

SOUTHERN  
MIDLANDS  
COUNCIL



# **MINUTES**

## **ORDINARY COUNCIL MEETING**

---

Wednesday 26<sup>th</sup> March 2025  
10.00 a.m.

Campania Hall  
Reeve Street, Campania

DRAFT

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# **OPEN COUNCIL MINUTES**

**MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD  
ON WEDNESDAY 26<sup>TH</sup> MARCH 2025 AT THE CAMPANIA HALL,  
REEVE STREET CAMPANIA, COMMENCING AT 10.01 A.M.**

Mayor Batt advised all attendees that this meeting is being recorded.

## **1. PRAYERS**

Reverend Dennis Cousens recited prayers.

## **2. ACKNOWLEDGEMENT OF COUNTRY**

Mayor E Batt recited Acknowledgement of Country.

## **3. ATTENDANCE**

Mayor E Batt, Deputy Mayor K Dudgeon, Cllr A E Bisdee OAM, Cllr D Blackwell (entered at 10.10 a.m.), Cllr B Campbell, Cllr D Fish and Cllr F Miller.

Mr T Kirkwood (General Manager), Mr G Finn (Manager Development and Environmental Services), Ms B Conde (Planning Officer – Development & Environmental Services), Mr D Richardson (Manager Infrastructure and Works), Mrs M Browne (Administration Officer) and Mrs J Thomas (Executive Assistant).

## **4. APOLOGIES**

Nil.

## 5. MINUTES

### 5.1 Ordinary Council Meeting

The Minutes (Open Council Minutes) of the previous meeting of Council held on 25<sup>th</sup> February 2025, as circulated, are submitted for confirmation.

#### RECOMMENDATION

**THAT the Minutes (Open Council Minutes) of the Council Meeting held 25<sup>th</sup> February 2025 be confirmed.**

#### DECISION

*Moved by Clr A E Bisdee OAM, seconded by Clr B Campbell*

**THAT the Minutes (Open Council Minutes) of the Council Meeting held 25<sup>th</sup> February 2025 be confirmed.**

#### CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

### 5.2 Special Committees of Council Minutes

#### 5.2.1 Special Committees of Council - Receipt of Minutes

The Minutes of the following Special Committees of Council, as circulated, are submitted for receipt:

- Chauncy Vale Wildlife Management Committee General Meeting – 18<sup>th</sup> November 2024
- Lake Dulverton & Callington Park Management Committee Minutes – 17<sup>th</sup> March 2025

## RECOMMENDATION

**THAT the minutes of the above Special Committees of Council be received.**

## DECISION

*Moved by Clr D Fish, seconded by Clr B Campbell*

**THAT the minutes of the above Special Committees of Council be received.**

## CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

### 5.2.2 Special Committees of Council - Endorsement of Recommendations

The recommendations contained within the minutes of the following Special Committees of Council are submitted for endorsement:

- Chauncy Vale Wildlife Management Committee General Meeting – 18<sup>th</sup> November 2024
- Lake Dulverton & Callington Park Management Committee Minutes – 17<sup>th</sup> March 2025

## RECOMMENDATION

**THAT the recommendations contained within the minutes of the above Special Committees of Council be endorsed.**

## DECISION

*Moved by Clr B Campbell, seconded by Deputy Mayor K Dudgeon*

**THAT the recommendations contained within the minutes of the above Special Committees of Council be endorsed.**

## CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

**5.3 Joint Authorities (Established Under Division 4 Of The *Local Government Act 1993*)**

**5.3.1 Joint Authorities - Receipt of Minutes**

Nil.

**5.3.2 Joint Authorities - Receipt of Reports (Annual & Quarterly)**

Nil.

## 6. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, the Agenda is to include details of any Council workshop held since the last meeting.

One workshop has been held since the last Ordinary Meeting.

A workshop was held on the 11<sup>th</sup> March 2025 at the Council Chambers, Oatlands commencing at 9.30 a.m.

Attendance: Mayor E Batt, Deputy Mayor K Dudgeon, Cllrs A E Bisdee OAM, B Campbell and D Fish (attended at 10.15 a.m.).

Also in Attendance: T Kirkwood, A Benson, G Finn and J Thomas.

Apologies: Cllrs D Blackwell and F Miller.

The Workshop focussed on the following items for consideration and discussion:

### 1. Targeted Amendments to the *Local Government Act 1993* – Discussion paper

This Discussion Paper was considered at the previous workshop.

As a reminder, the Discussion Paper outlines targeted amendments to the *Local Government Act 1993* supporting 11 key reforms:

1. Legislating the Good Governance Principles
2. Introducing serious misconduct provisions for Councillors
3. Broadening Performance Improvement Direction provisions
4. Introducing Temporary Advisors for Councils
5. Clarifying Work Health and Safety obligations
6. Mandating council learning and development obligations
7. Introducing a contemporary role statement and a Charter for local government
8. Improving the strategic planning and reporting frameworks
9. Improving consistency in data collection and reporting methodologies
10. Enhancing transparency of information in council rates notices
11. Mandating internal audit for councils.

At the last workshop it was acknowledged that the LGAT was hosting sessions for Mayors and GM's, which may provide further insight.

It was also decided that the issue of mandating internal audit for councils (i.e. No 11) be referred to the Audit Panel for comment and feedback.

### Update:

Following the LGAT session, the attached submission will form the basis of the LGAT response. The LGAT position is certainly consistent with the comments and feedback provided at the last Council workshop, noting that Item No 6 (Mandating council learning and development obligations) is non-specific in terms of actual 'core learning requirements'.



The LGAT submission also provides a number of other relevant comments and raises pertinent questions.

The SMC Audit Panel provided the following feedback:

- a) Firstly, it was noted that Item 11 'Mandating internal audit for councils' was likely to have the greatest financial implications for councils when compared to the other targeted amendments;
- b) Having reviewed the 'Treasurer's Instructions for internal audit issued under the *Financial Management Act 2016*', these are fairly high-level instructions that provide little detail to assist with determining the likely impact of mandating an internal audit function;
- c) The Panel noted Council's generally agreed position that council audit panels do not have the resources, or meet frequently enough, to focus on some of the specific detail;
- d) Any internal audit programme should be based on advice and input from the Tasmanian Audit Office who are best placed to identify 'high-risk' areas; and
- e) The Panel agreed that any role for internal audit can be best provided through resource sharing, which would possibly be more cost effective than external consultancy.

Council were provided a further opportunity to consider the LGAT response, noting that submissions close 21<sup>st</sup> March 2025.

As an outcome of the workshop, Council endorsed the comments provided by the LGAT, and in doing so, suggested that an introductory statement should be included in the submission that highlights Council's concern regarding the level of regulation and prescription that is now being re-introduced following its removal when the 1993 legislation was introduced.

Similar to the LGAT response, the proposal to introduce mandatory Workforce Development Plans was not supported as this would not address the issues facing Councils.

## **2. Local Government Electoral Bill Discussion Paper**

The Government is inviting public comment on reforms to how local government elections are conducted in Tasmania.

This new framework will be implemented through a new standalone local government electoral bill and supporting regulations, which will be put in place ahead of the next council elections due in October 2026.

The discussion paper is organised around five key outcomes:

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

The Government will consider consultation feedback in developing draft legislation, which it will release for further consultation and comment in winter 2025. The Government is targeting the spring 2025 session to introduce a Bill into the Parliament.

The following is an extract from the DPAC Website:

### **What is proposed?**

The paper outlines scenarios for how we may conduct local government elections in the future. This responds to challenges, namely decreasing postal services standards and increasing costs, which will continue to challenge the conduct of elections by postal ballot. We know some change to the current model is inevitable. The goal is to ensure our legislation provides flexibility to adapt the format of elections having regard to evolving technologies and community needs, among other things.

The paper presents two scenarios:

- The first scenario is an upfront change to an **attendance voting mode**, either with a single polling day or a polling period, which would represent a substantial departure for local government elections in Tasmania.
- The second scenario relies upon **continued distribution by mail of ballot papers**, with electors encouraged and enabled to complete and return ballots by hand to physical issuing places, creating a 'hybrid' electoral system.

In either instance, voters with barriers to participation (including electors with a print disability, who live in remote locations or are interstate or overseas) would be better served by legislative amendments to enable telephone voting, along with an option to continue to access conventional postal voting where that is practicable.

While proposed reforms in the discussion paper seek to support and deliver on initiatives agreed through the earlier Local Government Legislation Review, there are two main exceptions to this where we think there is merit in testing recent community and sector views about alternative approaches. These are:

- consideration for the continued eligibility to vote by non-citizens; and
- the manner of electing deputy mayors, proposing that the deputy mayor is instead elected 'around the table' in the manner of deputy mayor vacancies during the term, and also that councils may elect between a deputy mayor appointed for a fixed period, or an acting mayor appointed from time-to-time.

The paper then presents technical reforms structured around the outcomes above.

Feedback is sought by **4 April 2025**.

LGAT will be preparing a response to both of these reforms and is seeking input and feedback.

Comments noted at the workshop:

- Future format of local government elections in Tasmania – support Scenario B – a 'hybrid' postal model

- Retain the election of the deputy mayor by popular vote (as opposed to electing the deputy mayor at the first ordinary meeting of the term of the council)
- Retain the role of deputy mayor (in favour of a provision for acting mayors)
- Do not support the proposal to increase the number of elector signatures required to support a notice of nomination. Retain the current system whereby two enrolled persons must sign the nomination form
- Reform No 9 – company nominations - seek clarification of what is intended
- Reform No 10 – pre-nomination training – this should refer to an ‘information session’ as opposed to training
- Reform No 12 – not supported on the basis that it is not warranted
- Reform No 18 – not supported – person may commit an office without having knowledge
- Reform No 24 – seek clarification of what is intended and similar comment to reform 18
- Reform No 25 – not supported – person may commit an office without having knowledge
- Reform No 33 – elector poll – role of council as a planning authority should be specifically excluded

### **3. *Local Government (Meeting Procedures) Regulations 2015 and the Local Government (General) Regulations 2015***

Refer introductory letter provided by the Minister for Local Government dated 25<sup>th</sup> February 2025 (attached).

These Regulations form part of the local government legislative framework and are due to expire in June 2025.

The Office of Local Government has now distributed the following documents:

- a) Discussion Paper with the opportunity to provide feedback (date to be advised in Discussion Paper).
- b) Table 1 - changes between the *Local Government (Meeting Procedures) Regulations 2015 and the draft Local Government (Meeting Procedures) Regulations 2025 (consultation version)*;
- c) Table 2 - changes between *Local Government (General) Regulations 2015 and draft Local Government (General) Regulations 2025 (consultation version)*;
- d) draft *Local Government (Meeting Procedures) Regulations 2025*
- e) draft *Local Government (General) Regulations 2025*

Submissions are sought by 1<sup>st</sup> April 2025.

#### Comments noted at the workshop:

- Local Government (Meeting Procedures) Regulations – Agenda – the regulation relating to Agendas should be amended to provide for consultation between the Mayor and General Manager as part of preparing the Agenda

- Allow councillors to attend meetings remotely – questioned a Councillor’s ability to provide their full attention to the council meeting if they have caregiving responsibilities. Does this require clarification?
- Allow councillors to attend meetings remotely – acceptable reason is stated as ‘localised natural disasters or emergencies’. Questioned whether this requires further clarification and should be limited to circumstances whereby physical attendance is not possible due to there being no transport options.
- Restriction on the number of meetings that a councillor can attend remotely - if circumstances warrant and are justified, should be no limitation on the number of meetings.

#### **4. Southern Midlands Open House Program**

The Institute of Architects, represented by Jennifer Nichols, attended the workshop to provide information regarding the ‘Southern Midlands Open House’ program proposed for November 2025. This session precedes a broader community information session scheduled for the near future.

#### **5. Other Matters:**

##### **5.1 Tasmanian Youth Justice Facility (Pontville)**

As you would be aware, the Tasmanian Government is progressing the design for the new Tasmanian Youth Justice Facility. As part of its commitment to consultation during the design phase, the project team has requested to attend a Council Workshop to provide an update and overview of the site master plan etc. To attend the workshop scheduled for the 14<sup>th</sup> April 2025.

##### **5.2 Lake Dulverton**

Following some social media comment regarding the extent of vegetation growing in the lake, it was confirmed that the Lake Dulverton Management Committee is actively seeking to address this issue in consultation with the Parks & Wildlife Service (as the owner).

##### **5.3 Local Government Association of Tasmania – forthcoming General Meetings**

Motions that have been submitted for the LGAT General Meeting being held on 2<sup>nd</sup> April 2025 will be included on the Council Meeting Agenda (26<sup>th</sup> March 2025) for consideration.

SMC to prepare a draft motion focussed on requesting the State Government to consider and/or develop a practical (and affordable) process to provide the ability to transfer ownership of ‘community’ Halls that are currently owned by multiple individuals that are deceased.

##### **5.4 Councillors – Incentive(s) to nominate for Council**

State (and Local) Government should be encouraged to consider potential incentives to encourage person(s) to nominate for Council at future elections.

The workshop concluded at approximately 12.45 p.m.

## RECOMMENDATION

**THAT the information be received.**

## DECISION

*Moved by Cllr B Campbell, seconded by Deputy Mayor K Dudgeon*

**THAT the information be received.**

## CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

## **7. COUNCILLORS – QUESTION TIME**

### **7.1 Questions (On Notice)**

Regulation 30 of the *Local Government (Meeting Procedures) Regulations 2015* relates to Questions on notice. It states:

- (1) *A councillor, at least 7 days before an ordinary council meeting or a council committee meeting, may give written notice to the general manager of a question in respect of which the councillor seeks an answer at that meeting.*
- (2) *An answer to a question on notice must be in writing.*

Nil.

## 7.2 Questions Without Notice

Section 29 of the *Local Government (Meeting Procedures) Regulations 2015* relates to Questions without notice.

It states:

**“29. Questions without notice**

(1) *A councillor at a meeting may ask a question without notice –*

- (a) of the chairperson; or*
- (b) through the chairperson, of –*
  - (i) another councillor; or*
  - (ii) the general manager.*

(2) *In putting a question without notice at a meeting, a councillor must not –*

- (a) offer an argument or opinion; or*
- (b) draw any inferences or make any imputations – except so far as may be necessary to explain the question.*

(3) *The chairperson of a meeting must not permit any debate of a question without notice or its answer.*

(4) *The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.*

(5) *The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.*

(6) *Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.*

(7) *The chairperson of a meeting may require a councillor to put a question without notice in writing.*

An opportunity is provided for Councillors to ask questions relating to Council business, previous Agenda items or issues of a general nature.

An opportunity is provided for Councillors to ask questions relating to Council business, previous Agenda items or issues of a general nature.

**Clr B Campbell** – Commented in relation to the extent of ‘red tape’ that exists. In the absence of specific examples, difficulty to provide comment however it was noted that Council, as part of responding to the targeted amendments to the *Local Government Act 1993*, has raised concern regarding the level of prescription and regulation that is being introduced.

**Clr B Campbell** – made reference to the Parattah Recreation Ground and the possibility of this being developed to enable soccer to be played on that ground. Need to try and determine the level of interest within the community.

*General Manager referred to the recently completed Community Infrastructure Plan. This was prepared following extensive community consultation. Soccer in this locality was not highlighted as an issue, noting that Bagdad, Campania and Oatlands can all cater for soccer as required with only minor upgrade and purchase of temporary goals etc.*

**Clr B Campbell** – Property – Richmond Street, Colebrook (old Post Office) – commented about the unsafe appearance of the front veranda which extends over the footpath.

*General Manager advised that an inspection of the property can be arranged.*

**Clr B Campbell** – Recreation Grounds – Disability Parking – are there consistent requirements being applied in relation to the provision of accessible parking.

*It was confirmed that where upgrades are planned, provision is made for accessible parking through the Development Application and Building Approval processes.*

**Clr F Miller** – Coal River Valley – use of ‘Gas Guns’ – advised that concerns have been raised about the use of ‘gas guns’, and in particular the noise levels and frequency of use.

*It was confirmed that there are guidelines and controls relating to the use of ‘gas guns’, and complaints should be referred through to Council’s Environmental Health Officer for investigation.*

**Clr A E Bisdee OAM** – Requested an update on the repairs to the Kempton Council Chambers.

*Deputy General Manager provided an update. This included advice that structural assessments are being finalised which will determine the extent of works required to rectify the damage caused by an external contractor whilst sealing the rear car park. The timeframe for completion of the repairs is not known at this stage.*

**Clr A E Bisdee OAM** – Woodsdale Football Club - requested an update.

*Manager Development & Environmental Services informed the meeting that the Development Application relating to the upgrade of the Woodsdale Recreation Ground is being processed. A request for further information has been satisfied and the application will now proceed to advertising.*

**Mayor E Batt** – circulation of Council Newsletter. Questioned whether the Newsletter, which is sent with the quarterly Rates Notice, is posted to property owners if they have paid their rates in full and do not receive an Instalment Notice?

*General Manager indicated that it is normal practice to issue the Newsletter irrespective of whether the Rates have been paid in full, however this may not have happened for the most recent quarterly distribution. Confirmation to be sought that the Newsletter is posted to all property owners.*



## 8. DECLARATIONS OF PECUNIARY INTEREST

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the Agenda.

Accordingly, Councillors are requested to advise of a pecuniary interest they may have in respect to any matter on the agenda, or any supplementary item to the agenda, which Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*.

