed with the importance of ensuring all electors can vote in an independent, secret and verifiable manner. However, the TEC noted that this standard may not always be achievable in practice, particularly for some alternative voting methods. The Tasmanian Government agrees the principles should guide future development, and will work with the TEC to ensure they are applied pragmatically outside the statutory framework.

The proposal for the Electoral Commissioner to publish post-election accessibility reports was supported by councils and the TEC. It was viewed as a valuable accountability measure to track progress in improving accessibility and participation across the system. The Tasmanian Government will proceed with this reform, with reporting requirements aligned to TEC’s existing data practices and operational capabilities.

A Better Voting Franchise for Electors and Changes to Eligibility to Run for Office

This group of reforms focused on clarifying and strengthening the eligibility framework for enrolment and candidacy, particularly in relation to the General Manager’s Roll (GMR), and ensuring candidates have sufficient knowledge and community backing.

There was strong support for reforming the GMR to improve integrity, verification, and consistency. Transferring responsibility for the GMR from councils to the TEC was

widely supported to reduce administrative burden on councils and centralise electoral oversight. Proposed changes to tighten the eligibility criteria for GMR enrolment including strengthening verification requirements and clarifying the definition of “occupier” also received broad backing, with submissions noting these steps would improve public trust and align enrolment with genuine community connection.

The reform to prohibit dual enrolment was similarly well supported and seen as a necessary step to uphold the “one person, one vote” principle. The TEC confirmed its capacity to monitor and enforce the provision.

The proposal to increase the nomination threshold to 30 electors (or one per cent of electors, whichever is the smaller) drew mixed views. While many considered it a reasonable way to confirm genuine candidacy and public support, others, particularly from smaller communities, raised concerns that it may discourage participation. The Tasmanian Government considers the threshold modest and proportionate and will proceed with the reform.

Finally, the proposal to introduce required pre-nomination training for new candidates received limited support. While the benefits of informed candidacy were acknowledged, feedback was mixed on its implementation and scope. Some called for the training to apply to all candidates. The Tasmanian Government will proceed with this reform, by expanding requirements for an intending candidate’s notice of nomination to require an attestation that they have completed a pre-election training course. This training will be designed to be accessible and practical.

Better Quality of Public Information at Elections

Reforms in this category aimed to improve the quality, clarity, and accessibility of information available to voters during local government elections. Submissions reflected a broad commitment to supporting an informed electorate but revealed differing views on how best to achieve that goal.

Stakeholders generally supported the proposal to require the TEC to provide all candidates with the opportunity to submit a candidate information statement. While the TEC noted this is convention and questioned the need for a legislative requirement, other submissions suggested formalising the obligation would promote consistency and voter confidence. The Tasmanian Government will not enforce a mandatory requirement for a candidate information statement. The choice and responsibility for preparing and submitting statements will remain with candidates.

In contrast, there was strong concern about the proposal to allow the Director of Local Government to publish council performance information during the election period. Feedback highlighted risks of perceived political interference and the potential to undermine the neutrality of elections. As a result, the Tasmanian Government will

not proceed with this reform and will instead explore options for improving transparency outside the caretaker period.

Two reforms proposing to allow identification of political parties or candidate teams on ballot papers received mixed feedback and were not supported by the TEC. Submissions raised concerns about the risk of increasing partisanship in local government, administrative challenges, and a lack of enforceable naming standards. The Tasmanian Government has determined not to proceed with these reforms. However, it intends to provide for the inclusion of information about formal party endorsement and group affiliation in the official candidate information booklet to ensure voters continue to have access to relevant context when casting their vote.

Strengthened Donations Disclosure and Electoral Advertising Requirements

Stakeholders generally supported the suite of reforms aimed at increasing transparency and integrity in campaign financing and electoral advertising. Several proposals drew strong backing due to their alignment with existing State electoral laws, especially those introducing new prohibitions on misleading and deceptive statements (Reform 15), requiring authorisation on electoral material (Reform 19), and establishing clear rules on who can incur electoral expenditure (Reform 18 and 22). These changes were seen as necessary modernisations that bring local government elections into closer alignment with accepted electoral standards across Australia and with State elections.

There was also general support for changes that clarify and update definitions and thresholds for advertising and donations (Reforms 16, 17, 20 and 21). These changes were recognised as contributing to a clearer, more consistent and enforceable electoral framework. Where stakeholders requested additional guidance (such as on reporting shared campaign costs or calculating spending under a general cap) the Tasmanian Government will work with the TEC to ensure clear, practical resources are provided to candidates and parties.

The Tasmanian Government considers that, taken together, these reforms will deliver a significant uplift in electoral transparency and public confidence while balancing the practical realities of administering and participating in local government elections.

Other Changes to Support the Integrity of Elections

A number of proposed reforms aiming to reinforce the overall fairness and transparency of local government elections received strong support during consultation. Stakeholders broadly welcomed the introduction of a formal caretaker framework (Reforms 29–32), noting this would align local government practices with those of other levels of government and help maintain neutrality during election periods.

Councils supported the introduction of clear limits on decision-making during the caretaker period, particularly in relation to major financial or staffing decisions and the use of council resources. While some clarification was requested on what constitutes "routine operational" activity, stakeholders endorsed the principles underpinning these changes. The Tasmanian Government will proceed with these reforms and provide detailed guidance to ensure consistent and practical application.

Proposals to strengthen the enforcement powers of the TEC also received widespread support (Reforms 27–28). Submissions acknowledged that enabling the TEC to investigate potential breaches and aligning electoral offences with the *Electoral Act 2004* would promote greater accountability and legal consistency. These reforms will proceed as proposed.

Reforms to prevent the overlap of local government and parliamentary elections (State and Federal) (Reform 26) were similarly well received, with stakeholders recognising the need to reduce voter confusion and administrative strain. The Tasmanian Government will proceed with this reform as a practical safeguard for electoral delivery and public confidence.

The proposal to tighten the threshold and scope of elector polls (Reform 33) attracted more mixed views. While many stakeholders supported clearer criteria and higher thresholds to ensure elector polls are used appropriately, others expressed concern about the potential to limit community participation. The Tasmanian Government will proceed with this reform on the basis that elector polls should be focused on matters within council control and reflect broad community interest, particularly given the costs associated with running these polls. Guidance will support councils and communities in understanding how the provisions apply in practice.