**Clr F Miller** – Declared an Interest in Agenda Item 14.4.1 - Tas Irrigation (TI) - Greater South East Irrigation Scheme (GSEIS) – Service / Design Area.

## 9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*, the Council, by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the General Manager has reported –

- (a) the reason it was not possible to include the matter on the agenda; and
- (b) that the matter is urgent; and
- (c) that advice has been provided under section 65 of the Act.

1. Signing & Sealing Grant Deed – Department of Premier & Cabinet - Shareway between Bagdad School and Hall Lane
2. Signing & Sealing Grant Deed – Department of Premier & Cabinet – Upgrades to the Campania Recreation Ground plus a New Scoreboard

### RECOMMENDATION

**THAT: Council resolve by absolute majority to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.**

### DECISION

*Moved by Deputy Mayor K Dudgeon, seconded by Clr A E Bisdee OAM*

**THAT Council resolve by absolute majority to deal with the above supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.**

### CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

## 10. PUBLIC QUESTION TIME (SCHEDULED FOR 10.30 A.M.)

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the agenda is to make provision for public question time.

In particular, Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* states:

- (1) *Members of the public may give written notice to the General Manager 7 days before an ordinary meeting of Council of a question to be asked at the meeting.*
- (2) *The chairperson may –*
  - (a) *address questions on notice submitted by members of the public; and*
  - (b) *invite any member of the public present at an ordinary meeting to ask questions relating to the activities of the Council.*
- (3) *The chairperson at an ordinary meeting of a council must ensure that, if required, at least 15 minutes of that meeting is made available for questions by members of the public.*
- (4) *A question by any member of the public under this regulation and an answer to that question are not to be debated.*
- (5) *The chairperson may –*
  - (a) *refuse to accept a question; or*
  - (b) *require a question to be put on notice and in writing to be answered at a later meeting.*
- (6) *If the chairperson refuses to accept a question, the chairperson is to give reasons for doing so.*

Councillors are advised that, at the time of issuing the Agenda, no Questions on Notice had been received from members of the Public.

**Courtney Richardson – Greater South East Irrigation Scheme (GSEIS)** – as the Farm Manager for Saint Regina Pty Ltd, she spoke about the importance of the GSEIS servicing the Colebrook district and questioned what Council could do to support the Scheme and seek to extend the Scheme to deliver irrigation water into the Craighourne Dam and beyond the proposed current end-point at 'Stockdale'.

*Mayor Batt acknowledged the importance of the irrigation scheme and indicated that Council would be considering the issue later in the Council Meeting. Mayor Batt indicated the need to obtain factual information from Tas Irrigation (TI) and he would be proposing that Council invite TI representatives to attend the April 2025 Council Workshop.*

**Michael George – Campania Resident** – suggested that Council should consider the installation of a 'dog poop' disposal bin(s) in Campania. In the first instance, an installation in Flour Mill Park was proposed. Mr George also raised an issue regarding the depositing of rubbish beside the skip bin at the rear of the Education Department building.

*To be progressed.*

**Barry Curtain – Greater South East Irrigation Scheme (GSEIS)** – as a person that owns land in both Campania and Colebrook districts, he also spoke about the importance of the GSEIS servicing the Colebrook district. If possible, he proposed that landowners be included in any briefings or discussion with Tas Irrigation.

*Mayor Batt acknowledged the comments made and suggested that Council would consider the proposal to include representative landowners in the Council Workshop which would be subject to approval by Tas Irrigation.*

**Graham Furness – High Street, Oatlands – Pedestrian Crossing(s)** – Mr Furness made reference to his recent correspondence to Council relating to the urgent need for improvement of the existing crossings and the need for an additional pedestrian crossing at the northern end of High Street, Oatlands. He questioned when these would be installed?

*Mr Furness was advised that his letter has been tabled as part of this Council Meeting Agenda and a detailed report and recommendations would be submitted to the next Council Meeting for decision.*

## DECISION

*Moved by Deputy Mayor K Dudgeon, seconded by Clr A E Bisdee OAM*

**THAT Council adjourn for morning tea at 10.48 a.m.**

## CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

## DECISION

*Moved by Deputy Mayor K Dudgeon, seconded by Clr D Fish*

**THAT Council reconvene at 11.14 a.m.**

## CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

**10.1 Permission to Address Council**

Nil.

**11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER  
REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING  
PROCEDURES) REGULATIONS 2015**

Nil.

## **12. COUNCIL ACTING AS A PLANNING AUTHORITY PURSUANT TO THE LAND USE PLANNING AND APPROVALS ACT 1993 AND COUNCIL'S STATUTORY LAND USE PLANNING SCHEME**

*Session of Council sitting as a Planning Authority pursuant to the Land Use Planning and Approvals Act 1993 and Council's statutory land use planning schemes.*

### **12.1 Development Applications**

Consideration of Item 12.1.1 is dependent on receiving the TasWater 'Submission to Planning Authority Notice' in advance of the meeting.

#### **12.1.1 Development Application (DA25/00001) For proposed demolition, alterations and additions to existing change room at the Campania Recreation Ground, 30-34 Reeve St, Campania, owned by Southern Midlands Council.**

**Author:** TOWN PLANNING CONSULTANT  
(DAVID ALLINGHAM – FORM PLANNING + PROJECTS)

**Authorised By:** MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES  
(GRANT FINN)

**Date:** 18 MARCH 2025

**Enclosure(s)**  
*Development Application documents*

### **PROPOSAL**

Southern Midlands Council has applied for approval of application DA25/00001 under section 57 of the *Land Use Planning and Approvals Act 1993* (the Act) and the *Tasmanian Planning Scheme - Southern Midlands* (the Planning Scheme).

Assessment of the application has been undertaken by independent town planning consultants Form Planning + Projects Pty Ltd to avoid any conflicts of interest between the Council as Planning Authority (and assessment Officer) and as the Applicant.

The proposal is for demolition and alterations and additions to the existing sports and recreation changerooms to the North-West corner of the oval, accommodating:

- Alterations (renovation) of the existing changerooms to contemporary standards;
- Additions for new changeroom facilities, including two new medical rooms;
- New officials changeroom and briefing area;
- Public unisex Ambulant and Accessible toilet facility;
- Alterations to Ground (Upper) Floor: Office and Officials room;
- New storage facility; and
- Extension of the existing verandah viewing area.

The existing changeroom building floor area, is approximately 132m<sup>2</sup>, the proposed extension floor area is an additional 180m<sup>2</sup>.

There are no proposed changes to the use, occupation, signage, traffic movements or carparking.

Hours of operation has increased from existing 17:00-21:00 to the proposed 10:00-21:00, 7 days a week.

Under the Planning Scheme the proposal is to be assessed against the development standards of the zone and the development standards of the applicable Codes. These matters are described and assessed in this report. This is a discretionary application under the Planning Scheme.

The Council gave notice of the application for public comment as required by the Act. During the notification period 27<sup>th</sup> February 2025 – 14<sup>th</sup> March 2025. No representations were received during this period.

This report will assess the proposal against the relevant provisions of the Act and the Scheme. It is recommended that Council grant a permit for the proposal subject to conditions.

## **THE SITE**

The subject site is 30-34 Reeve St Campania, Certificate of Title no. CT216031/1 and CT212488/8 (See Figure 1). The 2.99ha site is owned by Southern Midlands Council and consists of an existing sports oval, cricket nets, club rooms, changerooms and the Campania War Memorial Hall.

The proposed development is contained to CT 216031/1.

The site has an existing vehicle access to Reeve Street and pedestrian access to Justitia Court. The site is serviced by reticulated water and sewer.

The site adjoins Campania District High School to the north and residential houses to the north-west, east, south and on the opposite side of Reeve Street.

The land is zoned Recreation and is a Local Heritage Place because of the listed War Memorial Hall. (see Figure 2).

The site adjoins properties in the Village Zone and the High School is zoned Community Purpose.





Figure 1: Subject site at 30-34 Reeve St, Campania (Source: ListMap)



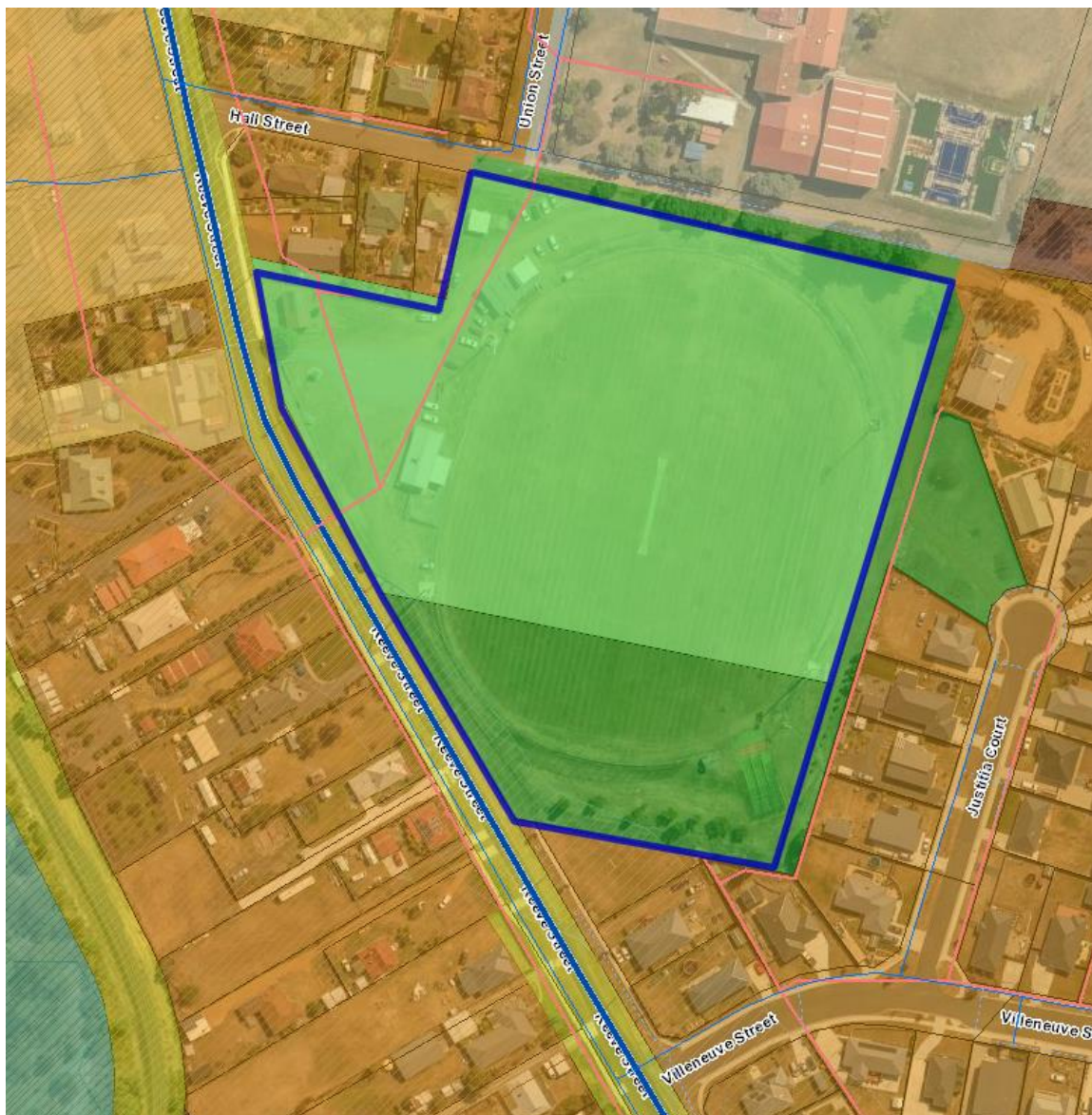


Figure 2: Zoning and overlay map of site and surrounds. Green = Recreation Zone, Yellow=Village Zon, Pale Yellow=Community Purpose Zone, Green overlay=Local Heritage Place (War Memorial Hall) (Source: ListMap).

## THE APPLICATION

The Applicant has submitted the attached plans and reports to accompany the Development Application Form, Landowner Consent and Certificate of Title Documents:

- Cover letter by Peter Gaggin (Philp Lighton Architects)
- Architectural Plans by Philp Lighton Architects;
- Request for Further Information response letter by Peter Gaggin (Philp Lighton Architects)

The application has been lodged under the *Tasmanian Planning Scheme-Southern Midlands* ("the Planning Scheme").

The subject property is zoned Recreation and is subject to the Local Historic Heritage Code, Parking and Sustainable Transport Code and Road and Railway Assets Code.

The Council gave notice of the application for public comment as required by the Act. During the notification period, no representations were received.

The applicant provided an extension of time for the Council Planning Authority to make a decision.

This report will assess the proposal against the relevant provisions of the Act and the Scheme. The report recommendation is that Council, acting as Planning Authority, approve the proposal and grant a permit subject to conditions.

**USE/DEVELOPMENT DEFINITION**

The proposed use and development is defined under the Planning Scheme as ‘Sport and Recreation’ which is a No Permit Required Use in the Recreation Zone in accordance with the Planning Scheme.

**Use/Development Status under the Planning Scheme**

Although Sport and Recreation is a No Permit Required use in the Zone, the proposed development relies on the performance criteria of several development standards in the planning scheme. Therefore, the development application is determined to be a Discretionary Development. Council has the discretion to grant a permit for this proposal with or without conditions or refuse to grant a permit subject to the notification and appeal provisions of the Act.

**ASSESSMENT – TASMANIAN PLANNING SCHEME - SOUTHERN MIDLANDS**

The proposal is situated in the Recreation Zone of the *Tasmanian Planning Scheme – Southern Midlands*. The purpose of this Zone is:

- To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.
- To provide for complementary uses that do not impact adversely on the recreational use of the land.
- To ensure that new major sporting facilities do not cause unreasonable impacts on adjacent sensitive uses.

The subject site is in the Recreation Zone, therefore the proposal must satisfy the requirements of the following relevant use and development standards of this zone:

**28.3 Use Standards**

<b>28.3.1 Sports and Recreation and Discretionary uses</b>		
That uses do not cause an unreasonable loss of amenity to residential zones.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
A1 <a href="#">Hours of operation</a> for Sports and Recreation and uses listed as	<b>P1</b> <a href="#">Hours of operation</a> for Sports and Recreation and uses listed	<i>Proposed hours of operation are 10am to 9pm 7 days/week which satisfies A1</i>

<p>Discretionary, excluding Emergency Services or Visitor Accommodation, must be within the hours of:</p> <p>(a) 8.00am to 10.00pm if within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone; or</p> <p>(b) 6.00am to midnight otherwise.</p>	<p>as Discretionary, excluding Emergency Services or Visitor Accommodation, must not cause an unreasonable loss of <u>amenity</u> to <u>adjacent</u> sensitive uses having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements;</p> <p>(b) noise, lighting or other emissions;</p> <p>(c) the nature and intensity of the proposed <u>use</u>;</p> <p>(d) the characteristics and frequency of any emissions generated;</p> <p>(e) the existing levels of <u>amenity</u>; and</p> <p>(f) set up, testing and removal of event related equipment.</p>	
<p><b>A2</b> Flood lighting of Sports and Recreation facilities within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not operate between 11.00pm and 7.00am.</p>	<p><b>P2</b> Flood lighting of Sports and Recreation facilities within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zone, having regard to:</p> <p>(a) the necessity of floodlighting for the Sports and Recreation use;</p> <p>(b) the frequency of the Sports and Recreation event;</p> <p>(c) whether the event is of a special nature;</p> <p>(d) the duration of the event;</p> <p>(e) any lighting required to set up and pack up for the event.</p>	<p><i>The Acceptable Solution A2 is met as use of flood lighting is not proposed to change.</i></p>
<p><b>A3</b> Commercial vehicle movements and the unloading and loading of commercial vehicles for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services,</p>	<p><b>P3</b> Commercial vehicle movements and the unloading and loading of commercial vehicles for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services, within 50m of a General Residential</p>	<p><i>The Acceptable Solution A3 is met as commercial vehicles will continue to operate within the A1 hours.</i></p>

<p>within 50m of a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone, must be within the hours of:</p> <p>(a) 7.00 am to 6.00 pm Monday to Friday; and</p> <p>(b) 8.00 am to 5.00 pm Saturday, Sunday or public holidays.</p>	<p>Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of <a href="#">amenity</a> to the residential zone, having regard to:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) manoeuvring by the commercial vehicles, including the amount of reversing (including associated warning noise);</p> <p>(e) any noise mitigation measures between the vehicle movement areas and the residential zone; and</p> <p>(f) the existing levels of <a href="#">amenity</a>.</p>	
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## 28.4 Development Standards for Buildings and Works

<p><b>28.4.1 Building height, setback and siting</b> That building height, bulk, form and siting:</p> <p>(a) does not cause unreasonable loss of amenity to adjacent properties; and</p> <p>(b) minimises opportunities for crime and anti-social behaviour through setback of buildings.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p><b>A1</b> Building height must be not more than 10m.</p>	<p><b>P1</b> Building height must not cause unreasonable loss of amenity to adjacent properties, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the height, bulk and form of existing buildings on the site and adjacent properties;</p> <p>(c) the bulk and form of proposed buildings;</p> <p>(d) the requirements of the proposed use;</p>	<p><i>The maximum height of the proposed addition will be 3.74m – Complies with A1.</i></p>