Managing Councillor Interests

Context

Recognising the strong thematic alignment between electoral integrity and the transparent management of councillor interests, the Tasmanian Government has determined to introduce reforms to the councillor interests framework in the *Local Government Act 1993* at the same time as the Local Government Electoral Bill is delivered.

In 2023, the Tasmanian Government released a detailed discussion paper outlining significant proposals to reform how councillors disclose and manage their personal interests. The intent of these reforms is to ensure greater transparency and consistency in managing conflicts of interest across the local government sector.

These initial proposals were ambitious, aiming for comprehensive integration of interest management under the Local Government Act, including continuous disclosures, establishing a dedicated Principal Officer role, and detailed legislative management of perceived and potential conflicts.

A subsequent position paper, released in 2024, reaffirmed the Tasmanian Government's commitment to high standards of transparency, accountability, and integrity within local government. This is essential for maintaining public confidence in local governance and decision-making processes.

The Framework

Following extensive consultation and careful deliberation, the Tasmanian Government has now refined its approach to balance administrative practicality with robust governance requirements. The revised legislative framework, outlined in the supplementary Local Government Amendment (Electoral Reforms) Bill 2025, enhances transparency and accountability without imposing unnecessary burdens on councillors.

The Bill introduces provisions addressing the following key areas:

- **Clear separation of interests:** Pecuniary interests involving direct financial implications will continue to be explicitly managed within the *Local Government Act 1993* to ensure rigorous oversight. Non-pecuniary interests (typically personal, social, or community-related) will continue to be effectively managed under the existing, more flexible Code of Conduct framework. This will be supported with further guidance and definitions on types of interests, including actual, potential and perceived interests.

- **Introduction of Personal Interest Returns (PIR):** Councillors will now formally lodge an initial PIR within 28 days of their election, followed by annual submissions. These returns will transparently document relevant pecuniary and non-pecuniary interests and include proactive strategies to manage potential conflicts. This structured yet simplified approach significantly enhances transparency and accountability.
- **Practical conflict management approach:** Councillors will proactively manage conflicts through documented strategies such as declaring interests, recusing from discussions or decisions, and outlining clear mitigation steps. Definitions of conflicts have been clarified and strengthened to support consistent interpretation and effective management.
- **Balanced transparency and privacy:** PIRs will be publicly accessible, but sensitive details, including exact monetary values, residential addresses, and commercial information, will be explicitly protected. This approach balances transparency with necessary privacy protections, responding directly to stakeholder feedback.
- **Simplified and targeted compliance:** The compliance framework strategically targets deliberate breaches, such as knowingly submitting false disclosures or failing to lodge required returns. Minor or inadvertent breaches will primarily be addressed through education and administrative guidance, ensuring appropriate use of regulatory resources and encouraging proactive and voluntary self-identification of non-compliance.

Elements No Longer Proceeding and Reasons

- **Integration of non-pecuniary interests into primary legislation:** Initially proposed for inclusion within the *Local Government Act 1993*, non-pecuniary interests will remain under the Code of Conduct framework. This decision acknowledges the flexibility and responsiveness of the existing Code of Conduct process for dealing with non-pecuniary matters.
- **Regulation of perceived pecuniary interests:** Stakeholder feedback indicated that perceived pecuniary interests would be difficult to regulate effectively. Consequently, provisions relating specifically to perceived pecuniary interests have been removed from the draft Bill and the focus has shifted to how potential and actual interests can be more effectively managed.
- **Continuous or rolling disclosures:** Originally intended for real-time transparency, continuous disclosures raised practical and administrative feasibility concerns. The revised framework replaces this with structured annual disclosures, addressing stakeholder concerns without compromising transparency.

- **Legislated Principal Officer role:** Initially proposed to manage disclosures and conflicts, this role was deemed unnecessary following consultation. Existing responsibilities, particularly those of General Managers, already effectively manage these functions.

Next Steps

The Framework represents a balanced approach that ensures essential transparency and accountability without excessive administrative complexity. Clear separation of pecuniary and non-pecuniary interest management, introduction of formal PIRs, pragmatic conflict management strategies, and targeted compliance measures reflect stakeholder feedback and practical governance considerations.

The Tasmanian Government invites further feedback from stakeholders and the broader community on this refined legislative framework, recognising that ongoing engagement is vital to upholding integrity and accountability standards in Tasmanian local government.

To support consultation, the Tasmanian Government has developed a draft Personal Interest Return form for feedback, which gives a clear picture of the types of information to be provided by councillors. This is in [Appendix B](#) of this paper, and also on the consultation page of the Department of Premier and Cabinet's website.

Appendix A: Technical Reforms Summary

A more flexible and accessible format for local government elections

Reform 1: Reduce prescription in the statutory framework to enable the Tasmanian Electoral Commission to approve the electoral process.

Reform Overview	<ul style="list-style-type: none"> • Simplifies legislative requirements for election procedures. • Shifts detail from prescriptive legislation to TEC-approved procedures under a more flexible, principles-based model. • Aims to future-proof the electoral framework and support flexibility in delivery.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support for a more modern, adaptable system. • Some concern about reduced transparency when procedures are not set in legislation. • Recommended TEC guidance and clear reporting to support public confidence.
Department Response	<ul style="list-style-type: none"> • Proceeding as proposed. • Transparency concerns will be addressed through formal TEC guidance and clear public reporting requirements.

Reform 2: Enable the Tasmanian Electoral Commission to approve procedures for voting, including by telephone and electronic means, for interstate and overseas electors and electors with impediments to ordinary participation, or for other classes of person prescribed by regulation.

Reform Overview	<ul style="list-style-type: none"> • Allows TEC to authorise alternative voting methods (such as telephone, electronic) for specific elector groups. • Will improve accessibility for voters unable to use postal or attendance voting. • Applies to electors with disabilities, remote voters, and others prescribed by regulation.
Summary of Feedback	<ul style="list-style-type: none"> • General support for enhancing voting accessibility and flexibility. • TEC supports the reform but noted challenges with secrecy, verification, and delivery costs.

	<ul style="list-style-type: none"> • Some feedback stressed the need for clear eligibility criteria and secure systems. • Some concern about resource implications and consistency with other electoral laws.
Department Response	<ul style="list-style-type: none"> • Proceeding with reform. • TEC will determine eligible voter categories and implement secure methods. • Postal voting will remain available as a complementary option.

Reform 3: Legislate that the Tasmanian Electoral Commission is required to approve procedures in accordance with universal franchise principles, namely all electors, including electors with additional barriers to participation, are to be afforded an opportunity to vote in an independent, secret and verifiable manner.

Reform Overview	<ul style="list-style-type: none"> • Embeds principles of electoral access in legislation. • Requires that voting procedures approved by the TEC ensure all electors can vote independently, secretly, and verifiably. • Supports equitable participation in elections.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support for the principle of universal franchise. • TEC raised concerns about how some methods (such as telephone voting) may fall short of full independence or verifiability, and pragmatic application will be necessary in some cases. • Councils supported the principle but called for flexibility in implementation. • Some feedback noted this reform may create high compliance expectations that are hard to deliver in all cases.
Department Response	<ul style="list-style-type: none"> • Proceeding as proposed. • Framework will ensure TEC has latitude to apply the principles in a pragmatic and context-sensitive way.

Reform 4: Require the Electoral Commissioner to publish after each election a statement on the implementation of the accessibility principles, after information, including relevant statistics and initiatives undertaken to promote universal participation in the election.

Reform Overview	<ul style="list-style-type: none"> Introduces a requirement for the TEC to report publicly on accessibility and inclusion measures after each election. Aims to improve transparency and accountability for how elections support all electors, especially those facing participation barriers.
Summary of Feedback	<ul style="list-style-type: none"> Support from councils and stakeholders. Submissions noted it will promote continuous improvement and build public trust.
Department Response	<ul style="list-style-type: none"> Reform will proceed. Reporting requirements will be designed to align with TEC's operational practices and existing data collection to minimise additional reporting burden while ensuring transparency around compliance with principles.

A better voting franchise for electors and changes to eligibility to run for office

Reform 5: Require that a person lodging a notice of nomination must have it supported by 30 electors entitled to vote in the relevant election.

Reform Overview	<ul style="list-style-type: none"> Increases the nomination threshold to require 30 signatures (or one per cent of electors) supporting each candidate. Aims to ensure candidates have a basic level of community backing and commitment before nominating.
Summary of Feedback	<ul style="list-style-type: none"> Mixed feedback from the sector. Some feedback stated the higher threshold as a reasonable filter for genuine candidates. Concerns were raised that it may deter candidates in smaller communities or create an unnecessary barrier.

	<ul style="list-style-type: none"> • TEC raised concern around the increased administration workload to check enrolment. It has indicated that it is feasible but may impact timeframes and costs.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • The proposed increase in threshold is considered a modest and reasonable standard that affirms community support for nominees without creating undue burden or introducing a nomination fee.

Reform 6: Transfer responsibility for the maintenance of the General Manager's Roll to the Tasmanian Electoral Commission.

Reform Overview	<ul style="list-style-type: none"> • Shifts responsibility for the General Manager's Roll (GMR) from councils to the TEC and creates a new Local Government Electoral Roll. • Seeks to improve consistency, accuracy, and public confidence in the administration of local government elections.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support across councils, TEC, and stakeholders. • TEC supported the reform and noted alignment with their broader role in maintaining electoral integrity. • Councils welcomed the removal of administrative burden and supported centralised oversight.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • The TEC will be responsible for developing operational protocols to support the transition and ensure roll integrity.

Reform 7: Amend the definition of “occupier” for enrolment purposes, to refer to actual occupation and use, and clarify that tenants and licensees are occupiers for the purposes of the Act.

Reform Overview	<ul style="list-style-type: none"> • Clarifies the meaning of “occupier” for the purpose of enrolment on the General Manager's Roll. • Ensures eligibility includes tenants and licensees with genuine rights of occupation, not just property owners.
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Summary of Feedback	<ul style="list-style-type: none"> Widespread support for the reform. Councils and individuals welcomed the clarification to improve fairness and remove ambiguity. TEC supported the change.
Department Response	<ul style="list-style-type: none"> Reform will proceed. The updated definition will support consistent enrolment practices and inclusive participation across all councils.

Reform 8: Strengthen verification requirements for applications for enrolment on the General Manager's Roll.

Reform Overview	<ul style="list-style-type: none"> Requires the TEC to apply more rigorous verification processes for enrolment on the General Manager's Roll. Aims to ensure accuracy and integrity of the roll by confirming eligibility and preventing duplication.
Summary of Feedback	<ul style="list-style-type: none"> Widespread support for the reform. Stakeholders endorsed the need for improved verification to support trust in the electoral process. Some submissions noted the importance of ensuring verification requirements remain proportionate and accessible.
Department Response	<ul style="list-style-type: none"> Reform will proceed. TEC will establish verification processes that balance roll integrity with administrative practicality and equity of access.

Reform 9: Expressly prohibit dual enrolment, and require a person enrolled on both the House of Assembly roll and the General Manager's Roll to be removed from the latter.

Reform Overview	<ul style="list-style-type: none"> Prevents individuals from being enrolled on both the House of Assembly roll and the General Manager's Roll. Ensures the principle of "one person, one vote" applies consistently in local government elections.
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Summary of Feedback	<ul style="list-style-type: none"> • Broad support from councils, individuals, and TEC. • Submissions emphasised fairness, integrity, and democratic equality. • A small number of submissions called for further restriction of eligibility to exclude corporate nominees altogether. • TEC confirmed it can implement controls to enforce single enrolment.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Legislative provisions will reinforce one vote per person and support TEC compliance and enforcement systems.

Reform 10: Require new candidates to complete a pre-nomination training course approved by the Director of Local Government.