	<p>(e) sunlight to private open space and windows of habitable rooms of dwellings on adjoining properties;</p> <p>(f) the privacy of the private open space and windows of habitable rooms of dwellings on adjoining properties;</p> <p>(g) any overshadowing of adjacent public places; and</p> <p>(h) if an existing major sporting facility, the impact of the proposed height on existing development in the surrounding area.</p>	
<p><b>A2</b>          Buildings must have a setback from a frontage of:          (a) not less than 5m; or          (b) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties, whichever is the lesser.</p>	<p><b>P2</b>          Buildings must have a setback from a frontage that is compatible with the streetscape and minimises opportunities for crime and anti-social behavior, having regard to:</p> <p>(a) providing for small variations in building alignment to break up long building façades;</p> <p>(b) providing for variations in building alignment to provide for a forecourt or space for public use, such as outdoor dining or landscaping;</p> <p>(c) the avoidance of concealment spaces;</p> <p>(d) the ability to achieve passive surveillance; and</p> <p>(e) the availability of lighting.</p>	<p><i>The setback to the proposed addition exceeds 5m - Complies.</i></p>
<p><b>A3</b>          Buildings must have a setback from side and rear boundaries adjoining a General Residential Zone, Inner Residential Zone or Low Density Residential Zone not less than:          (a) 3m; or          (b) half the wall height of the building, whichever is the greater.</p>	<p><b>P3</b>          Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties in a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, having regard to:</p> <p>(a) overshadowing and reduction in sunlight to</p>	<p><i>Not applicable- none of the above zones adjoin the site.</i></p>

	<p>habitable rooms of dwellings and private open space of dwellings;</p> <p>(b) overlooking and reduction of privacy to adjoining properties; or</p> <p>(c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.</p>	
<p><b>A4</b> Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone or Low Density Residential Zone 32.</p>	<p><b>P4</b> Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to sensitive uses, having regard to:</p> <p>(a) the characteristics and frequency of any emissions generated;</p> <p>(b) the nature of the proposed use;</p> <p>(c) the topography of the site; and</p> <p>(d) any mitigation measures proposed.</p>	<p><i>Not applicable- none of the above zones adjoin the site.</i></p>

<p><b>28.4.2 Outdoor storage areas</b> That outdoor storage areas do not detract from the appearance of the site or surrounding area.</p>		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1</b> Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.</p>	<p><b>P1</b> Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.</p>	<p><i>No outdoor storage areas are proposed.</i></p>

The proposal must satisfy the requirements of the following relevant development standards of the Codes in the Tasmanian Planning Scheme – Southern Midlands:



## C2.0 Parking and Sustainable Transport Code

The purpose of the Parking and Sustainable Transport Code is:

- To ensure that an appropriate level of parking facilities is provided to service use and development.
- To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
- To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
- To ensure that parking spaces and accesses meet appropriate standards.
- To provide for parking precincts and pedestrian priority streets.

<b>C2.5 Use Standards</b>		
<b>C2.5.1 Car parking numbers</b>		
That an appropriate level of car parking spaces are provided to meet the needs of the use.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1</b> The number of on-site car parking spaces must be no less than the number specified in Table 2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:</p> <p>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table</p>	<p><b>P1</b> The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <p>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</p> <p>(b) the ability of multiple users to share spaces because of:</p> <p>(i) variations in car parking demand over time; or</p> <p>(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p>	<p><i>The application has provided a submission that the site will continue to operate with an informal parking arrangement. This has been justified on the basis that the existing parking will preserve the rural atmosphere and that there is ample site to accommodate at least 50 vehicles.</i></p> <p><i>The submission is supported and the application satisfies P1.</i></p>



<p>C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p><math>N = A + (C - B)</math></p> <p>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p> <p>P1.2</p> <p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p>	
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<b>C2.5.3 Motorcycle parking numbers</b>		
That the appropriate level of motorcycle parking is provided to meet the needs of the use.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1</b></p> <p>The number of on-site motorcycle parking spaces for all uses must:</p> <p>(a) be no less than the number specified in Table C2.4; and</p> <p>(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or</p>	<p><b>P1</b></p> <p>Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature of the proposed use and development;</p> <p>(b) the topography of the site;</p>	<p><i>Whilst the applicant has not provided a response to P1 it is reasonable to expect that the motorcycle parking will also remain informal to preserve the rural atmosphere.</i></p>

intensification, provided the existing number of motorcycle parking spaces is maintained.	(c) the location of existing buildings on the site; (d) any constraints imposed by existing development; and (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.	
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<b>C2.6 Development Standards for Buildings and Work</b>		
<b>C2.6.1 Construction of parking areas</b>		
That parking areas are constructed to an appropriate standard.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<b>A1</b> All parking, access ways, manoeuvring and circulation spaces must:  (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	<b>P1</b> All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:  (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.	<i>The applicant has provided a submission against P1 explaining that the existing construction of parking areas is suitable for a recreation facility in a small town and that there is no need for a formal drainage system.</i>

<b>C2.6.2 Design and layout of parking areas</b>		
That parking areas are designed and laid out to provide convenient, safe and efficient parking.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<b>A1.1</b> Parking, access ways, manoeuvring and circulation spaces must either:  (a) comply with the following:	<b>P1</b> All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:	<i>The applicant submits that the current informal parking is to be retained to preserve the rural atmosphere and to maximise limited funds to enhance players amenities.</i>

<p>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</p> <p>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</p> <p>(iii) have an access width not less than the requirements in Table C2.2;</p> <p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</p> <p><b>A1.2</b>        Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p>	<p>(a) the characteristics of the site;</p> <p>(b) the proposed slope, dimensions and layout;</p> <p>(c) useability in all weather conditions;</p> <p>(d) vehicle and pedestrian traffic safety;</p> <p>(e) the nature and use of the development;</p> <p>(f) the expected number and type of vehicles;</p> <p>(g) the likely use of the parking areas by persons with a disability;</p> <p>(h) the nature of traffic in the surrounding area;</p> <p>(i) the proposed means of parking delineation; and</p> <p>(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 - 2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</p>	<p><i>Vehicles park around the perimeter of the oval providing an effective way to utilise space. The site is flat and large enough to allow vehicles to manoeuvre safely. The informal parking areas are well maintained.</i></p> <p><i>Operating speeds are low, minimising the conflict between pedestrians and vehicles. Adjacent to the existing pavilion is a level gravel area that will be suitable for accessible parking.</i></p> <p><i>The proposal satisfies P1.</i></p>
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<p>(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities. [S35]</p>		
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<b>C2.6.5 Pedestrian access</b>		
That pedestrian access within parking areas is provided in a safe and convenient manner.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1.1</b>            Uses that require 10 or more car parking spaces must:</p> <p>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:</p> <p>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</p> <p><b>A1.2</b>            In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</p>	<p><b>P1</b>            Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the nature of the use;</p> <p>(c) the number of parking spaces;</p> <p>(d) the frequency of vehicle movements;</p> <p>(e) the needs of persons with a disability;</p> <p>(f) the location and number of footpath crossings;</p> <p>(g) vehicle and pedestrian traffic safety;</p> <p>(h) the location of any access ways or parking aisles; and</p> <p>(i) any protective devices proposed for pedestrian safety.</p>	<p><i>The applicant has provided a submission under P1.</i></p> <p><i>They are of the view that the existing pedestrian access is retained and there is no need for formal access. Vehicles are infrequent, except on game days where staff are available to direct traffic.</i></p> <p><i>The proposal satisfies P1.</i></p>

### C3.0 Road and Railway Assets Code

#### C3.1 Code Purpose

The purpose of the [Road](#) and [Railway](#) Assets Code is:

- To protect the safety and efficiency of the [road](#) and [railway](#) networks; and
- To reduce conflicts between sensitive uses and major roads and the [rail network](#).

#### C3.5 Use Standards

<b>C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction</b>		
To minimise any adverse effects on the safety and efficiency of the <a href="#">road</a> or <a href="#">rail network</a> from <a href="#">vehicular traffic</a> generated from the <a href="#">site</a> at an existing or new <a href="#">vehicle crossing</a> or <a href="#">level crossing</a> or new <a href="#">junction</a> .		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1.1</b> For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <p>(a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing.</p> <p><b>A1.2</b> For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</p> <p><b>A1.3</b> For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</p> <p><b>A1.4</b> Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <p>(a) the amounts in Table C3.1; or</p>	<p>P1 <a href="#">Vehicular traffic</a> to and from the <a href="#">site</a> must minimise any adverse effects on the safety of a <a href="#">junction</a>, <a href="#">vehicle crossing</a> or <a href="#">level crossing</a> or safety or efficiency of the <a href="#">road</a> or <a href="#">rail network</a>, having regard to:</p> <p>(a) any increase in traffic caused by the <a href="#">use</a>;</p> <p>(b) the nature of the traffic generated by the <a href="#">use</a>;</p> <p>(c) the nature of the <a href="#">road</a>;</p> <p>(d) the speed limit and traffic flow of the <a href="#">road</a>;</p> <p>(e) any alternative access to a <a href="#">road</a>;</p> <p>(f) the need for the <a href="#">use</a>;</p> <p>(g) any <a href="#">traffic impact assessment</a>; and</p> <p>(h) any advice received from the rail or <a href="#">road authority</a>.</p>	<p><i>A1.1 – A1.3 are not relevant.</i></p> <p><i>The proposed changeroom extension will not increase the demand for parking and not generate additional traffic movements – Complies with A1.4 and A1.5</i></p>

<p>(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</p> <p><b>A1.5</b> Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>		
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### C6.0 Local Historic Heritage Code

The purpose of the Local Historic Heritage Code is:

- To recognise and protect:
  - (a) the [local historic heritage significance](#) of local places, precincts, landscapes and areas of archaeological potential; and
  - (b) significant trees.
- This code does not apply to Aboriginal heritage values.

### SOU C6.0 Local Historic Heritage Code

The subject site is listed as a Local Heritage Place for the War Memorial Hall (LPS Reference Number - SOU-C6.1.60).

SOU - Table C6.1 Local Heritage Places of the SMC LPS provides the below listing for the War Memorial Hall:

Reference Number	THR Number	Town/ Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
SOU-C6.1.60		Campania	30-34 Reeve Street	War Memorial Hall	216031/1	War Memorial Hall  Specific extent: 10m radius of hall <u>building</u> .

<p><b>C6.6.1 Demolition</b> That the demolition or removal of buildings do not cause an unacceptable impact on the local historic heritage significance of local heritage places.</p>		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<b>A1</b> No Acceptable Solution.	<b>P1</b> <a href="#">Demolition</a> or removal of buildings on a <a href="#">local heritage place</a> must not cause an unacceptable impact on the <a href="#">local</a>	No demolition is occurring within Specific extent of the Heritage Place.  Complies with P1

	<p><a href="#">historic heritage significance</a> of the place, having regard to:</p> <p>(a) the physical condition of the <a href="#">local heritage place</a>;</p> <p>(b) the extent and rate of deterioration of the <a href="#">building</a> or structure;</p> <p>(c) the safety of the <a href="#">building</a> or structure;</p> <p>(d) the <a href="#">streetscape</a> or <a href="#">setting</a> in which the <a href="#">building</a> or structure is located;</p> <p>(e) the historic heritage values of the <a href="#">local heritage place</a> as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a <a href="#">suitably qualified person</a>;</p> <p>(f) any options to reduce or mitigate deterioration;</p> <p>(g) whether <a href="#">demolition</a> is a reasonable option to secure the long-term future of a <a href="#">building</a> or structure; and</p> <p>(h) any economic considerations.</p>	
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<b>C6.6.2 Site coverage</b>		
That site coverage is compatible with the local historic heritage significance of local heritage places.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<b>A1</b> No Acceptable Solution.	<b>P1</b> The <a href="#">site coverage</a> must be compatible with the <a href="#">local historic heritage significance</a> of a <a href="#">local heritage place</a> , having regard to:  (a) the topography of the <a href="#">site</a> ; and  (b) the historic heritage values of the <a href="#">local heritage place</a> as	<i>There is no change to site coverage within the specific extent of the Heritage Place.</i>  <i>The proposed addition is to the west of the War Memorial Hall and is in keeping with the existing recreation setting.</i>  <i>There will be no impact on the Heritage Place and P1 is satisfied.</i>

	<p>identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a <a href="#">suitably qualified person</a>.</p>	
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<b>C6.6.3 Height and bulk of buildings</b>		
That the height and bulk of buildings are compatible with the <a href="#">local historic heritage significance</a> of local heritage places.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1</b> No Acceptable Solution.</p>	<p><b>P1</b></p> <p>The height and bulk of buildings must be compatible with the <a href="#">local historic heritage significance</a> of a <a href="#">local heritage place</a>, having regard to:</p> <p>(a) the historic heritage values of the <a href="#">local heritage place</a> as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a <a href="#">suitably qualified person</a>;</p> <p>(b) the character and appearance of the existing <a href="#">building</a> or place;</p> <p>(c) the height and bulk of other buildings in the surrounding area; and</p> <p>(d) the <a href="#">setting</a> of the <a href="#">local heritage place</a>.</p>	<p><i>The development is not within the specific extent of the Heritage Place.</i></p> <p><i>The proposed addition will not increase the height of the building.</i></p> <p><i>There will be no impact on the Heritage Place and P1 is satisfied.</i></p>



<b>C6.6.4 Siting of buildings and structures</b>		
That the siting of buildings is compatible with the <a href="#">local historic heritage significance</a> of local heritage places.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1</b> No Acceptable Solution.</p>	<p><b>P1</b> The front, side and rear setbacks of a <a href="#">building</a> must be compatible with the <a href="#">local historic heritage significance</a> of the place, having regard to:</p> <p>(a) the historic heritage values of the <a href="#">local heritage place</a> as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a <a href="#">suitably qualified person</a>;</p> <p>(b) the topography of the <a href="#">site</a>;</p> <p>(c) the size, shape, and orientation of the <a href="#">lot</a>; and</p> <p>(d) the setbacks of other buildings in the surrounding area.</p>	<p><i>The development is not within the specific extent of the Heritage Place.</i></p> <p><i>The proposed addition is well setback from the boundaries.</i></p> <p><i>There will be no impact on the Heritage Place and P1 is satisfied.</i></p>

<b>C6.6.6 Roof form and materials</b>		
That roof form and materials are compatible with the <a href="#">local historic heritage significance</a> of local heritage places.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1</b> Replacement roofs on local heritage places which will be visible from any <a href="#">road</a> or <a href="#">public open space adjoining</a> the <a href="#">site</a>, must be of a form and material to match the existing roof being replaced.</p>	<p><b>P1</b> Roof form and materials must be compatible with the <a href="#">local historic heritage significance</a> of a <a href="#">local heritage place</a>, having regard to:</p> <p>(a) the historic heritage values of the <a href="#">local heritage place</a> as identified in the relevant Local</p>	<p><i>There is no change to the roof of the War Memorial Hall.</i></p> <p><i>There will be no impact on the Heritage Place and P1 is satisfied.</i></p>

	<p>Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a <a href="#">suitably qualified person</a>;</p> <p>(b) the design, period of construction and materials of the <a href="#">building</a> on the <a href="#">site</a> that the roof directly relates to;</p> <p>(c) the dominant roofing style and materials in the <a href="#">setting</a>; and</p> <p>(d) the <a href="#">streetscape</a>.</p>	
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<b>C6.6.7 Building alterations, excluding roof form and materials</b>		
<p>That <a href="#">building</a> alterations, excluding roof form and materials, are compatible with the <a href="#">local historic heritage significance</a> of local heritage places.</p>		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1</b> No Acceptable Solution</p>	<p><b>P1</b> <a href="#">Building</a> alterations, excluding roof form and materials, of an existing <a href="#">building</a> that is a <a href="#">local heritage place</a> must be compatible with and not detract from the <a href="#">local historic heritage significance</a> of the place, having regard to:</p> <p>(a) the historic heritage values of the <a href="#">local heritage place</a> as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a <a href="#">suitably qualified person</a>;</p>	<p><i>There is no change to the War Memorial Hall building. All works are outside the Specific Extent.</i></p> <p><i>There will be no impact on the Heritage Place and P1 is satisfied.</i></p>

	<p>(b) the design, period of construction and materials of the <u>building</u> on the <u>site</u> that the <u>building</u> alterations most directly relate to;</p> <p>(c) the dominant external <u>building</u> materials in the <u>setting</u>; and</p> <p>(d) the <u>streetscape</u>.</p>	
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**C6.6.8 Outbuildings and structures**

That the siting of outbuildings and structures are compatible with the [local historic heritage significance](#) of local heritage places.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p><b>A1</b>            Outbuildings and structures on local heritage places must:</p> <p>(a) not be located in the front <u>setback</u>;</p> <p>(b) not be visible from any <u>road</u> or <u>public open space adjoining</u> the <u>site</u>;</p> <p>(c) not have a side that is longer than 3m;</p> <p>(d) have a <u>gross floor area</u> less than 9m<sup>2</sup>;</p> <p>(e) have a combined total area of all outbuildings on the <u>site</u> of not more than 20m<sup>2</sup>;</p> <p>(f) have a maximum height less than 2.4m above <u>existing ground level</u>;</p> <p>(g) not have a maximum change of level as a result of cut or fill of more than 1m; and</p> <p>(h) not encroach on any service easement or be located within 1m of any underground service.</p>	<p><b>P1</b>            Outbuildings and structures must be compatible with the <a href="#">local historic heritage significance</a> of a <a href="#">local heritage place</a>, having regard to:</p> <p>(a) the historic heritage values of the <a href="#">local heritage place</a> as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a <a href="#">suitably qualified person</a>;</p> <p>(b) the bulk, form and size of buildings on the <u>site</u>;</p> <p>(c) the bulk, form and size of the proposed <u>outbuilding</u> or structure;</p> <p>(d) the external materials, finishes and decoration of the <u>outbuilding</u> or structure; and</p> <p>(e) the visibility of the <u>outbuilding</u> or structure from any <u>road</u> or <u>public open space adjoining</u> the <u>site</u>.</p>	<p><i>The proposed addition is considered a structure on a Local Heritage Place and does not satisfy A1.</i></p> <p><i>However, the proposed addition is outside the Specific Extent of the War Memorial Hall and is compatible with its heritage values.</i></p> <p><i>There will be no impact on the Heritage Place and P1 is satisfied.</i></p>

<b>C6.6.9 Driveways and parking for non-residential purposes</b>		
That driveways and parking for non-residential purposes are compatible with the <a href="#">local historic heritage significance</a> of local heritage places		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1</b> Driveways and parking areas for non-residential purposes on local heritage places must be located behind the <a href="#">building line</a> of buildings located or proposed on a <a href="#">site</a>.</p>	<p><b>P1</b> Driveways and parking areas for non-residential purposes must be compatible with the <a href="#">local historic heritage significance</a> of a <a href="#">local heritage place</a>, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the historic heritage values of the <a href="#">local heritage place</a> as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a <a href="#">suitably qualified person</a>;</li> <li>(b) the loss of any <a href="#">building</a> fabric;</li> <li>(c) the removal of gardens or vegetated areas;</li> <li>(d) parking availability in the surrounding area;</li> <li>(e) vehicle and pedestrian traffic safety; and</li> <li>(f) the <a href="#">streetscape</a>.</li> </ul>	<p><i>The driveways and parking areas are located behind the building line and A1 is satisfied.</i></p>

## CONCLUSION

The report has assessed a Development Application for Demolition, alterations and additions to existing changeroom at the Campania Recreation Ground, 30-34 Reeve St, Campania.

The application is on land owned by Southern Midlands Council and Council has submitted the application. An independent planner has prepared this report to ensure there are no conflicts of interest.

No representation was received during the public exhibition of the application.

The proposal has been found to comply with all the relevant standards of the Recreation Zone and the applicable Codes.

It is recommended that the Application be approved and a Permit issued with conditions and advice.

## RECOMMENDATION

**THAT, in accordance with the provisions of the *Tasmanian Planning Scheme – Southern Midlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA25/00001) for Demolition, alterations and additions to existing change room at the Campania Recreation Ground, 30-34 Reeve St, Campania, owned by Southern Midlands Council, subject to conditions detailed below.**

## CONDITIONS

### *General*

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- 2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.

### *Amenity*

- 3) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or to the satisfaction of the Manager Development and Environmental Services.

### *Services*

- 4) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed development. Any work required is to be specified or undertaken by the authority concerned.
- 5) Services located under the driveway are to be provided with trafficable covers to the requirements of the relevant authority and to the satisfaction of Council's General Manager.

### *Parking and Access*

- 6) At least Fifty (50) informal car parking spaces must be provided on site at all times for the use of the development.
- 7) Signage must be provided to designate any accessible parking spaces.
- 8) 10km/h shared zone speed limit signs are to be provided at the entrance to the development.
- 9) All parking, access ways, manoeuvring and circulation spaces must be maintained to avoid dust or mud generation, erosion or sediment transfer on or off site.

### *Stormwater*

- 10) Stormwater from the proposed development must be retained on site or drained to a legal point of discharge to the satisfaction of Council's General Manager and in accordance with the *Building Act 2016*.
- 11) The stormwater drainage system for the proposed development must be designed to comply with all of the following:
  - a. be able to accommodate a storm with a 5% AEP, when the land serviced by the system is fully developed;
  - b. stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.
- 12) The stormwater system within the development must continue to be maintained to ensure water is conveyed so as not to create any nuisance to adjacent properties.

### *TasWater*

- 13) The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice TWDA 202X/00XXX-XXX, dated XX/XX/XXXX.

### *Erosion and Sediment Control*

- 14) An Erosion and Sediment Control Plan (here referred to as a 'ESCP') prepared in accordance with the guidelines Erosion and Sediment Control, The fundamentals for development in Tasmania, by the Derwent Estuary Program and Tamar Estuary and Esk Rivers Program, must be approved by Council's General Manager before development of the land commences. The ESCP shall form part of this permit when approved.
- 15) Temporary run-off, erosion and sediment controls must be installed in accordance with the approved ESCP and must be maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.

### *Construction Amenity*

- 16) The developer must make good any damage to the road frontage of the development site including road, kerb and channel, footpath, and nature strip to the satisfaction of Council's General Manager.
- 17) The road frontage of the development site including road, kerb and channel, footpath, and nature strip, should be:
  - a. Surveyed prior to construction, photographed, documented and any damage or defects be noted in a dilapidation report to be provided to Council's Asset Services Department prior to construction.
  - b. Be protected from damage, heavy equipment impact, surface scratching or scraping and be cleaned on completion.
- 18) In the event a dilapidation report is not provided to Council prior to commencement, any damage on completion, existing or otherwise, may be deemed a result of construction activity and require replacement or repair to the satisfaction of Council's General Manager.

- 19) Works associated with the development must only be carried out between the following hours unless otherwise approved by the Council's General Manager
- a. Monday to Friday 7:00 am to 6:00 pm
  - b. Saturday 8:00 am to 6:00 pm
  - c. Sunday and State-wide public holidays 10:00 am to 6:00 pm
- 20) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function, and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
  - b. The transportation of materials, goods and commodities to and from the land.
  - c. Obstruction of any public footway or highway.
  - d. Appearance of any building, works or materials.
- 21) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.
- 22) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period

**THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:**

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.
- D. This Planning Permit is in addition to the requirements of the Building Act 2016. It is necessary to seek approval prior to any new building work, work being carried out in accordance with the Building Act 2016. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the CBOS website: Director's Determination - Categories of Building and Demolition Work (PDF, 504.4 KB)

If an owner undertakes any Low Risk Building Work as allowed by the Directors determination, they are responsible for ensuring that any proposed work complies with this Determination, in particular to ensure that they:

- Review and comply with any relevant Standard Limitations,
- That permitted size limits are not exceeded;

- That Boundary setbacks are complied with.

Types of Low Risk structure of sizes greater than permitted for this Category are to be considered against the next relevant Category being either Low Risk Work (Category 2), Notifiable Work (Category 3) or Permit Work (Category 4).

- F. Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following -
- i. Minimise site disturbance and vegetation removal;
  - ii. Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain);
  - iii. Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
  - iv. Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains; and
  - v. Rehabilitation of all disturbed areas as soon as possible.

## DECISION

*Moved by Cllr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon*

**THAT, in accordance with the provisions of the *Tasmanian Planning Scheme – Southern Midlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA25/00001) for Demolition, alterations and additions to existing change room at the Campania Recreation Ground, 30-34 Reeve St, Campania, owned by Southern Midlands Council, subject to conditions detailed below.**

## CONDITIONS

### *General*

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- 2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.

### *Amenity*

- 3) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or to the satisfaction of the Manager Development and Environmental Services.

### *Services*



- 4) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed development. Any work required is to be specified or undertaken by the authority concerned.
- 5) Services located under the driveway are to be provided with trafficable covers to the requirements of the relevant authority and to the satisfaction of Council's General Manager.

#### *Parking and Access*

- 6) At least Fifty (50) informal car parking spaces must be provided on site at all times for the use of the development.
- 7) Signage must be provided to designate any accessible parking spaces.
- 8) 10km/h shared zone speed limit signs are to be provided at the entrance to the development.
- 9) All parking, access ways, manoeuvring and circulation spaces must be maintained to avoid dust or mud generation, erosion or sediment transfer on or off site.

#### *Stormwater*

- 10) Stormwater from the proposed development must be retained on site or drained to a legal point of discharge to the satisfaction of Council's General Manager and in accordance with the *Building Act 2016*.
- 11) The stormwater drainage system for the proposed development must be designed to comply with all of the following:
  - a. be able to accommodate a storm with a 5% AEP, when the land serviced by the system is fully developed;
  - b. stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.
- 12) The stormwater system within the development must continue to be maintained to ensure water is conveyed so as not to create any nuisance to adjacent properties.

#### *TasWater*

- 13) The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice TWDA 202X/00XXX-XXX, dated XX/XX/XXXX.

#### *Erosion and Sediment Control*

- 14) An Erosion and Sediment Control Plan (here referred to as a 'ESCP') prepared in accordance with the guidelines Erosion and Sediment Control, The fundamentals for development in Tasmania, by the Derwent Estuary Program and Tamar Estuary and Esk Rivers Program, must be approved by Council's General Manager before development of the land commences. The ESCP shall form part of this permit when approved.
- 15) Temporary run-off, erosion and sediment controls must be installed in accordance with the approved ESCP and must be maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.

*Construction Amenity*

- 16) The developer must make good any damage to the road frontage of the development site including road, kerb and channel, footpath, and nature strip to the satisfaction of Council's General Manager.
- 17) The road frontage of the development site including road, kerb and channel, footpath, and nature strip, should be:
  - a. Surveyed prior to construction, photographed, documented and any damage or defects be noted in a dilapidation report to be provided to Council's Asset Services Department prior to construction.
  - b. Be protected from damage, heavy equipment impact, surface scratching or scraping and be cleaned on completion.
- 18) In the event a dilapidation report is not provided to Council prior to commencement, any damage on completion, existing or otherwise, may be deemed a result of construction activity and require replacement or repair to the satisfaction of Council's General Manager.
- 19) Works associated with the development must only be carried out between the following hours unless otherwise approved by the Council's General Manager
  - a. Monday to Friday 7:00 am to 6:00 pm
  - b. Saturday 8:00 am to 6:00 pm
  - c. Sunday and State-wide public holidays 10:00 am to 6:00 pm
- 20) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function, and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
  - a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
  - b. The transportation of materials, goods and commodities to and from the land.
  - c. Obstruction of any public footway or highway.
  - d. Appearance of any building, works or materials.
- 21) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.
- 22) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period

**THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:**

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.

- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.
- D. This Planning Permit is in addition to the requirements of the Building Act 2016. It is necessary to seek approval prior to any new building work, work being carried out in accordance with the Building Act 2016. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the CBOS website: Director's Determination - Categories of Building and Demolition Work (PDF, 504.4 KB)

If an owner undertakes any Low Risk Building Work as allowed by the Directors determination, they are responsible for ensuring that any proposed work complies with this Determination, in particular to ensure that they:

- Review and comply with any relevant Standard Limitations,
- That permitted size limits are not exceeded;
- That Boundary setbacks are complied with.

Types of Low Risk structure of sizes greater than permitted for this Category are to be considered against the next relevant Category being either Low Risk Work (Category 2), Notifiable Work (Category 3) or Permit Work (Category 4).

- G. Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following -
- ii. Minimise site disturbance and vegetation removal;
  - iii. Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain);
  - iv. Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
  - v. Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains; and
  - vi. Rehabilitation of all disturbed areas as soon as possible.

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

**12.1.2 Development Application (DA24/00111)  
For Alterations, Addition, Refurbishment to Existing Club Rooms, and New  
Change Room with Facilities at 29 High Street, Oatlands, owned by  
Southern Midlands Council**

**Author:** TOWN PLANNING CONSULTANT  
(DAVID ALLINGHAM – FORM PLANNING + PROJECTS)

**Authorised By:** MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES  
(GRANT FINN)

**Date:** 21 MARCH 2025

**Enclosure(s)**  
*Development Application documents*

**PROPOSAL**

Southern Midlands Council has applied for approval of application DA24/111 under section 57 of the *Land Use Planning and Approvals Act 1993* (the Act) and the *Tasmanian Planning Scheme - Southern Midlands* (the Planning Scheme).

Assessment of the application has been undertaken by independent town planning consultants Form Planning + Projects Pty Ltd to avoid any conflicts of interest between the Council as Planning Authority (and assessment Officer) and as the Applicant.

The application seeks approval of the following:

- minor additions and alterations to and general refurbishment of existing clubrooms; and
- a new changeroom building (total GFA of 105 sqm).

The proposed upgrades to the existing building provides for contemporary changerooms, bathrooms and function area, including kitchen.

The new change rooms provide an additional contemporary changing area for players and officials, public toilets and covered verandah.

Under the Planning Scheme the proposal is to be assessed against the development standards of the zone and the development standards of the applicable Codes. These matters are described and assessed in this report. This is a discretionary application under the Planning Scheme.

The Council gave notice of the application for public comment as required by the Act. During the notification period 17<sup>th</sup> January 2025 – 3<sup>rd</sup> February 2025. No representations were received during this period.

This report will assess the proposal against the relevant provisions of the Act and the Scheme. It is recommended that Council grant a permit for the proposal subject to conditions.

## THE SITE

The site is the Oatlands Recreation Ground at 29 High Street, Oatlands and is located at the western entrance to the township on a single title (CT126116/1). The site is 3.34ha and consists of an existing sports oval, clubrooms, flood lights, playground and gravel parking areas (see Figure 1).

The site has an existing access to High Street and has screening vegetation along the frontage. The site adjoins residential houses to the east and on the opposite side of High Street. The adjoining properties to the south and west are larger residential properties, some of which are vacant.

The land is zoned Recreation and is within the Oatlands Township Local heritage precinct (see Figure 2).

The site adjoins properties in the General Residential Zone and property in the General Business Zone. The land on the opposite side of High Street is in the Community Purpose Zone. The land in the Community Purpose Zone and General Business zone are also listed places on the Tasmanian Heritage Register under the *Historic Cultural Heritage Act 1995*.



Figure 3: Subject site at 29 High St, Oatlands (Source: ListMap)



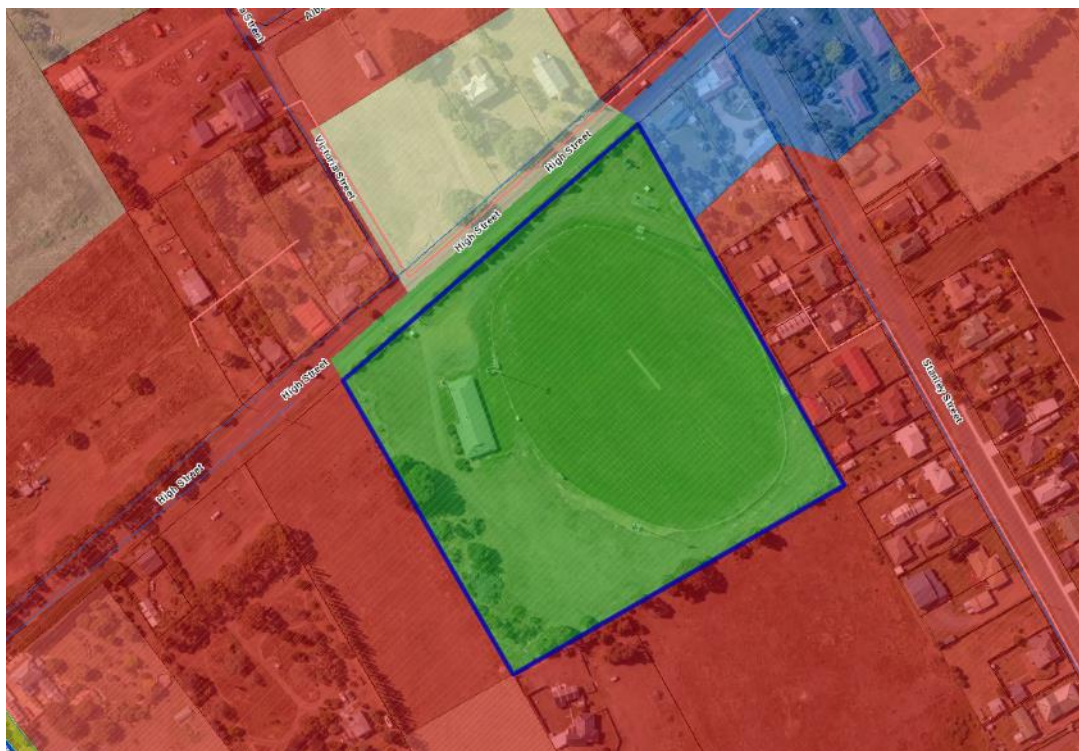


Figure 4: Zoning and overlay map of site and surrounds. Red=General Residential Zone, Blue=General Business Zone, Pale Yellow=Community Purpose Zone, Green hatching Oatlands township local heritage precinct (Source: ListMap).

## THE APPLICATION

The applicant has submitted the attached Plans and reports to accompany the Development Application Form, Landowner Consent and Certificate of Title Documents:

- Cover letter by Peter Gaggin (Philp Lighton Architects)
- Contour & detail Plan by Rogerson & Birch;
- Architectural Plans by Philp Lighton Architects;
- Request for Further Information response letter by Peter Gaggin (Philp Lighton Architects)
- Stormwater Management Report by JMG
- Concept Services Plan by JMG
- Traffic Impact Statement by Hubble Traffic
- Local Heritage assessment by Brad Williams

The application has been lodged under the *Tasmanian Planning Scheme-Southern Midlands* (“the Planning Scheme”).