Reform Overview	<ul style="list-style-type: none"> • Requires all intending candidates (except incumbent councillors) to complete a prescribed training module before nominating. • Aims to improve candidate preparedness and understanding of local government roles and responsibilities.
Summary of Feedback	<ul style="list-style-type: none"> • Limited support across submissions. • Submissions highlighted the benefits of informed candidacy and improved governance. • Suggested the training be accessible online and available in multiple formats. • Some called for training to be required for all candidates, including incumbents, at the first election following the reform.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Training will be designed to be practical and inclusive, with consideration given to transitional arrangements for incumbent councillors.

Better quality of public information at elections

Reform 11: Require that the Tasmanian Electoral Commission provides all people submitting a notice of nomination the opportunity to provide a candidate information statement (in an approved format, providing prescribed information) and that the Commission is to publish candidate information through appropriate means.

Reform Overview	<ul style="list-style-type: none"> • Mandates the TEC to offer all candidates the opportunity to submit a candidate statement. • Requires the TEC to publish these statements in an accessible format to inform voters.
Summary of Feedback	<ul style="list-style-type: none"> • TEC noted it already provides this opportunity in practice and questioned the need to legislate it. • TEC suggested that candidate obligations (such as lodgement timing) remain their responsibility. • Some feedback supported legislating the requirement to ensure consistency and transparency. • Submissions emphasised that the published information helps voters make informed choices.
Department Response	<ul style="list-style-type: none"> • Reform will not proceed. • Candidates will still be able to lodge a candidate information statement under existing practices, however this will not be legislated.

Reform 12: Enable the Director of Local Government to publish council performance statements during election periods.

Reform Overview	<ul style="list-style-type: none"> • Enables the Director of Local Government to publish factual statements about council performance during an election period. • Intended to provide electors with accurate, non-political information that may support informed voting.
Summary of Feedback	<ul style="list-style-type: none"> • Concerns were raised about timing and the potential perception of political interference. • Much of the opposition feedback cited risks to the neutrality of the election period. • Some stakeholders supported improved transparency, but recommended performance reporting occur outside caretaker periods.
Department Response	<ul style="list-style-type: none"> • Reform will not proceed.

	<ul style="list-style-type: none"> Transparency around council and councillor performance will be pursued through other mechanisms outside of the election period to avoid perceptions of influence or bias.
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Reform 13: Establish that nomination by a registered party is to be included in the information published by the Tasmanian Electoral Commission and printed on the ballot paper.

Reform Overview	<ul style="list-style-type: none"> Provides that candidates formally nominated by a registered political party would be identified as such on the ballot paper. Aims to increase transparency by informing voters which candidates are officially endorsed by political parties.
Summary of Feedback	<ul style="list-style-type: none"> Mixed feedback. TEC opposed the reform, citing concerns about increased administrative complexity, and attendant cost increases (such as larger ballot papers).
Department Response	<ul style="list-style-type: none"> Reform will not proceed. Instead, information about party endorsement will be included in the legislated TEC candidate information booklet, ensuring voters are informed while avoiding additional ballot paper complexity and cost.

Reform 14: Provide for candidates whose nomination form is not lodged by a registered party to request to be identified with a group name.

Reform Overview	<ul style="list-style-type: none"> Enables candidates to nominate a group or team name (other than a registered political party) for inclusion on the ballot paper. Intended to reflect informal candidate alliances or teams.
Summary of Feedback	<ul style="list-style-type: none"> Mixed feedback. TEC opposed the reform, raising concerns about administrative complexity. Some submissions expressed concern about the enforceability of naming conventions.

Department Response	<ul style="list-style-type: none"> The Tasmanian Government has determined not to proceed with this reform. Group or team names may be communicated through published candidate information and campaign materials, but not included on the ballot paper itself.
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Strengthened donations disclosure and electoral advertising requirements

Reform 15: Introduce new prohibitions on the dissemination of misleading and deceptive statements (corresponding to the Electoral Act Review Final Report and the amended Section 197 of the *Electoral Act 2004*).

Reform Overview	<ul style="list-style-type: none"> Aligns local government electoral law with the Electoral Act by prohibiting the publication of statements that are misleading or deceptive in relation to the election process. Aims to protect electoral integrity and voter confidence.
Summary of Feedback	<ul style="list-style-type: none"> Broad support across submissions. Submissions welcomed consistency with state election laws and the clarity this provides to candidates and electors.
Department Response	<ul style="list-style-type: none"> Reform will proceed. This measure strengthens trust in the election process and ensures consistency with other electoral frameworks.

Reform 16: Remove the general restriction on publishing a candidate's name or image without their consent.

Reform Overview	<ul style="list-style-type: none"> Repeals an existing provision that prohibits the publication of a candidate's name or image without their consent. Aligns local government elections with state and federal practices where no such restriction applies.
Summary of Feedback	<ul style="list-style-type: none"> Broad support across submissions. A few submissions raised concerns about privacy and reputational risks.

Department Response	<ul style="list-style-type: none"> Reform will proceed. The change modernises the electoral framework and brings it into alignment with other jurisdictions while preserving broader legal protections.
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Reform 17: Clarify the definition of electoral advertising.

Reform Overview	<ul style="list-style-type: none"> Updates and clarifies what constitutes “electoral advertising” to ensure consistency and legal certainty. Seeks to align definitions with the <i>Electoral Act 2004</i> and reduce ambiguity for candidates and regulators.
Summary of Feedback	<ul style="list-style-type: none"> Broad support from stakeholders. Some councils and individuals requested that the definition remain broad enough to capture modern communication formats (such as social media, sponsored posts). No significant concerns were raised.
Department Response	<ul style="list-style-type: none"> Reform will proceed. The updated definition will be aligned with the Electoral Act and supported by guidance from the TEC to ensure clarity and adaptability to emerging formats.

Reform 18: Provide that only a candidate, intending candidate, or a nominated person may incur electoral expenditure; expenditure by others to promote or procure election will be an offence.

Reform Overview	<ul style="list-style-type: none"> Limits electoral expenditure to the candidate, intending candidate, or their formally nominated agent. Aims to prevent unregulated third-party campaigning and increase transparency.
Summary of Feedback	<ul style="list-style-type: none"> Broad support from stakeholders. Some concern about protecting candidates from liability for unauthorised third-party activity. Some concern about how the reform will be adequately implemented.
Department Response	<ul style="list-style-type: none"> Reform will proceed. Safeguards will be included to ensure candidates are not penalised for unauthorised third-party actions.