The subject property is zoned Recreation and is subject to the Local Historic Heritage Code, Parking and Sustainable Transport Code and Road and Railway Assets Code.

The Council gave notice of the application for public comment as required by the Act. During the notification period, no representations were received.

The applicant provided an extension of time for the Council Planning Authority to make a decision.

This report will assess the proposal against the relevant provisions of the Act and the Scheme. The report recommendation is that Council, acting as Planning Authority, approve the proposal and grant a permit subject to conditions.

## USE/DEVELOPMENT DEFINITION

The proposed use and development is defined under the Planning Scheme as ‘Sport and Recreation’ which is a No Permit Required Use in the Recreation Zone in accordance with the Planning Scheme.

### Use/Development Status under the Planning Scheme

Although Sport and Recreation is a No Permit Required use in the Zone, the proposed development relies on the performance criteria of several development standards in the planning scheme. Therefore, the development application is determined to be a Discretionary Development. Council has the discretion to grant a permit for this proposal with or without conditions or refuse to grant a permit subject to the notification and appeal provisions of the Act.

## ASSESSMENT – TASMANIAN PLANNING SCHEME - SOUTHERN MIDLANDS

The proposal is situated in the Recreation Zone of the *Tasmanian Planning Scheme – Southern Midlands*. The purpose of this Zone is:

- To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.
- To provide for complementary uses that do not impact adversely on the recreational use of the land.
- To ensure that new major sporting facilities do not cause unreasonable impacts on adjacent sensitive uses.

The subject site is in the Recreation Zone, therefore the proposal must satisfy the requirements of the following relevant use and development standards of this zone:

### 28.3 Use Standards

<b>28.3.1 Sports and Recreation and Discretionary uses</b>		
That uses do not cause an unreasonable loss of amenity to residential zones.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p>A1</p> <p><a href="#">Hours of operation</a> for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services or Visitor Accommodation, must be within the hours of:</p> <p>(a) 8.00am to 10.00pm if within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone; or</p> <p>(b) 6.00am to midnight otherwise.</p>	<p><b>P1</b></p> <p><a href="#">Hours of operation</a> for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services or Visitor Accommodation, must not cause an unreasonable loss of <a href="#">amenity</a> to <a href="#">adjacent</a> sensitive uses having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements;</p> <p>(b) noise, lighting or other emissions;</p> <p>(c) the nature and intensity of the proposed <a href="#">use</a>;</p>	<p><i>Current operating hours are 5pm to 11pm weekdays and 10am to 11pm weekends. It is assumed these hours are already approved or have “existing use rights”.</i></p> <p><i>It is proposed to extend these hours to 10am to 11pm each day. The extension of the daytime operating hours in the weekdays satisfies A1.</i></p>

	<p>(d) the characteristics and frequency of any emissions generated;</p> <p>(e) the existing levels of <a href="#">amenity</a>; and</p> <p>(f) set up, testing and removal of event related equipment.</p>	
<p><b>A2</b>          Flood lighting of Sports and Recreation facilities within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not operate between 11.00pm and 7.00am.</p>	<p><b>P2</b>          Flood lighting of Sports and Recreation facilities within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zone, having regard to:</p> <p>(a) the necessity of floodlighting for the Sports and Recreation use;</p> <p>(b) the frequency of the Sports and Recreation event;</p> <p>(c) whether the event is of a special nature;</p> <p>(d) the duration of the event;</p> <p>(e) any lighting required to set up and pack up for the event.</p>	<p><i>The Acceptable Solution A2 is met as use of flood lighting is not proposed to change.</i></p>
<p><b>A3</b>          Commercial vehicle movements and the unloading and loading of commercial vehicles for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services, within 50m of a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone, must be within the hours of:</p> <p>(a) 7.00 am to 6.00 pm Monday to Friday; and</p> <p>(b) 8.00 am to 5.00 pm Saturday, Sunday or public holidays.</p>	<p><b>P3</b>          Commercial vehicle movements and the unloading and loading of commercial vehicles for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services, within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of <a href="#">amenity</a> to the residential zone, having regard to:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p>	<p><i>The Acceptable Solution A3 is met as commercial vehicles will continue to operate within the A1 hours.</i></p>



	<ul style="list-style-type: none"> <li>(c) the size of commercial vehicles involved;</li> <li>(d) manoeuvring by the commercial vehicles, including the amount of reversing (including associated warning noise);</li> <li>(e) any noise mitigation measures between the vehicle movement areas and the residential zone; and</li> <li>(f) the existing levels of <a href="#">amenity</a>.</li> </ul>	
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## 28.4 Development Standards for Buildings and Works

<p><b>28.4.1 Building height, setback and siting</b> That building height, bulk, form and siting:</p> <ul style="list-style-type: none"> <li>(a) does not cause unreasonable loss of amenity to adjacent properties; and</li> <li>(b) minimises opportunities for crime and anti-social behaviour through setback of buildings.</li> </ul>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p><b>A1</b> Building height must be not more than 10m.</p>	<p><b>P1</b> Building height must not cause unreasonable loss of amenity to adjacent properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the height, bulk and form of existing buildings on the site and adjacent properties;</li> <li>(c) the bulk and form of proposed buildings;</li> <li>(d) the requirements of the proposed use;</li> <li>(e) sunlight to private open space and windows of habitable rooms of dwellings on adjoining properties;</li> <li>(f) the privacy of the private open space and windows of habitable rooms of dwellings on adjoining properties;</li> <li>(g) any overshadowing of adjacent public places; and</li> </ul>	<p><i>The Acceptable Solution A1 is met as the maximum building height is 5.4m.</i></p>

	(h) if an existing major sporting facility, the impact of the proposed height on existing development in the surrounding area.	
<p><b>A2</b> Buildings must have a setback from a frontage of: (a) not less than 5m; or (b) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties, whichever is the lesser.</p>	<p><b>P2</b> Buildings must have a setback from a frontage that is compatible with the streetscape and minimises opportunities for crime and anti-social behavior, having regard to:  (a) providing for small variations in building alignment to break up long building façades; (b) providing for variations in building alignment to provide for a forecourt or space for public use, such as outdoor dining or landscaping; (c) the avoidance of concealment spaces; (d) the ability to achieve passive surveillance; and (e) the availability of lighting.</p>	<p><i>The Acceptable Solution A1 is met as the maximum building setback is 5.4m.</i></p>
<p><b>A3</b> Buildings must have a setback from side and rear boundaries adjoining a General Residential Zone, Inner Residential Zone or Low Density Residential Zone not less than: (a) 3m; or (b) half the wall height of the building, whichever is the greater.</p>	<p><b>P3</b> Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties in a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, having regard to:  (a) overshadowing and reduction in sunlight to habitable rooms of dwellings and private open space of dwellings; (b) overlooking and reduction of privacy to adjoining properties; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.</p>	<p><i>The Acceptable Solution A1 is met as the setback to the General Residential zone is well in excess of 3m.</i></p>

<p><b>A4</b> Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone or Low Density Residential Zone 32.</p>	<p><b>P4</b> Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to sensitive uses, having regard to:</p> <p>(a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site; and (d) any mitigation measures proposed.</p>	<p><i>The Acceptable Solution A1 is met as the setback for the building and any associated plant to the General Residential zone is exceeds 10m.</i></p>
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<p><b>28.4.2 Outdoor storage areas</b> That outdoor storage areas do not detract from the appearance of the site or surrounding area.</p>		
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>	<p><b>OFFICER COMMENT</b></p>
<p><b>A1</b> Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.</p>	<p><b>P1</b> Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.</p>	<p><i>No outdoor storage areas are proposed.</i></p>

The proposal must satisfy the requirements of the following relevant development standards of the Codes in the Tasmanian Planning Scheme – Southern Midlands:

### **C2.0 Parking and Sustainable Transport Code**

The purpose of the Parking and Sustainable Transport Code is:

- To ensure that an appropriate level of parking facilities is provided to service use and development.
- To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
- To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
- To ensure that parking spaces and accesses meet appropriate standards.
- To provide for parking precincts and pedestrian priority streets.

<b>C2.5 Use Standards</b>		
<b>C2.5.1 Car parking numbers</b>		
That an appropriate level of car parking spaces are provided to meet the needs of the use.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1</b>            The number of on-site car parking spaces must be no less than the number specified in Table 2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:</p> <p>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or</p>	<p><b>P1</b>            The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <p>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</p> <p>(b) the ability of multiple users to share spaces because of:</p> <p>(i) variations in car parking demand over time; or</p> <p>(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person</p>	<p><i>The applicant has provided a Traffic Impact Statement (TIS) which addresses the Performance Criteria.</i></p> <p><i>In summary the existing parking is suitable for accommodating the 50 car spaces required. To preserve the rural atmosphere formal parking arrangements are not required.</i></p> <p><i>The TIS is supported and the application satisfies P1.</i></p>

<p>development, in which case on-site car parking must be calculated as follows:</p> <p><math>N = A + (C - B)</math></p> <p>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>of the actual car parking demand determined having regard to the scale and nature of the use and development.</p> <p>P1.2</p> <p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p>	
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<p><b>C2.5.3 Motorcycle parking numbers</b> That the appropriate level of motorcycle parking is provided to meet the needs of the use.</p>		
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>	<p><b>OFFICER COMMENT</b></p>
<p><b>A1</b> The number of on-site motorcycle parking spaces for all uses must: (a) be no less than the number specified in Table C2.4; and (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.</p>	<p><b>P1</b> Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to: (a) the nature of the proposed use and development; (b) the topography of the site; (c) the location of existing buildings on the site; (d) any constraints imposed by existing development; and (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.</p>	<p><i>Table C2.4 prescribes that the development requires two (2) on-site motorcycle parking spaces and as the development is not providing any dedicated spaces, it must be assessed against the performance criteria P1.</i></p> <p><i>The TIS addresses P1 and similarly to above no formal parking arrangements for motorcycles are required.</i></p> <p><i>The TIS is supported and the application satisfies P1.</i></p>

<b>C2.6 Development Standards for Buildings and Work</b>		
<b>C2.6.1 Construction of parking areas</b>		
That parking areas are constructed to an appropriate standard.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1</b> All parking, access ways, manoeuvring and circulation spaces must:</p> <p>(a) be constructed with a durable all weather pavement;</p> <p>(b) be drained to the public stormwater system, or contain stormwater on the site; and</p> <p>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</p>	<p><b>P1</b> All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <p>(a) the nature of the use;</p> <p>(b) the topography of the land;</p> <p>(c) the drainage system available;</p> <p>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;</p> <p>(e) the likelihood of generating dust; and</p> <p>(f) the nature of the proposed surfacing.</p>	<p><i>With the development site not providing any dedicated parking spaces, it is required to be assessed against the performance criteria P1.</i></p> <p><i>The TIS addresses P1 and submits that the gravel surface is acceptable for a local recreational use.</i></p> <p><i>The land is suitably contoured to promote natural water runoff, without the need for a formal drainage system.</i></p> <p><i>There is low risk that vehicles will transport sediment or debris onto a road or generate dust.</i></p> <p><i>The TIS is supported and the application satisfies P1.</i></p>

<b>C2.6.2 Design and layout of parking areas</b>		
That parking areas are designed and laid out to provide convenient, safe and efficient parking.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1.1</b> Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <p>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</p> <p>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</p>	<p><b>P1</b> All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the proposed slope, dimensions and layout;</p> <p>(c) useability in all weather conditions;</p>	<p><i>As the proposal is to retain the current informal parking, which is considered appropriate to preserve the rural atmosphere and maximize the limited funds to enhance players' amenities, it must be assessed against Performance Criteria P1.</i></p> <p><i>The TIS assessment demonstrates that the current parking arrangements will continue to provide convenient, safe, and efficient parking, meeting community expectations.</i></p>

<p>(iii) have an access width not less than the requirements in Table C2.2;</p> <p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</p> <p><b>A1.2</b> Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities. [S35]</p>	<p>(d) vehicle and pedestrian traffic safety;</p> <p>(e) the nature and use of the development;</p> <p>(f) the expected number and type of vehicles;</p> <p>(g) the likely use of the parking areas by persons with a disability;</p> <p>(h) the nature of traffic in the surrounding area;</p> <p>(i) the proposed means of parking delineation; and</p> <p>(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</p>	<p><i>The TIS is supported and the application satisfies P1.</i></p>
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<b>C2.6.5 Pedestrian access</b>		
That pedestrian access within parking areas is provided in a safe and convenient manner.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1.1</b> Uses that require 10 or more car parking spaces must:</p> <p>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:</p> <p>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</p> <p><b>A1.2</b> In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</p>	<p><b>P1</b> Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the nature of the use;</p> <p>(c) the number of parking spaces;</p> <p>(d) the frequency of vehicle movements;</p> <p>(e) the needs of persons with a disability;</p> <p>(f) the location and number of footpath crossings;</p> <p>(g) vehicle and pedestrian traffic safety;</p> <p>(h) the location of any access ways or parking aisles; and</p> <p>(i) any protective devices proposed for pedestrian safety.</p>	<p><i>The use and development provides informal car parking for more than 10 spaces and the current pedestrian access is being maintained. Therefore, the application must be assessed under P1.</i></p> <p><i>Frequency of vehicle movements is concentrated around games and use of the oval. The informal nature of the parking promotes a low-speed environment reducing the risk of conflict between vehicles and pedestrians.</i></p> <p><i>The proposal satisfies P1.</i></p>

## Southern Midlands local provisions Schedule

### SOU C6.0 Local Historic Heritage Code

The proposed use and development is within the Oatlands Township Local Heritage Precinct (SOU C6.2.1), which triggers assessment under the Local Heritage Code.

The Statement of Significance for the Oatlands Township Local Heritage Precinct from SOU – Table C6.2 Local Heritage Precincts is relevant to the assessment and reproduced below:

*The Oatlands Township Precinct is of historic cultural heritage significance because:*

- a) it demonstrates a township comprising a concentration of highly intact historic buildings of the Old Colonial Georgian and Victorian Georgian styles;*
- b) the density of historic buildings of similar architectural styles and periods in Oatlands contributes to a highly intact streetscape character;*
- c) it demonstrates the evolution and settlement patterns of Tasmania in the early-mid nineteenth century, as a township transport routes joining the north and south of the*



*State, and as an intended central capital associated with the pastoral activity of the Midlands area,*

- d) its predominant building material of sandstone, as a source of local materials, and reflecting the differing economies of labour and construction at the time;*
- e) it demonstrates the theme of convictism, through the use of sandstone, links to transport, and the many buildings in the township associated with convicts;*
- f) it has the largest number of sandstone buildings within a township setting in Australia.*

1. The design and siting of buildings and [works](#) must satisfy the following criteria:

- (a) scale, roof pitch, [building height](#), form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the principles of the Georgian architectural style dominant in the precinct, except if an addition to a heritage listed [building](#) of a non-dominant architectural style in which case consistency with that style is required;*
- (b) [building setback](#) from [frontage](#) must provide a strong edge to Main Street and be parallel to the street;*
- (c) buildings must address the street, unless at the rear of a [site](#);*
- (d) buildings must not visually dominate the [streetscape](#) or buildings at places listed in Table.C6.1;*
- (e) architectural details and openings for windows and doors to visually prominent facades must respect the Georgian architectural style dominant in the precinct in terms of style, size, proportion and position;*
- (f) external wall [building](#) material must be any of the following:*
  - (i) sandstone of a colour matching that commonly found in Oatlands' buildings;*
  - (ii) weatherboard (traditional profiles);*
  - (iii) rendered, painted or lime wash brickwork;*
  - (iv) unpainted brick of a traditional form and colour laid with a traditional bond;*
  - (v) traditional Tasmanian vertical board (non-residential buildings only);*
  - (vi) corrugated profile steel cladding, painted/colorbond or galvanised iron (not 'zincalume' or similar) (outbuildings only).*
- (g) roof form and material must be consistent with the following:*
  - (i) pitch between 30 and 40 degrees and hipped or gable if a major part of the [building](#);*
  - (ii) pitch less than 30 degrees and skillion if a minor part of the [building](#) at the rear;*
  - (iii) avoidance of large unbroken expanses of roof and very long roof lines;*
  - (iv) roof material either custom orb (corrugated profile) sheeting, timber shingles, and slate. Steel sheeting must be either traditional galvanised iron or painted;*
  - (v) guttering is rounded profile, with downpipes of circular cross-section.*
- (h) [wall height](#) sufficient to provide for lintels above doors and windows, with wall space above;*
- (i) outbuildings generally to have a gabled, corrugated roof with an angle of pitch matching that of the primary [building](#) on the [land](#), and with differentiated colouring of the exterior walls and roof so as to also approximate that of the primary [building](#) on the [land](#);*

- (j) fences along frontages must be
  - (i) between 900mm and 1000mm high, with a maximum of 1200mm for posts;
  - (ii) vertically articulated, (such as with dowel-and-rail, picket or palisade fences);
  - (iii) “transparent” or “open” in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear ‘solid’.