Reform 19: Institute authorisation requirements for electoral advertising and associated material.

Reform Overview	<ul style="list-style-type: none"> Requires electoral advertising to include information identifying who authorised the material. Aims to promote transparency and accountability in campaign communications.
Summary of Feedback	<ul style="list-style-type: none"> Strong support from stakeholders. Recognised as a standard integrity measure consistent with other jurisdictions. No significant concerns raised.
Department Response	<ul style="list-style-type: none"> Reform will proceed. Authorisation requirements will be clearly defined and enforced through TEC guidance.

Reform 20: Replace advertising expenditure limits with a general expenditure limit, with reference to the Legislative Council expenditure cap in the *Electoral Disclosure and Funding Act 2023*.

Reform Overview	<ul style="list-style-type: none"> Replaces current advertising-specific limits with an overall cap on total electoral expenditure. Aligns local government elections with Legislative Council spending rules.
Summary of Feedback	<ul style="list-style-type: none"> General support from stakeholders. Recognised as a clearer and more enforceable approach to managing campaign spending. Some requests for detailed guidance on calculating and monitoring total expenditure.
Department Response	<ul style="list-style-type: none"> Reform will proceed. Guidance will be developed to assist candidates in understanding and complying with the new expenditure cap.

Reform 21: Require that a candidate is to report expenditure made on their behalf in their electoral expenditure return, in the same manner as personal expenditure. The present requirement to attribute, in full, to each candidate featured in joint advertising will be retained.

Reform Overview	<ul style="list-style-type: none"> Requires candidates to report not only their own spending but also any expenditure made on their behalf.
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	<ul style="list-style-type: none"> Confirms that shared advertising must be fully attributed to each candidate featured.
Summary of Feedback	<ul style="list-style-type: none"> Broad support across submissions. Seen as improving transparency and accountability. Some stakeholders noted the need for clear instructions on how to complete returns accurately.
Department Response	<ul style="list-style-type: none"> Reform will proceed. Guidance will be provided to clarify reporting obligations, including shared advertising attribution.

Reform 22: Prohibit any person from incurring any expenditure for or on behalf of a registered party with a view to promoting or procuring the election of a candidate or intending candidate.

Reform Overview	<ul style="list-style-type: none"> Prevents third parties from incurring expenditure on behalf of a registered party to influence election outcomes. Aims to strengthen transparency and restrict indirect or unregulated campaign spending.
Summary of Feedback	<ul style="list-style-type: none"> Broad support across submissions. Feedback noted the importance of ensuring consistency with other expenditure-related provisions.
Department Response	<ul style="list-style-type: none"> Reform will proceed. Ensures electoral spending remains traceable and accountable.

Reform 23: Maintain the \$50 threshold for the disclosure of gifts and benefits and extend this requirement from incumbent councillors to all candidates, who will be required to lodge donation returns with the Tasmanian Electoral Commission.

Reform Overview	<ul style="list-style-type: none"> Extends donation disclosure obligations to all candidates. Maintains the \$50 threshold and introduces disclosure during the election period via the TEC website.
Summary of Feedback	<ul style="list-style-type: none"> Broad support across submissions. Recognised as an important transparency measure. Some noted administrative complexity and requested support for compliance.

Department Response	<ul style="list-style-type: none"> Reform will proceed. TEC will provide clear instructions and support tools to assist candidates with disclosure requirements.
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Reform 24: Provide that it is an offence for a person other than a candidate or intending candidate to accept a gift or benefit for the purpose of promoting or procuring the election of a candidate, or for the dominant purpose of influencing the way electors vote in an election; and that it is an offence to make a gift or donation to a person other than a candidate or intending candidate for this purpose.

Reform Overview	<ul style="list-style-type: none"> Prohibits indirect donations through intermediaries or third parties. Aims to ensure all electoral donations are transparent and reported through candidates.
Summary of Feedback	<ul style="list-style-type: none"> Support from councils and individuals for closing donation loopholes. TEC raised concerns about administrative complexity and suggested responsibility may be better placed with councils or OLG. Some concern about enforceability and overlap with existing regulatory responsibilities.
Department Response	<ul style="list-style-type: none"> Reform will proceed. Intended to provide a simpler alternative to third-party campaigner registration schemes. Implementation details will consider TEC's role and administrative resourcing.

Reform 25: Provide that it is an offence for a councillor, intending candidate or candidate, at any time, to accept a donation for the purpose of promoting or procuring the election of a candidate or intending candidate at a local government election:

- over \$50, including services or goods valued in kind, without recording the basic details of that donor**
- over \$50 in cash**
- over \$50 from a foreign donor.**

Reform Overview	<ul style="list-style-type: none"> Introduces clear donation limits and record-keeping obligations. Prohibits cash and foreign donations above \$50 and ensures traceability.
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Summary of Feedback	<ul style="list-style-type: none"> • Broad support for integrity and transparency purposes. • TEC raised concerns if they were required to manage disclosures across the council term, noting administrative complexity and precedent from other jurisdictions.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Gifts and donations for incumbent councillors will continue to be managed under the existing framework set out in the Local Government Act. • The TEC will not need to have a role in gifts and donations registers for councils outside of election periods.

Other changes to support the integrity of elections

Reform 26: Provide that a local government election or by-election may not be held such that the polling period overlaps the date of a Tasmanian or Australian Government parliamentary election.

Reform Overview	<ul style="list-style-type: none"> • Prevents overlap between local government elections and state or federal parliamentary elections. • Aims to avoid voter confusion and administrative pressure.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support for integrity and transparency purposes. • Recognised as a sensible measure to protect electoral integrity and manage resourcing.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Aligns with electoral best practice and supports efficient election delivery.

Reform 27: Provide the Tasmanian Electoral Commission with powers of investigation.