<b>C6.7.1 Demolition within a local heritage precinct</b>		
That demolition within a local heritage precinct does not have an unacceptable impact on the local historic heritage significance of the precinct		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p>A1</p> <p>Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings must:</p> <ul style="list-style-type: none"> <li>a) not be on a local heritage place;</li> <li>b) not be visible from any road or public open space; and</li> <li>c) not involve a value, feature or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule.</li> </ul>	<p><b>P1</b></p> <p>Within a <a href="#">local heritage precinct</a>, <a href="#">demolition</a> of a <a href="#">building</a>, <a href="#">works</a> or fabric, including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the <a href="#">local historic heritage significance</a> of the <a href="#">local heritage precinct</a> as identified in the relevant Local Provisions Schedule, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the physical condition of the <a href="#">building</a>, <a href="#">works</a>, structure or trees;</li> <li>(b) the extent and rate of deterioration of the <a href="#">building</a>, <a href="#">works</a>, structure or trees;</li> <li>(c) the safety of the <a href="#">building</a>, <a href="#">works</a>, structure or trees;</li> <li>(d) the <a href="#">streetscape</a> in which the <a href="#">building</a>, <a href="#">works</a>, structure or trees is located;</li> <li>(e) the special or unique contribution that the <a href="#">building</a>, <a href="#">works</a>, structure or trees makes to the <a href="#">streetscape</a> or townscape values of the <a href="#">local heritage precinct</a> identified in</li> </ul>	<p><i>The application includes a report prepared by Council’s Heritage Project Officer acting as the Applicant.</i></p> <p><i>The Heritage Report has noted that the proposal involves minor demolition to the exterior of a non-heritage building within the heritage precinct.</i></p> <p><i>This will not result in any unacceptable impact upon the local historic heritage significance of the precinct.</i></p> <p><i>P1 is therefore satisfied.</i></p>

	<p>the relevant Local Provisions Schedule;</p> <p>(f) any options to reduce or mitigate deterioration;</p> <p>(g) whether <a href="#">demolition</a> is a reasonable option to secure the long-term future of a <a href="#">building. works</a> or structure; and</p> <p>(h) any economic considerations.</p>	
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<b>C6.7.3 Buildings and works, excluding demolition</b>		
That <a href="#">development</a> within a <a href="#">local heritage precinct</a> or a <a href="#">local historic landscape precinct</a> is sympathetic to the character of that particular precinct.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p><b>A1</b> Within a <a href="#">local heritage precinct</a> or <a href="#">local historic landscape precinct</a>, <a href="#">building</a> and <a href="#">works</a>, excluding <a href="#">demolition</a>, must:</p> <p>(a) not be on a <a href="#">local heritage place</a>;</p> <p>(b) not be visible from any <a href="#">road</a> or <a href="#">public open space</a>; and</p> <p>(c) not involve a value, feature or characteristic specifically part of a <a href="#">local heritage precinct</a> or <a href="#">local historic landscape precinct</a> listed in the relevant Local Provisions Schedule.</p>	<p><b>P1.1</b> Within a <a href="#">local heritage precinct</a>, design and siting of buildings and <a href="#">works</a>, excluding <a href="#">demolition</a>, must be compatible with the <a href="#">local heritage precinct</a>, except if a <a href="#">local heritage place</a> of an architectural style different from that characterising the precinct, having regard to:</p> <p>(a) the <a href="#">streetscape</a> or townscape values identified in the <a href="#">local historic heritage significance</a> of the <a href="#">local heritage precinct</a>, as identified in the relevant Local Provisions Schedule;</p> <p>(b) the character and appearance of the surrounding area;</p> <p>(c) the height and bulk of other buildings in the surrounding area;</p> <p>(d) the setbacks of other buildings in the surrounding area; and</p>	<p><i>The application is required to be assessed under P1.1 and P1.2.</i></p> <p><i><u>P1.1 assessment</u></i> <i>The Heritage Report included suggestions that have been incorporated into the advertised plans.</i></p> <p><i>The proposal has been considered against the Oatlands Township Precinct Statement of Significance and it does not impact those statements.</i></p> <p><i>The Oatlands Recreation Ground is considered an anomaly in the Precinct given its wide open spaces. The proposed building has been designed to be complimentary with the existing building and is not detrimental to the Precinct.</i></p> <p><i>The Heritage Report recommends the following regarding the design criteria:</i></p>

	<p>(e) any relevant design criteria or conservation policies for the <a href="#">local heritage precinct</a>, as identified in the relevant Local Provisions Schedule.</p> <p><b>P1.2</b>          Within a <a href="#">local heritage precinct</a>, extensions to existing buildings must be compatible with the <a href="#">local heritage precinct</a>, having regard to:</p> <p>(a) the <a href="#">streetscape</a> or townscape values identified in the <a href="#">local historic heritage significance</a> of the <a href="#">local heritage precinct</a>, as identified in the relevant Local Provisions Schedule;</p> <p>(b) the character and appearance of the surrounding area;</p> <p>(c) the height and bulk of other buildings in the surrounding area;</p> <p>(d) the setbacks of other buildings in the surrounding area; and</p> <p>(e) any relevant design criteria or conservation policies for the <a href="#">local heritage precinct</a>, as identified in the relevant Local Provisions Schedule.</p>	<ul style="list-style-type: none"> <li>- <i>Utilise a more traditional brick form and colour laid with a traditional bond;</i></li> <li>- <i>The veranda structure be painted in a colour to match either the brickwork or trims of the building.</i></li> <li>- <i>Roof sheeting be corrugated galvanised iron.</i></li> </ul> <p><i>The above are included as recommended conditions.</i></p> <p><i>The proposal satisfies P1.2 with conditions.</i></p> <p><u><i>P1.2 assessment</i></u>  <i>The proposed veranda extension to the existing building is not inconsistent with the precinct, character and appearance of the area and design criteria/conservation policies.</i></p> <p><i>The proposal satisfies P1.2</i></p>
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**CONCLUSION**

The report has assessed a Development Application for Alterations, Addition, Refurbishment to Existing Club Rooms, and New Change Room with Facilities at 29 High Street, Oatlands.

The application is on land owned by Southern Midlands Council and Council has submitted the application. An independent planner has prepared this report to ensure there are no conflicts of interest.

No representation was received during public exhibition of the application.

The proposal has been found to comply with all the relevant standards of the Recreation Zone and the applicable Codes.

It is recommended that the Application be approved and a Permit issued with conditions and advice.

## RECOMMENDATION

**THAT, in accordance with the provisions of the *Tasmanian Planning Scheme – Southern Midlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA24/111) for Alterations, Addition, Refurbishment to Existing Club Rooms, and New Change Room with Facilities at 29 High Street, Oatlands, owned by Southern Midlands Council subject to conditions detailed below.**

## CONDITIONS

### *General*

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

### *Heritage Precinct*

- 2) Prior to any building works commencing, the developer must submit a plan to show the final finishes and materials for the proposed buildings. The plan must include the following:
  - a. A traditional brick form and colour laid with a traditional bond;
  - b. The veranda structure to be painted in a colour to match either the brickwork or trims of the building.
  - c. Roof sheeting to be corrugated galvanised iron or similar material to the satisfaction of the Manger of Development and Environmental Services.

The plan must be approved by the Manager of Development and Environmental Services prior to works commencing and will be included as an endorsed drawing as part of the approved application (permit).

### *Services*

- 3) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed development. Any work required is to be specified or undertaken by the authority concerned.
- 4) Services located under the driveway are to be provided with trafficable covers to the requirements of the relevant authority and to the satisfaction of Council's General Manager.

### *Parking and Access*

- 5) At least Fifty (50) informal car parking spaces must be provided on site at all times for the use of the development.
- 6) Signage must be provided to designate any accessible parking spaces.
- 7) 10km/h shared zone speed limit signs are to be provided at the entrance to the development.
- 8) All parking, access ways, manoeuvring and circulation spaces must be maintained to avoid dust or mud generation, erosion or sediment transfer on or off site.

### *Stormwater*

- 9) The stormwater system for the proposed development must be substantially in accordance with the Stormwater Management Report, New Change Rooms and Additions and Alterations to Existing Club Rooms, Oatlands Recreation Ground, 29 High Street prepared by JMG and dated December 2024.
- 10) Stormwater from the proposed development must be retained on site or drain to a legal point of discharge to the satisfaction of Council's General Manager and in accordance with the *Building Act 2016*.
- 11) The stormwater drainage system for the proposed development must be designed to comply with all of the following:
  - a. be able to accommodate a storm with a 5% AEP, when the land serviced by the system is fully developed;
  - b. stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.
- 12) The stormwater system within the development must continue to be maintained to ensure water is conveyed so as not to create any nuisance to adjacent properties.

### *TasWater*

- 13) The development must meet all required Conditions of approval specified by TasWater Submission to Planning Authority Notice TWDA 2024/01117STM, dated 04/03/2025.

### *Erosion and Sediment Control*

- 14) An Erosion and Sediment Control Plan (here referred to as a 'ESCP') prepared in accordance with the guidelines Erosion and Sediment Control, The fundamentals for development in Tasmania, by the Derwent Estuary Program and Tamar Estuary and Esk Rivers Program, must be approved by Council's General Manager before development of the land commences. The ESCP shall form part of this permit when approved.
- 15) Temporary run-off, erosion and sediment controls must be installed in accordance with the approved ESCP and must be maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.

*Construction Amenity*

- 16) The developer must make good any damage to the road frontage of the development site including road, kerb and channel, footpath, and nature strip to the satisfaction of Council's General Manager.
- 17) The road frontage of the development site including road, kerb and channel, footpath, and nature strip, should be:
  - a. Surveyed prior to construction, photographed, documented and any damage or defects be noted in a dilapidation report to be provided to Council's Asset Services Department prior to construction.
  - b. Be protected from damage, heavy equipment impact, surface scratching or scraping and be cleaned on completion.
- 18) In the event a dilapidation report is not provided to Council prior to commencement, any damage on completion, existing or otherwise, may be deemed a result of construction activity and require replacement or repair to the satisfaction of Council's General Manager.
- 19) Works associated with the development must only be carried out between the following hours unless otherwise approved by the Council's General Manager
  - a. Monday to Friday 7:00 am to 6:00 pm
  - b. Saturday 8:00 am to 6:00 pm
  - c. Sunday and State-wide public holidays 10:00 am to 6:00 pm
- 20) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function, and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
  - a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
  - b. The transportation of materials, goods and commodities to and from the land.
  - c. Obstruction of any public footway or highway.
  - d. Appearance of any building, works or materials.
- 21) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.
- 22) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period

**THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:**

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.

## DECISION

*Moved by Clr A E Bisdee OAM, seconded by Clr D Fish*

**THAT, in accordance with the provisions of the *Tasmanian Planning Scheme – Southern Midlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA24/111) for Alterations, Addition, Refurbishment to Existing Club Rooms, and New Change Room with Facilities at 29 High Street, Oatlands, owned by Southern Midlands Council subject to conditions detailed below.**

## CONDITIONS

### *General*

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

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- 2) Prior to any building works commencing, the developer must submit a plan to show the final finishes and materials for the proposed buildings. The plan must include the following:
  - a. A traditional brick form and colour laid with a traditional bond;
  - b. The veranda structure to be painted in a colour to match either the brickwork or trims of the building.
  - c. Roof sheeting to be corrugated galvanised iron or similar material to the satisfaction of the Manger of Development and Environmental Services.

The plan must be approved by the Manager of Development and Environmental Services prior to works commencing and will be included as an endorsed drawing as part of the approved application (permit).

### *Services*

- 3) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed development. Any work required is to be specified or undertaken by the authority concerned.
- 4) Services located under the driveway are to be provided with trafficable covers to the requirements of the relevant authority and to the satisfaction of Council's General Manager.

### *Parking and Access*

- 5) At least Fifty (50) informal car parking spaces must be provided on site at all times for the use of the development.
- 6) Signage must be provided to designate any accessible parking spaces.
- 7) 10km/h shared zone speed limit signs are to be provided at the entrance to the development.



- 8) All parking, access ways, manoeuvring and circulation spaces must be maintained to avoid dust or mud generation, erosion or sediment transfer on or off site.

#### *Stormwater*

- 9) The stormwater system for the proposed development must be substantially in accordance with the Stormwater Management Report, New Change Rooms and Additions and Alterations to Existing Club Rooms, Oatlands Recreation Ground, 29 High Street prepared by JMG and dated December 2024.
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- 11) The stormwater drainage system for the proposed development must be designed to comply with all of the following:
- a. be able to accommodate a storm with a 5% AEP, when the land serviced by the system is fully developed;
  - b. stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.
- 12) The stormwater system within the development must continue to be maintained to ensure water is conveyed so as not to create any nuisance to adjacent properties.

#### *TasWater*

- 13) The development must meet all required Conditions of approval specified by TasWater Submission to Planning Authority Notice TWDA 2024/01117STM, dated 04/03/2025.

#### *Erosion and Sediment Control*

- 14) An Erosion and Sediment Control Plan (here referred to as a 'ESCP') prepared in accordance with the guidelines Erosion and Sediment Control, The fundamentals for development in Tasmania, by the Derwent Estuary Program and Tamar Estuary and Esk Rivers Program, must be approved by Council's General Manager before development of the land commences. The ESCP shall form part of this permit when approved.
- 15) Temporary run-off, erosion and sediment controls must be installed in accordance with the approved ESCP and must be maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.

#### *Construction Amenity*

- 16) The developer must make good any damage to the road frontage of the development site including road, kerb and channel, footpath, and nature strip to the satisfaction of Council's General Manager.
- 17) The road frontage of the development site including road, kerb and channel, footpath, and nature strip, should be:
- a. Surveyed prior to construction, photographed, documented and any damage or defects be noted in a dilapidation report to be provided to Council's Asset Services Department prior to construction.

- b. Be protected from damage, heavy equipment impact, surface scratching or scraping and be cleaned on completion.
- 18) In the event a dilapidation report is not provided to Council prior to commencement, any damage on completion, existing or otherwise, may be deemed a result of construction activity and require replacement or repair to the satisfaction of Council's General Manager.
- 19) Works associated with the development must only be carried out between the following hours unless otherwise approved by the Council's General Manager
  - a. Monday to Friday 7:00 am to 6:00 pm
  - b. Saturday 8:00 am to 6:00 pm
  - c. Sunday and State-wide public holidays 10:00 am to 6:00 pm
- 20) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function, and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
  - a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
  - b. The transportation of materials, goods and commodities to and from the land.
  - c. Obstruction of any public footway or highway.
  - d. Appearance of any building, works or materials.
- 21) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.
- 22) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period

**THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:**

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

**12.2 Subdivisions**

Nil.

**12.3 Municipal Seal (Planning Authority)**

Nil.

## 12.4 Planning (Other)

### 12.4.1 Update on the Revised Draft Land Use Planning and Approvals (Development Assessment Panels) Bill 2025 Version 2

**Author:** PLANNING OFFICER– DEVELOPMENT SERVICES (BERNADETTE CONDE)

**Date:** 20 MARCH 2025

#### Enclosure(s)

1. *Background Report for Consultation – DAP Bill 2024 (February 2025)*
2. *Draft Land Use Planning and Approvals Amendment (Development Assessment Panel) Bill 2025*

#### Purpose of Report

To provide Council a copy of the Background Report for Consultation of DAP Bill 2024 and overview with an update on the revised draft Land Use Planning and Approvals (Development Assessment Panels) Bill 2025 Version 2.

#### Background

The Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2024 aims to establish an alternative planning pathway for specific types of development applications. A Draft Development Assessment Panel (DAP) Framework Position Paper was released for the initial consultation, to which Southern Midlands Council submitted feedback.

Following this, a draft of the Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2024 was made available for public consultation from October 7 to November 14, 2024, with over 540 submissions received.

The DAP Bill was presented in Parliament in late November 2024. While it successfully passed through the House of Assembly, it was rejected in the Legislative Council.

#### Summary of changes

*Pages 6-8 of the February 2025 Background Report contain the significant changes, and the reasons for those changes are explained.*

Modification	Reason
Removal of the option for an applicant or planning authority to request the Minister to transfer an application to a DAP for determination partway through a council assessment process.	This pathway was removed because it was overly complex and provided uncertainty to both the applicant and planning authority in the assessment process. It also causes the assessment process to take longer and potentially duplicating assessment tasks performed by the DAP and planning authority.

<p>Modifying the criteria for when the Minister can refer a new application to a DAP for determination by removing certain statements, such as where an application is likely to be 'controversial'.</p>	<p>The removal of ambiguous or subjective criteria helps provide certainty regarding the eligibility of applications to enter the DAP assessment process. This matter is also helped by the requirement of the Commission to prepare guidelines for the Minister to use when making a determination to refer an application (see below for further details).</p>
<p>Increasing the value thresholds for an application to be referred to a DAP from \$5 million to \$10 million in a city, and from \$2 million to \$5 million in other areas.</p>	<p>In response to concerns that the threshold values are too low and that it would allow too many applications to enter the DAP process.</p>
<p>Allowing the Commission to issue guidelines to assist the Minister in determining whether to refer an application to a DAP and a requirement for the Minister to take these guidelines into account when making that determination.</p>	<p>To provide greater certainty and accountability regarding what applications are eligible for referral to a DAP for determination.</p>
<p>Clarifying that the DAP can use alternate dispute resolution techniques when making a determination and trying to resolve issues between parties.</p>	<p>Although dispute resolution and mediation processes are implicit in the Commission's proceeding, the proposed inclusion of explicit provisions gives greater certainty to aggrieved parties.</p>
<p>Clarifying that the DAP can modify hearing dates and times subject to giving notice and that hearings can occur during an agreed extension of time.</p>	<p>Modification made to provide greater flexibility for conducting hearings to account for availability of the parties to attend hearings, or the need to add additional hearings days to consider the issues raised in the submissions.</p>
<p>Including provisions that allow the Commission to appoint a substitute panel member should a previously appointed member become unavailable.</p>	<p>Modification made to allow flexibility in the Panel membership in case a member becomes unavailable so that it does not hold up the assessment process.</p>
<p>Clarifying that the Heritage Council, in providing its advice to the DAP, are to have regard to the relevant matters that it would normally for an application under s.39(2) of the <i>Historic Cultural Heritage Act 1995</i>.</p>	<p>Modification made to clarify the extent of advice provided by the Heritage Council to the DAP.</p>
<p>Clarifying that the Heritage Council retains its normal enforcement functions following the issuing of a permit approved by the DAP.</p>	<p>Modification to clarify that the Heritage Council retains its enforcement function regarding any heritage conditions it may have recommended be imposed on the permit consistent with post approval functions under other assessment pathways.</p>

Also, the revised draft DAP Bill 2025 has relevantly revised the eligibility criteria for applications to enter the draft process.