Reform Overview	<ul style="list-style-type: none"> • Grants the TEC investigative powers to enforce electoral laws effectively. • Intended to support stronger compliance and deterrence.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support across submissions. • Seen as necessary for the Commission to fulfil its expanded responsibilities.

	<ul style="list-style-type: none"> Some feedback noted the need for clear scope and procedural safeguards.
Department Response	<ul style="list-style-type: none"> Reform will proceed. Powers will be clearly defined to ensure fair and proportionate enforcement.

Reform 28: Align electoral offences and sanctions with those in the Electoral Act.

Reform Overview	<ul style="list-style-type: none"> Aligns the offences and penalties in the Local Government Electoral framework with those in the <i>Electoral Act 2004</i>. Aims to ensure consistency, fairness, and legal clarity across electoral systems.
Summary of Feedback	<ul style="list-style-type: none"> Broad support across submissions. Viewed as necessary to streamline enforcement and promote consistent standards. No significant concerns raised.
Department Response	<ul style="list-style-type: none"> Reform will proceed. Consistent penalties will support better understanding and enforcement of electoral rules.

Reform 29: Provide a statutory caretaker framework, applying from the notice of election to the date of the issue of the certificate of election for all elections other than by-elections and countbacks.

Reform Overview	<ul style="list-style-type: none"> Establishes a formal caretaker period during elections. Aims to prevent councils from making major decisions that could influence electoral outcomes.
Summary of Feedback	<ul style="list-style-type: none"> Broad support across submissions. Recognised as standard electoral practice that supports fairness and transparency. Some submissions requested clarification on the caretaker timeframe and scope of decisions affected.
Department Response	<ul style="list-style-type: none"> Reform will proceed. Guidance will clarify caretaker obligations and ensure consistent application across councils.

	<ul style="list-style-type: none"> • Caretaker provisions will be included in the <i>Local Government Act 1993</i>, as they relate to the operational decisions of councils as opposed to the conduct of elections.
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Reform 30: Provide that during the caretaker period, prohibit a council from making any major policy or financial decisions, namely decisions:

- relating to the appointment, reappointment, remuneration or termination of a general manager (except acting appointments)
- committing the council to expenditure greater than 1 per cent of general revenue or \$100,000 (whichever is greater)
- directing council resources to influence voting
- relating to matters that could reasonably be deferred, except for statutory or routine operational decisions.

Reform Overview	<ul style="list-style-type: none"> • Prohibits councils from making major decisions during the caretaker period to avoid perceptions of bias or misuse of position. • Defines clear limits on financial, staffing, and policy decisions.
Summary of Feedback	<ul style="list-style-type: none"> • Broad support across submissions. • Seen as an important safeguard for electoral fairness. • Some councils requested clarification on what constitutes “routine operational” decisions.
Department Response	<ul style="list-style-type: none"> • Reform will proceed. • Supporting guidance will be provided to ensure consistent and practical application.

Reform 31: Provide that during the caretaker period, it is an offence for a council to:

- publish any material promoting any candidate or group of candidates, or seeking to influence voters
- publish material related to the election other than information promoting participation or official electoral process information
- make council resources available to benefit one candidate over others.

Reform Overview	<ul style="list-style-type: none"> • Prohibits councils from using their platforms or resources to influence election outcomes during the caretaker period.
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	<ul style="list-style-type: none"> Ensures councils maintain neutrality.
Summary of Feedback	<ul style="list-style-type: none"> Broad support across submissions. Seen as a necessary integrity safeguard. Requests for guidance on acceptable communication during the period.
Department Response	<ul style="list-style-type: none"> Reform will proceed. TEC and OLG will develop guidance to support compliant council communication practices.

Reform 32: Provide that major policy or financial decisions of a council during the caretaker period are of no effect, and provide that persons who incur loss or damage due to an ineffectual decision of a council, who acted in good faith, are entitled to recover compensation from the council.

Reform Overview	<ul style="list-style-type: none"> Invalidates major decisions made by councils during the caretaker period. Allows compensation for affected parties who relied on such decisions in good faith.
Summary of Feedback	<ul style="list-style-type: none"> Broad support across submissions. Recognised as a necessary enforcement mechanism to support the caretaker provisions. Some requests for further detail on liability and compensation processes.
Department Response	<ul style="list-style-type: none"> Reform will proceed. Implementation will include guidance to councils on the operation of the framework. Councils will remain responsible for obtaining their own legal or financial advice where required in relation to potential liability or compensation claims.

Reform 33: Increase the proportion of electors signing a petition required to compel a council to hold an elector poll to 20 per cent; while restricting the matters about which an elector poll may be held to matters with a legitimate connection to the exercise of a council's functions or powers or to the incorporation of the council, as determined by the council.

Reform Overview	<ul style="list-style-type: none"> Raises the petition threshold for triggering elector polls and limits poll topics to council-related matters.
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	<ul style="list-style-type: none">• Aims to reduce misuse and align polls with council responsibilities.
Summary of Feedback	<ul style="list-style-type: none">• Mixed feedback from councils and stakeholders.• Some supported the reform as a way to ensure elector polls remain focused and relevant.• Others raised concerns about restricting democratic participation and increasing the threshold too far.
Department Response	<ul style="list-style-type: none">• Reform will proceed.• Clear criteria and explanatory materials will be developed to ensure community understanding and consistent application.

Appendix B: Personal Interest Return (PIR)

Form (Draft Example Only)

Introduction

This form is issued under the *Local Government Act 1993* (the Act) and must be completed by all Councillors. It is a requirement of the Act that Councillors disclose certain personal interests to ensure transparency and support public confidence in the integrity of local government decision-making.

The purpose of this disclosure is to:

- provide a clear record of interests that may conflict, or be perceived to conflict, with a Councillor's public duties
- support the effective management of conflicts of interest
- assist Councils in promoting good governance and accountability.

This return requires you to declare interests held by you and your spouse (including a person in a significant relationship as defined in the *Relationships Act 2003*) as at the primary return date, and to provide details of any income, property, positions, debts, memberships, contributions or other interests that meet the thresholds set out in the form.

You are also required to, where appropriate, indicate how any interests that could give rise to a conflict with your public duties will be managed. Your General Manager can help you decide whether management strategies are required to be listed.