The following is the summary of the revised eligibility criteria as provided in the Feb 2025 Background Report.

A development application may be eligible for DAP determination if it is for a discretionary permit and is not subject to the *Environmental Management and Pollution Control Act 1994*.

An applicant, or the relevant planning authority with the consent of the applicant, can apply to the Commission for a development application to be determined by a DAP subject to satisfying one or more of the following:

1. The application relates to development that includes social or affordable housing or a subdivision to facilitate social and affordable housing, made by, or on behalf of, Homes Tasmania or a registered community housing provider.
2. The application relates to development that exceeds the following value thresholds:
  - a) over \$10 Million or such other amount prescribed, if all, or any part of the development, is located in a city;
  - b) over \$5 Million or such other amount prescribed, where the development is located elsewhere ;
  - c) over \$1 Million if council is the applicant and the planning authority, or such other amount prescribed in Regulations; or
  - d) a class of application prescribed in Regulations.

The applicant or the relevant planning authority may request the Minister to refer an application to the Commission to be determined by a DAP subject to the Minister being satisfied that one or more of the following criteria are met. In making this decision, the Minister must have regard to the guidelines prepared by the Commission:

1. The application relates to development that includes social or affordable housing, or a subdivision to facilitate social and affordable housing, for persons who may otherwise be unable to access suitable accommodation in the private rental or property market;
2. the application is for development that is considered to be of significance to the local area or State;
3. the applicant or planning authority is of the view that the planning authority does not have the technical expertise to assess the application;
4. the planning authority has, or is likely to have a conflict of interest, or there is perceived bias on the part of the planning authority; or
5. a class of application prescribed in Regulations.

## **Discussion**

- a. The dollar value thresholds have increased to \$10 million for city areas and \$5 million for non-city areas, resulting in fewer minor development proposals being submitted for DAP approval.

Notably, in the draft Bill 2025 60AC, where the Minister may refer certain new permit applications to the Commission, the Minister retains the independent ability to assess

applications, allowing any such development, regardless of its value, to be considered within the term “social and affordable housing”.

- b. They have eliminated the words where an application is likely to be a “controversial” criterion, as its vague definition makes it unsuitable for inclusion.

## **Conclusion**

The DAP Bill 2025, now in its version 2.0, incorporates a number of noteworthy modifications aimed at addressing previous concerns. However, it continues to embody a considerable degree of uncertainty across various crucial facets that have yet to be clarified. Key areas of ambiguity include the implementation timeline, regulatory frameworks, and the criteria for compliance, appeal rights, and application to which section 25 of the Environmental Management and Pollution Control Act 1994 applies. All of which could impact stakeholders differently. As such, many parties remain wary, seeking clearer guidelines to navigate the potential implications of this legislation on future operations and practices.

The Government seems resolute in its efforts to advance this particular Bill, seemingly overlooking the proven efficiencies of the existing development assessment system. Currently, Tasmania boasts the most expedited development assessment process in Australia, allowing for quick approvals that support both economic growth and community development. The decision to advance the Bill has sparked significant concerns regarding the potential disruption it may cause to an established system that has been operating successfully for many years. This system has been thoroughly tested and refined over time, effectively addressing the needs of its citizens and stakeholders. Most councils rely on its proven mechanisms, which have ensured stability and satisfaction within the community. The prospect of altering or overhauling such a well-functioning system raises questions about the unforeseen challenges and complications that could arise, ultimately affecting the very people it aims to serve.

## **RECOMMENDATION**

### **THAT:**

- A. The information be received; and**
- B. To seek direction from Council in response to the questions and options raised by LGAT**

**DECISION**

*Moved by Clr A E Bisdee OAM, seconded by Clr B Campbell*

**THAT:**

- A. The information be received;**
- B. In response to the issues and options raised by the LGAT, Mayor Batt note the discussion and comments provided at the Council Meeting; and**
- C. Taking these comments into account (and the debate at the LGAT Meeting), Mayor Batt will vote accordingly.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

**[THIS CONCLUDES THE SESSION OF COUNCIL  
ACTING AS A PLANNING AUTHORITY]**



## **13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)**

### **13.1 Roads**

**Strategic Plan Reference 1.1**

*Maintenance and improvement of the standard and safety of roads in the municipal area.*

Nil.

### **13.2 Bridges**

**Strategic Plan Reference 1.2**

*Maintenance and improvement of the standard and safety of bridges in the municipality.*

Nil.

### **13.3 Walkways, Cycle Ways and Trails**

**Strategic Plan Reference 1.3**

*Maintenance and improvement of the standard and safety of walkways, cycle ways and pedestrian areas to provide consistent accessibility.*

Nil.

### **13.4 Lighting**

**Strategic Plan Reference 1.4**

*Ensure adequate lighting based on demonstrated need / Contestability of energy supply.*

Nil.

### **13.5 Buildings**

**Strategic Plan Reference 1.5**

*Maintenance and improvement of the standard and safety of public buildings in the municipality.*

Nil.

### **13.6 Sewers / Water**

**Strategic Plan Reference(s) 1.6**

*Increase the capacity of access to reticulated sewerage services / Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water.*

Nil.

### **13.7 Drainage**

**Strategic Plan Reference 1.7**

*Maintenance and improvement of the town storm-water drainage systems.*

Nil.

### **13.8 Waste**

**Strategic Plan Reference 1.8**

*Maintenance and improvement of the provision of waste management services to the Community.*

Nil.

### **13.9 Information, Communication Technology**

**Strategic Plan Reference 1.9**

*Improve access to modern communications infrastructure.*

Nil.

## **13.10 Officer Reports – Infrastructure & Works**

### **13.10.1 Manager – Infrastructure & Works Report**

**Author:** MANAGER INFRASTRUCTURE & WORKS (DAVID RICHARDSON)

**Date:** 20 MARCH 2025

#### **Roads Program**

Maintenance grading works will continue throughout the municipality.

Pot holes in both sealed and unsealed roads are being addressed as resources allow.

Culvert cleaning and drainage works are underway in various areas and will continue as weather permits.

Road edge break repairs have been completed on Inglewood Road, Woodsdale Road, Pelham Road and High Street Oatlands.

A section of Native Corners Road has been re-sheeted with gravel.

Roadside drainage works have been completed on New Country Marsh Road in the vicinity of Hungry Flats Road.

#### **Current Capital Works**

Road reseal works have been completed on various roads.

Bagdad shared walkway works have commenced starting at the Bagdad Community Centre heading north and progressing well. These works will continue towards Iden Road from Chauncey Vale Road.

Council's annual road stabilization programme has been completed.

Tunbridge kerb and gutter replacement program commenced in February.

#### **Parks and Reserves**

Maintenance of recreation grounds, parks and playgrounds ongoing as required.

Grass growth is keeping mowing crews busy as well as weed growth.

Annual sports grounds maintenance works will be commencing shortly –top dressing, vert-draining and fertilising

Mount Pleasant Recreation Ground has been verti-drained and will be top dressed.

#### **Bridge Works**

Minor works on some bridges to be scheduled as resources permits.

#### **Building Services Unit**

Maintenance works have been carried out on various council buildings and will continue.

A number of stone-masonry works are commencing shortly.

A private works stonemasonry job has been completed at Cornelian Bay.

Demolition of old swimming pool building has commenced and will continue – vibration monitoring devices will be in place for the duration of the demolition.

The old pool building has been removed, the pool structure removal works are almost completed.

### **Planned Works**

- Drainage and pavement repairs various roads;
- Undertake various bridge maintenance repairs;
- Continue footbridge/pathway works Bagdad;
- Commence planning of works for Kempton-Mood Food pathway;
- Continue Tunbridge kerb replacement works Main Road Tunbridge;
- Edge break repairs on various roads;
- Building maintenance works will continue;
- Commence footpath construction works Campania;
- Continue works at Melton Mowbray open space area.

### **Waste Management**

Surveys have been posted to Tunnack residents to gauge the level of support for a kerbside garbage and recycling service. The survey is open for a period of 6 weeks to allow residents to respond.

## **QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS**

**Clr B Campbell** – Ponsonby Road – any update that can be provided?

*Manager Infrastructure and Works confirmed that he has met with the property owner and explained the circumstances. Currently waiting feedback prior to undertaking any works.*

**Clr F Miller – Craighourne Dam Road, Colebrook** – Council has recently re-sheeted this gravel road and there are a couple of entrances where there are height differences addressing.

*Manager Infrastructure and Works to action.*

**Clr B Campbell** – Whynyates Street, Oatlands – would it be more cost effective for Council to provide gravel on this ‘unmade road’ to enable use by Water Delivery Trucks, as opposed to them damaging the seal on Glenelg Street when turning?

*Manager Infrastructure and Works confirmed that there are considerable truck movements on Glenelg Street, including Council trucks to and from the Depot. In in the event of damage*

*caused by trucks turning would be addressed as part of normal maintenance of Glenelg Street.*

**Clr B Campbell** – commented that where Council has undertaken edge break repairs, there are some locations that require gravel shouldering material.

*Manager Infrastructure and Works advised that this was part of the work process and would be actioned.*

**Clr B Campbell** – Parattah Township – renewal of footpath and kerb opposite the Parattah Community Hall. Can this be assessed of consideration during the budget process?

*Manager Infrastructure and Works to inspect and provide a cost estimate for budget consideration.*

**Deputy Mayor K Dudgeon** - Kempton Recreation Ground – commented that the Ground was looking magnificent following installation of the new irrigation system.

## RECOMMENDATION

**THAT the Infrastructure & Works Report be received and the information noted.**

## DECISION

*Moved by Clr D Fish, seconded by Clr B Campbell*

**THAT the Infrastructure & Works Report be received and the information noted**

**CARRIED**

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

## **14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)**

### **14.1 Residential**

**Strategic Plan Reference 2.1**

*Increase the resident, rate-paying population in the municipality.*

Nil.

### **14.2 Tourism**

**Strategic Plan Reference 2.2**

*Increase the number of tourists visiting and spending money in the municipality.*

Nil.

### **14.3 Business**

**Strategic Plan Reference 2.3**

*Increase the number and diversity of businesses in the Southern Midlands / Increase employment within the municipality / Increase Council revenue to facilitate business and development activities (social enterprise).*

Nil.

## 14.4 Industry

### Strategic Plan Reference 2.4

*Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands / Increase access to irrigation water within the municipality.*

#### 14.4.1 Tas Irrigation (TI) - Greater South East Irrigation Scheme (GSEIS) – Service / Design Area

*Clr F Miller Declared an Interest and departed the meeting.*

**Author:** GENERAL MANAGER (TIM KIRKWOOD)

**Date:** 21 MARCH 2025

### ISSUE

Council to consider making a submission to Tas Irrigation to record its support and lobby for an extension of the Greater South East Irrigation Scheme (GSEIS) to deliver water into the Craighourne Dam (as per the initial concept plans).

### BACKGROUND

In reference to the most recent Tas Irrigation (TI) Newsletter, it states that the GSEIS is aimed at delivering 30,000 megalitres of new high-reliability irrigation water to landowners around Gretna, Campania, Richmond, Tea Tree, Sorell and Forcett areas as part of the project.lobby

Although it is interesting to note that the TI Website for the Scheme is described as being designed to service existing and additional demand around Gretna, Jordan River Valley, Brighton, Richmond, Dulcot, Cambridge, Colebrook, Campania, Tea Tree, Orierton, Pawleena, Penna, Sorell, Forcett, Elderslie and Broadmarsh.

South east farmers and investors are encouraged to apply for water entitlements as part of a second round of water sales for the \$301 million scheme. The Tas Irrigation Website indicates that applications for new or additional water entitlements can be made until 17<sup>th</sup> April 2025.

Recent information has indicated that the GSEIS will not service the Colebrook area. It would end at the property 'Stockdale' just north of Campania (some 4 to 6 klms short of the Craighourne Dam depending on the proposed route of any pipeline).

### DETAIL

Following a recent GSEIS field day, it is apparent that the design / service area is yet to finalised and the scheme could still be extended following the application process for water entitlements.

Any decision to extend the scheme beyond 'Stockdale' would depend on the final demand in the Colebrook/upper valley area.

Extension of the Scheme through to the Craighourne Dam would effectively drought proof the upper-end of the valley (beyond 'Stockdale'); provide water security; provide improved productivity; create more employment opportunities; and address the inequities in the current proposal.

In the first instance, Council could write to Tas Irrigation to express its support for an extension of the Scheme through to the Craighourne Dam and to indicate that depending on the 'shortfall' in the sale of water entitlements, it may be prepared to invest in a certain quantity of megalitres to ensure that the full potential (and maximum value) of the Scheme is achieved by extending the scheme through to the Craighourne Dam.

For example, if Tas Irrigation responded by confirming the number of megalitres sold (beyond Stockdale), and indicated that there is a shortfall of so many megalitres to warrant extension of the scheme through to the Craighourne Dam, then this is a proposal that Council could consider as an economic development investment.

**Human Resources & Financial Implications** – Council may consider purchasing water entitlements, not only as a potential investment, but to try and ensure that the Scheme achieves its full potential and services the entire valley through to the Craighourne Dam (as per original concept).

The TI Website shows that the SE summer (Oct to March) water entitlement price is \$3,500 per megalitre, and the SE winter (April to Sep) entitlement price is \$1,850 per megalitre.

In general, whilst in Council ownership, the entitlements could be leased (value unknown) to provide a return on investment and offset annual operating costs. No assessment of this has been undertaken at this stage.

**Community Consultation & Public Relations Implications** – Council's Strategic Plan includes an objective to increase access to irrigation water within the municipality.

**Priority - Implementation Time Frame** – the initial proposal just involves writing to Tas Irrigation and express its support to extend the Scheme. It does not provide any financial commitment at this stage.

## **RECOMMENDATION**

**Submitted for discussion and direction.**

### **DECISION**

*Moved by Cllr A E Bisdee OAM, seconded by Cllr D Blackwell*

#### **THAT:**

- a) **Southern Midlands Council formally write to Tas Irrigation (TI) and seek confirmation that the Greater South East Irrigation Scheme (GSEIS) will supply irrigation water into the Craighourne Dam consistent with the initial concept plans.**
- b) **In writing to Tas Irrigation:**



1. it be noted that the Craigbourne Dam is already owned and managed by TI and this infrastructure should be an integral part of delivering high-surety water to Tasmanian landowners; and
2. That concern be raised that in the most recent Tas Irrigation (TI) Newsletter, it states that the GSEIS is aimed at delivering 30,000 megalitres of new high-reliability irrigation water to landowners around Gretna, Campania, Richmond, Tea Tree, Sorell and Forcett areas as part of the project.

The above statement is inconsistent with its own Website for the Scheme which is described as being designed to service existing and additional demand around Gretna, Jordan River Valley, Brighton, Richmond, Dulcot, Cambridge, Colebrook, Campania, Tea Tree, Orielton, Pawleena, Penna, Sorell, Forcett, Elderslie and Broadmarsh.

- c) Should any variation to the initial concept plan of delivering water into the Craigbourne Dam be considered, then full disclosure and detail be provided to key stakeholders (including the Southern Midlands Council) as part of its planning and deliberations.
- d) Council invite Andrew McShane (TI Board Director) and a TI Engineer to attend the next Council Workshop (to be held on 14<sup>th</sup> April 2025) to provide a briefing to Council, and that subject to the approval of the TI representatives, an invitation be also extended to 2-3 of the landowners within the Colebrook district to participate in this session.

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

*Clr F Miller re-joined the meeting*

## **15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)**

### **15.1 Heritage**

#### **Strategic Plan Reference – Page 22**

- |       |  |
|-------|--|
| 3.1.1 | Maintenance and restoration of significant public heritage assets.                         |
| 3.1.2 | Act as an advocate for heritage and provide support to heritage property owners.           |
| 3.1.3 | Investigate document, understand and promote the heritage values of the Southern Midlands. |

#### **15.1.1 Heritage Project Program Report**

**Author:** HERITAGE PROJECTS OFFICER (ALAN TOWNSEND)

**Date:** 19 MARCH 2025

#### **ISSUE**

Report from the Heritage Projects Officer on various Southern Midlands Heritage Projects.