Lodging a complete and accurate return is a legal obligation under the Act. If you are unsure about what to disclose or how to manage a declared interest, you are encouraged to seek independent legal or professional advice.

Directions

- a) The interests you are required to disclose in this return are set out in legislation and apply to you, as the Councillor, and your spouse (including someone in a significant relationship as defined in the *Relationships Act 2003*).
- b) You must complete and lodge a return even if you (and/or your spouse) have no interests to disclose. If you have nothing to declare, please indicate this by selecting 'No' at each question. All sections must be completed.
- c) If there is not enough space in the form to provide all required details, please attach an appendix that is clearly numbered, signed and dated. Be sure to cross-reference the appendix in the relevant section of this form.
- d) You may wish to seek independent legal, financial or other advice to assist you in understanding your obligations and ensuring your return is complete.

- e) In this return, you must also, where appropriate, briefly describe how any disclosed interests that could give rise to a conflict of interest will be managed, including steps such as declaring interests at meetings, abstaining from decisions, or other appropriate actions.
- f) Your completed return must be signed, dated and lodged with your General Manager or another authorised person.

Name of Councillor	
Council	
Date of Return	
Signature of Councillor	

Part A. Sources of income

Have you, or your spouse, received or do you, or your spouse, expect to receive any income in the period between the primary return date and the next 30 June, excluding income received as a councillor allowance?

No – continue to Part B

Yes – provide particulars below

Explanatory notes

- 'Income' means assessable income under the *Income Tax Assessment Act 1936* (Cth), including but not limited to: employment income, superannuation, pensions, annuities and government payments, investment income, business, partnership and trust income, and foreign income.
- A source of income only needs to be declared if you or your spouse received, or expect to receive, more than \$500 from that source during the return period.
 - When disclosing income from your occupation, you must also provide:
 - a description of the occupation
 - the name and address of your employer, or a description of the office
 - the name of any partnership (if relevant).
- You do not need to disclose one-off sales of personal items (such as a second-hand car or household furniture) unless those sales are made in the course of a business or with the intent of making a profit.

Indicate the source of income (amounts are not necessary)

	Person or entity from which income was received or is expected to be received	Why the income was/is expected to be received (For example: salary, investments, trusts, rental payments)	Details
Example	Acme Consulting Pty Ltd	Salary	Policy Advisor Acme Consulting, 22 Example St, Hobart
Self			
Spouse			

Part B. Land and real property

Have you, or your spouse, held an interest in land or real property as at the primary return date?

- No – continue to Part C
- Yes – provide particulars below

Explanatory notes

- This includes any ownership or beneficial interest in land (not as security for a debt) within the municipal district of the Council or an adjoining municipal district.
- You must provide:
 - the full address of the land (as it appears on council rates notices)
 - the purpose for which the land is held (such as residence, investment)
 - the nature of the interest (such as sole owner, joint tenant, trustee).

Exceptions

- You are **not required to disclose** an interest in land if:
 - You or your spouse hold the interest only as the executor or administrator of the estate of a deceased person, and you are not a beneficiary under the will or under intestacy.
 - You or your spouse hold the interest only as a trustee, and the interest was acquired in the ordinary course of a profession or occupation that is not related to your duties as a Councillor.

Example: If you are managing property as part of your work as an accountant or solicitor (unrelated to your Councillor role), and you hold the land only as a trustee, you do not need to declare it.

Complete the table below

	Full Address of Property	Purpose (such as residence, investment)	Nature of Interest (such as sole owner, joint tenant, trustee)
Example	12 Smith Street, Springvale TAS	Residential	Sole owner
Self			
Spouse			

Part C. Corporations and business interests

Have you, or your spouse, held any position or interest in a corporation, business, trust or other entity as at the primary return date, including in a fiduciary capacity (such as trustee or executor)?

This includes positions whether paid or unpaid.

- No – continue to Part D
- Yes – provide particulars below

Explanatory notes

- You must disclose the name and address of the corporation, business, partnership or trust, and describe your position or interest (such as director, shareholder, sole trader, trustee, partner).
- This applies regardless of whether or not you received payment for the role.
- This includes business interests carried out in your own name (such as sole trader or freelancer), or as part of a partnership or trust that carries on commercial activities.
- It also includes fiduciary roles where you or your spouse owe duties to act on behalf of another person or entity. For example, as:
 - a trustee of a private or family trust
 - an executor or administrator of a deceased estate (unless exempt)
 - a partner in a business or professional firm
 - a nominee with control or discretion over assets.
- Roles held purely as part of your professional occupation (such as solicitor acting for a client) **do not need to be declared** unless they involve control or decision-making powers over land or assets that may intersect with Council matters.

Exceptions

- You are not required to disclose an interest or position if the corporation is:
 - formed to provide recreation, charity, religion, art, science or other community purpose
 - required to apply all profits to its purpose (it cannot distribute profits)
 - prohibited from paying dividends to members.
- You are also not required to disclose an interest or position if you:

- Hold the position only in your professional capacity and have no discretion or control over relevant assets or decisions (such as an accountant lodging a BAS on behalf of a client).

Example: If you are on the board of a local community garden association that operates as a not-for-profit and does not distribute profits, you do **not** need to declare this role.

Additional guidance (superannuation funds)

- You are not required to declare shareholdings or interests held by a superannuation fund (such as a retail or industry fund) unless:
 - you personally control or direct the investment decisions of the fund (such as via a self-managed super fund)
 - or you are aware of a specific investment that may give rise to a conflict of interest (such as your fund is heavily invested in a company seeking Council approval for a development).
- In most cases, managed funds or pooled investments (such as those held via industry super funds) do not need to be declared, as individual holdings are not within your knowledge or control.

Complete the table below

	Name of Corporation	Address	Nature of Interest / Position
Example	Dovetail Accounting Trust	21 Harper Street, Moonville TAS	Self – Trustee and Beneficiary of family trust
Self			
Spouse			

Part D. Liabilities and debts

Do you, or your spouse, owe money to any person or organisation as at the primary return date? This applies whether or not the debt was due or payable at that time.

No – continue to Part E

Yes – provide particulars below

Explanatory notes

- You must declare the name and address of any person or entity to whom you or your spouse owe a debt of \$5,000 or more.
- This includes loans, credit agreements, or any other outstanding payments.

Exceptions

- You are **not** required to disclose a debt if:
 - The amount owed is less than \$5,000, unless:
 - it is one of two or more debts owed to the same person during the return period and the total owed is \$5,000 or more.
 - The debt is owed to a relative of the Councillor.
 - The debt is a loan of money and:
 - it is owed to a bank or authorised lender (someone whose usual business is lending money) and it was made in the ordinary course of business.
 - The debt is for goods or services provided:
 - during the period of 12 months immediately before the primary return date or during the annual return period
 - in the ordinary course of an occupation unrelated to your role as a Councillor (or your spouse's occupation).

Example: You do **not** need to declare a \$3,000 loan from a bank or a \$1,000 invoice from your mechanic, unless you owe the same mechanic several invoices totalling \$5,000 or more.

Complete the table below

	Name of Creditor	Address	Nature of Debt
Example	John Smith	12 Hilltop Drive, New Town TAS	Private loan of \$7,000 for vehicle repairs
Self			

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	Name of Creditor	Address	Nature of Debt
Spouse			

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Part E. Trade unions, associations, and political parties

Do you, or your spouse, currently hold a position (paid or unpaid) in any trade union, professional association, or business association?

- No – continue to Part F
- Yes – provide particulars below

Explanatory notes

- You must declare any position (such as member, delegate, board role) held by you or your spouse in a:
 - trade union
 - professional association
 - business association.
- This includes positions that are voluntary, unpaid or honorary.
- You must also declare the name of any political party of which you are a member.

Complete the table below

	Name of Organisation	Position Held
Example	Bank of Tasmania	101 Main St, Hobart
Self		
Spouse		

Part F. Travel or accommodation contributions

Did you, or your spouse, receive any financial or other contribution (such as free or upgraded accommodation, flights, meals, or hospitality) in relation to any travel during the annual return period?

- No – continue to Part G
- Yes – provide particulars below

Explanatory notes

- You must disclose:
 - the name and address of the person or organisation who made the contribution
 - the dates, destinations, and purpose of the travel.

Exceptions

- You do **not** need to disclose a contribution if:
 - it was made from public funds (e.g. council-funded travel)
 - it was made by a relative
 - it was made in the ordinary course of another occupation (not related to your role as a Councillor or your spouse's occupation)
 - the value of the contribution did not exceed \$250, unless:
 - more than one contribution was made by the same person in the return period and the total of those contributions exceeded \$250.
 - it was made in a personal capacity, and it would not reasonably be seen as related to your role as a Councillor
 - it was made by a political party of which you are a member, and the travel was undertaken:
 - for political activity in Tasmania or to represent the party within Australia.

Note: A non-financial contribution (such as a gift or in-kind support) is treated as equal in value to what it would cost if paid for directly.

Complete the table below

	Name and Address of Contributor	Type of Contribution (such as flight, hotel)	Dates of Travel	From/To Locations
Example	Local Gov Assoc 2 Civic Way	Flights and accommodation	4–6 March	Hobart – Melbourne

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	Name and Address of Contributor	Type of Contribution (such as flight, hotel)	Dates of Travel	From/To Locations
Self				
Spouse				

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Part G. Dispositions of real property

Have you, or your spouse, transferred an interest in property during the return period but retained a benefit, or acquired a benefit from someone else's transfer?

- No – continue to Part H
- Yes – provide particulars below

Explanatory notes

- You must disclose:
 - any property you or your spouse disposed of (in whole or part) where you kept the right to use or benefit from the property
 - any property another person disposed of where you gained use or benefit (even if you don't legally own it).
- This includes arrangements where legal ownership changes, but you still use, access or benefit from the property in some way.

Complete the table below

	Property / Arrangement	Nature of Benefit Retained or Acquired
Example	Transfer of family shack	Continued right to occupy
Self		
Spouse		

Part H. Discretionary disclosures

Is there any other substantial interest (financial or otherwise) that could be seen as creating a conflict between your personal interests and your public duties as a Councillor?

- No – continue to Part I
- Yes – provide details below

Explanatory notes

- You must declare **any other significant interest** that:
 - you are aware of
 - might reasonably be seen to conflict with your public responsibilities as a Councillor.
- This includes interests held by you or by a related person or entity, even if the interest is not financial in nature.
- These may include unpaid or voluntary positions in clubs, associations, or community groups, particularly where those groups interact with Council (such as apply for funding, use Council facilities, or make submissions on Council decisions).
- **Example 1:** If a close family member owns a company that regularly tenders for Council contracts, or if you volunteer in a leadership role in a group advocating for decisions your Council makes, you may wish to disclose that interest here.
- **Example 2:** If you are the president of a local sporting club that applies for Council grants or leases Council-owned facilities, this may be a relevant interest to disclose.

Complete the table below

	Description of Interest
Example	My sister-in-law is CEO of a company that regularly tenders for council waste management contracts.
Self	
Spouse	

Part I. Declaration on management of interests

Briefly outline how you propose to manage any disclosed interests to ensure they do not conflict with your public duties as a Councillor.

This may include:

- recusal from specific Council decisions or meetings
- use of a formal conflict of interest register
- disclosure at the start of relevant proceedings
- other appropriate actions.

Complete the table below

	Interest (brief description)	How the interest will be managed
Example	Sister-in-law is CEO of council contractor	Will declare and not participate in any related procurement matters
Example	Joint owner of local business property	Will recuse from votes involving zoning or development in the area
Example	Member of planning industry association committee	Will declare interest at meetings dealing with industry regulation
Self		
Spouse		

Part J. Primary return appendix

- This appendix is provided for use if you need additional space to disclose information beyond what the standard Personal Interest Return form allows.
- Please clearly number, sign, and date each page you include as an appendix.
- Make sure each appendix page is cross-referenced to the relevant part of the Primary Return form.
- Example: If you have multiple income sources, land holdings, or corporation positions that don't fit within the main tables, use the appendix to continue your disclosures.

Signed: _____

Date: _____