#### **DETAIL**

During the past month, Southern Midlands Council Heritage Projects have included:

- Ongoing collaboration with the Royal Society for the upcoming exhibition to be held as part of the Heritage & Bullock Festival. Royal Society representatives are coming next week to coordinate spaces
- Work is progressing on the Melton Mowbray park.
- Demolition is complete on the old Oatlands Pool buildings and the pool itself. Removal of bulk fill and archaeological monitoring is to commence on 24th March.
- Input into the Oatlands Town Square project planning.
- Ongoing collaboration with Architects Institute of Australia for Open House Southern Midlands. A number of property owners have already volunteered to participate
- Planning for upgrade of Roche Hall facilities to enable the Performing Artist in Residence Space (PRISM) and development of appropriate policies
- Continuing appearances on ABC 936 regarding the history of the Southern Midlands
- Ongoing projects with volunteers Ruby Dano and Linda Clarke including 'Escape from Oatlands' series
- Succession planning and training re collections management system

#### **RECOMMENDATION**

**THAT the Heritage Projects Program Report be received and the information noted.**

#### **DECISION**

*Moved by Deputy Mayor K Dudgeon, seconded by Cllr D Blackwell*

**THAT the Heritage Projects Program Report be received and the information noted.**

#### **CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

### 15.1.2 Policy Review - Heritage Collections Policy

**Author:** EXECUTIVE ASSISTANT (JEMMA THOMAS)

**Date:** 18 MARCH 2025

**Enclosure(s):**

*Heritage Collections Policy*

#### ISSUE

Review of the Heritage Collections Policy.

#### BACKGROUND

The Heritage Collections Policy was last reviewed in 2021. A desktop review has been completed by Manager – Heritage Projects and it has been confirmed no changes are necessary at this time.

The policy is enclosed and will be reviewed in 2028.

#### RECOMMENDATION

**THAT the Heritage Collections Policy (without amendment) be endorsed.**

#### DECISION

*Moved by Clr B Campbell, seconded by Clr D Fish*

**THAT the Heritage Collections Policy (without amendment) be endorsed.**

#### CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

**Enclosure(s)**  
*Agenda Item 15.1.2*



Council Policy  
**HERITAGE COLLECTIONS POLICY**

Approved by: Council  
Approved date:  
Review date:

**1. PURPOSE**

The purpose of this policy is to provide guidance for the management of heritage collections, held by the Southern Midlands Council, in accordance with current best practice in the Galleries, Libraries, Archives and Museums (GLAM) sector.

**2. OBJECTIVE**

- To provide clarity on what Council will collect as a collecting body.
- To provide guidelines for accessioning items into and deaccessioning items from the collection.
- To ensure transparency and accountability around the management and auditing of the collection.
- To support online and exhibition based exposure of the collections

**3. GENERAL POLICY OPERATION**

**3.1. Staffing**

Day to day management of the collection is the responsibility of Council's Heritage Collections, Exhibitions and Data Officer.

Any variation to this policy is to be overseen by Council's Arts Advisory Committee.

Consultants (e.g. Conservators/Curators) may be employed where resources allow and a clear need is demonstrated.

**3.2. Procedures Manuals**

Specific procedures manuals may be developed at the discretion of Council's Heritage Collections, Exhibitions and Data Officer. These may include (but not be limited to):

- Environmental conditions and maintenance regime of storage facilities.
- Packaging, labelling, conservation and documentation procedure.
- Inward and outwards loans procedures.
- Audit procedure.
- Database/catalogue configuration/procedures.
- Disaster preparedness.

**3.3. Collection Management and Information Retrieval System**

A database (catalogue) of all items must be kept and maintained on an ongoing basis.



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Approved date:  
Review date:

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### 3.4. Audit

An annual audit of the collection is to be undertaken, which must include:

- Accession of newly acquired items in a timely manner.
- Check of the condition of all items identified as at high risk of deterioration.
- Check of the condition of a representative sample of all items.
- Check of environmental conditions of storage, display and exhibition facilities.
- A check-list report of item and environmental conditions

### 3.5. Accessioning

Accession refers to the process of addition any item into the collection.

Council may accession any item into the collection by way of purchase, gift or by officially accessioning items already owned by Council. Temporary accessions may be via loan or lease of an item.

Items will only be purchased for accession into the collection if:

- The item fits accession criteria under Specific Collection policies (4.1-4.5).
- A budget exists for acquisition of the item.
- Conservation requirements for the item can be met in perpetuity.

Gifts and donations will only be accessioned into the collection if:

- The item fits accession criteria under Specific Collection Policies (4.1-4.5).
- Full and unconditional transfer of ownership is vested to Council.
- The donor indemnified *Council* against any liability associated with any item.

Items which are already owned by Council, or generated by Council activities, will only be accessioned into the collection if:

- The item fits accession criteria under Specific Collection Policies (4.1-4.5).

### 3.6. Incoming loans

Council may seek and accept incoming loans (or lease) of items under the following circumstances:

- An item would fit accession criteria under Specific Collection Policies (4.1-4.5).

And:

- That Council can demonstrate adequate provision for security and appropriate environmental conditions for the item, during transport, preparation and display.
- That Council agrees to abide by any and all conditions imposed by the legal owner of the item.
- That Council carries adequate insurance against loss or damage of the item.



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Incoming loans are added to the database as a temporarily accessioned item, with the record made inactive upon return of the item.

### 3.7. Outgoing loans

Council may allow outgoing loans from the collection under the following circumstances:

- The borrower will use the item for display in a temporary exhibition, which highlights the contribution the item makes to a place or theme.
- The borrower can demonstrate a legitimate need to borrow the item for research which may contribute to a greater knowledge of the item, or category/theme to which the item relates.
- That it is not feasible for the borrower to utilise a copy.

And:

- That the borrower can demonstrate adequate provision for security and appropriate environmental conditions for the item, during transport, preparation and display.
- That the borrower agrees to abide by any and all conditions imposed by the legal owner of the item.
- That the borrower carries adequate insurance against loss or damage of the item.

Third-party loans (i.e. the outward loan of a borrowed item) are not allowable.

Council reserves the right to refuse outward loan of any item.

### 3.8 Deaccession

Deaccession refers to the process of removing any item from the collection.

An item may be deaccessioned from the Corporate, Objects, Photographs and Art and Documents collections if:

- The reason for deaccession is allowable under the Specific Collection Policies (4.1-4.5).

And:

- Agreement for deaccession is achieved by majority of Council's Arts Advisory Committee.
- A six-month 'cooling-off' period applies from the decision to deaccession and actual deaccession of an item.

Also:

- Any item to be deaccessioned must be offered to a relevant external not-for-profit institution free-of-charge in the first instance, provided that institution can demonstrate intent to display and maintain the item for public benefit.
- Should no external institution be willing to take an item deaccessioned from the SMC collection, that item may be disposed of by whatever means the Arts Advisory Committee see fit.





Council Policy  
**HERITAGE COLLECTIONS POLICY**

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- 
- No deaccessioned item may become the property of any elected member or staff member of Southern Midlands Council.
  - Any funds obtained from the deaccession of any item must be used for a worthwhile purpose towards enhancing or promoting the collection.

An item may be deaccessioned from the Archaeological collections at the discretion of the Heritage Collections, Exhibitions and Data Officer as per the Specific Collection Policies (4.1-4.5).

**3.9. Disaster Preparedness.**

A disaster recovery procedure shall be put in place, which addresses procedure for managing recovery and salvage of the collection in the event of disaster (i.e. damage to buildings housing the collection) and interim measures during repair.

**4. SPECIFIC COLLECTION POLICIES**

The collection will be managed under the following categories:

- Archaeological artefacts
- Corporate
- Objects
- Photographs and art
- Documents

If an item does not fit within these categories, then it will not be collected or retained by Council, unless in exceptional circumstances agreed by the majority of the Arts Advisory Committee.

**4.1. Archaeological artefacts**

**Accession**

Archaeological artefacts may be accessioned into the collection under the following circumstances:

- They derive from archaeological excavations initiated by Southern Midlands Council.
- They derive from archaeological excavations on a Council owned site.

And:

- Ownership of the item is clarified by the General Accession Policy (3.5).

**Deaccession**

Archaeological artefacts may only be deaccessioned from the collection if:





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Approved by: Council  
Approved date:  
Review date:

- It can reasonably be demonstrated that their future research or interpretive value unreasonably outweighs the required conservation resources.
  - Better examples of an identical item are retained (provided items do not exhibit greater significance as a set/collection).
  - Unprovenanced artefacts with no foreseeable research or display value.
- And:
- Deaccession complies with the General Deaccession Policy (3.8).

#### 4.2. Corporate

##### Accession

Items may be accessioned into the corporate collection under the following circumstances:

- They have a direct relationship with Southern Midlands Council (or the former Oatlands or Green Ponds Councils) as a governance body.

And:

- Ownership of the item is clarified by the General Accession Policy (3.5).
- They are not required to be transferred to the Archives Office of Tasmania under the Archives Act 1983.

##### Deaccession

Corporate items may only be deaccessioned from the collection under the following circumstances:

- Documents are determined to be a state archive under the Archives Act 1983, in which case they be transferred to the Archives Office of Tasmania. An exemption from the act may be sought if it considered that the document is best stored, accessed and interpreted on Southern Midlands Council Premises.
- That it can be demonstrated beyond reasonable doubt that an item has no future research, interpretation or display value for Southern Midlands Council.

And:

- Deaccession complies with the General Deaccession Policy (3.8).

#### 4.3. Objects

##### Accession

Objects, which do not fit any other category defined in this policy, may be accessioned into the collection under the following circumstances:

- That Council ownership is considered to be the most appropriate means of preservation and public access to the item.



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Review date:

- The item has a connection to a Council owned building/site, and/or may contribute to the interpretation or significance of that building/site.

And:

- Ownership of the item is clarified by the General Accession Policy (3.5).

**Deaccession**

Objects may only be deaccessioned from the collection under the following circumstances:

- That it can be demonstrated beyond reasonable doubt that an item has no future research, interpretation or display value for Southern Midlands Council.

And:

- Deaccession complies with the General Deaccession Policy (3.8).

**4.4. Photographs and art**

**Accession**

Photographs and art may be accessioned into the collection under the following circumstances:

- They depict a scene or event in the Southern Midlands municipal region
- They depict a prominent person with a connection to the Southern Midlands municipal region, or Southern Midlands Council.

And:

- That ownership by Council is considered the most appropriate means of preservation and public access
- Ownership of the item is clarified by the General Accession Policy (3.5).

**Deaccession**

Photographs may only be deaccessioned from the collection under the following circumstances:

- If a significant photograph may be better conserved and accessed via another public information repository (i.e. Archives Office of Tasmania, Tasmanian Museum and Art Gallery).

And:

- Deaccession complies with the General Deaccession Policy (3.8).

**4.5. Documents**

**Accession**

Documents may be accessioned into the collection under the following circumstances:



Council Policy  
**HERITAGE COLLECTIONS POLICY**

Approved by: Council  
Approved date:  
Review date:

- They are original documents, which relate to the history of the Southern Midlands municipal region, or related theme, and that Council ownership is considered the most appropriate means of conservation and public access.
- They are published documents, which relate to the history of the Southern Midlands municipal region, or related theme, and that Council ownership is considered the most appropriate means of conservation and public access.
- They are documents, which relate to heritage projects within the Southern Midlands municipal region, or initiated by Southern Midlands Council.

And:

- Ownership of the item is clarified by the General Accession Policy (3.5).

But not if:

- They are required as part of Council's working records system.
- They are required to be archived under the Archives Act (1983)

**Deaccession**

Documents may only be deaccessioned from the collection under the following circumstances:

- If a significant original or published document may be better conserved and accessed via another public information repository (i.e. Archives Office of Tasmania, Tasmanian Museum and Art Gallery, State Library of Tasmania)
- If a particular published document is easily obtainable via another institution.

And:

- Deaccession complies with the General Deaccession Policy (3.8).

**5. RELATED DOCUMENTS**

- Heritage Collections Procedures Manual
- Archives Act (1983)
- Risk Management Policy
- Artist in Residence Policy
- Asset Management Policy
- Volunteer Policy
- Workplace Health and Safety Policy

**6. DOCUMENT ADMINISTRATION**

This Instruction is a managed document and is to be reviewed every three years or as directed by the General Manager.



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Council Policy  
**HERITAGE COLLECTIONS POLICY**

Approved by: Council  
Approved date:  
Review date:

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This document is Version **3** effective **XXXX** and will be reviewed in **XXXX**. The document is maintained by the Heritage Projects Program for the Southern Midlands Council.

## 5.2 Natural

<b>Strategic Plan Reference – page 23/24</b>	
3.2.1	Identify and protect areas that are of high conservation value.
3.2.2	Encourage the adoption of best practice land care techniques.



### 15.2.1 NRM Unit – General Report

**Author:** NRM PROGRAMS MANAGER (MARIA WEEDING)

**Date:** 18 MARCH 2025

**ISSUE:** Southern Midlands NRM Unit Monthly Report.

#### DETAIL

- Maria continues to work on a few Lake Dulverton and Callington Park matters. A meeting was held recently. See minutes this Council agenda.
- Maria met with some Japanese architecture students and two professors from a university in Tokyo. This was to assist the group in their study of three towns in Tasmania – Richmond, Evandale and Oatlands. Maria spoke to them about Lake Dulverton and Callington Park, in relation to the changes that had happened in these areas over the last 40 years. The information covered topics such as how the community had been involved with much of the development of these areas, whilst also meeting the needs of other community expectations in regard to wildlife, such as the planting of the steep banks on the Lake foreshore for wildlife habitat/ refuge. Andrew Benson managed the overall group, in terms of organising them to meet many other people associated with the Oatlands township, to hear their stories.
- Helen continues work in assisting David Richardson with waste facility matters.
- Helen and Mary worked on with weed related work on relation to Lake Dulverton, with a focus on Cumbungi within the lake, and strategic management of gorse and broom at locations along the walking track. This has been time consuming but very necessary work.
- Mary has been out and about visiting various sites, to address weed issues. She also has been at the the Mangalore pony club / recreation ground facility looking after the new plants establishing at this location. Mainly watering and managing regrowth grass being tasks.
- Mary has also been busy providing articles for the ratepayer newsletter and Midlands Monthly newspaper, plus sending specific advice to ratepayers that have queries on any number of weed plant varieties.
- The Weeds Officer Mary was away on sick leave for the week of agenda reports, so a detailed report of her work was not able to be provided this month.

## RECOMMENDATION

**THAT the NRM Unit Report be received and the information noted.**

## DECISION

*Moved by Cllr B Campbell, seconded by Cllr D Fish*

**THAT the NRM Unit Report be received and the information noted.**

## CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

### 15.3 Cultural

**Strategic Plan Reference 3.3**

*Ensure that the cultural diversity of the Southern Midlands is maximised.*

Nil.

### 15.4 Regulatory (Development)

**Strategic Plan Reference 3.4**

*A regulatory environment that is supportive of and enables appropriate development.*

Nil.

### 15.5 Regulatory (Public Health)

**Strategic Plan Reference 3.5**

*Monitor and maintain a safe and healthy public environment.*

Nil.

## 15.6 Regulatory (Animals)

### Strategic Plan Reference 3.6

*Create an environment where animals are treated with respect and do not create a nuisance for the community*

### 15.6.1 Animal Management Report

**Author:** ANIMAL MANAGEMENT OFFICER (RACHEL COLLIS)

**Date:** 18 MARCH 2025

**Enclosure:**

*Animal Management Statement 2025*

### ISSUE

Consideration of the Animal Management/Compliance Officer's report for March 2025

The purpose of the report is twofold:

1. To inform Council and the Community of infringements issued by Council Officers in relation to Animal Management for the period March; *and*
2. Provide a brief summary of actions and duties undertaken by Council Officers in relation to animal management.

This in turn informs the community of the requirements and expectations of the Council to uphold and enforce the relevant legislation. This reminds Council and the community of the importance of responsible ownership of animals.

The infringements detailed in this report were all issued under the *Dog Control Act 2000*.

### Resource Sharing

Southern Midlands Council currently provide Animal Management services to the Central Highlands Council through resource sharing arrangements. Jobs of note are itemised in the enclosed statement.

### INFRINGEMENT DETAILS:

Dog attacking causing non serious injury – Bagdad area

### ATTACK DETAILS:

Dog attacked 3 sheep - Bagdad area

Dog attacked another dog – Oatlands area (still investigating)



**ENCLOSURE**  
*Agenda Item 15.6.1*

**YTD ANIMAL MANAGEMENT STATEMENT  
2025**

<b>DOG IMPOUNDS</b>	<b>RECLAIMED</b>	<b>ADOPTED/DOGS HOME</b>	<b>EUTHANISED</b>	<b>OTHER IMPOUNDS</b>
9	2	6	1	

**JOBS ATTENDED  
March 2025**

<b>DOGS AT LARGE</b>	<b>DOG ATTACKS</b>	<b>DOG BARKING</b>	<b>DOG GENERAL</b>
7	2	4	5
<b>NEW KENNEL LICENCES</b>	<b>WELFARE</b>	<b>STOCK</b>	<b>Central Highlands</b>
1 pending		1	3

**REGISTERED DOGS:** 1748  
**KENNEL LICENCES:** 67  
**INFRINGEMENTS ISSUED:** 1

**RECOMMENDATION:**

**THAT the Animal Management report be received and the information noted.**

**DECISION**

*Moved by Clr B Campbell, seconded by Clr D Blackwell*

**THAT the Animal Management report be received and the information noted.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

## 15.6.2 Oatlands Off-Lead Dog Park

**Author:** DEPUTY GENERAL MANAGER (ANDREW BENSON)

**Date:** 20 MARCH 2025

**Attachment(s):**

*Slide Presentation – Chronology for Site Exploration*

### ISSUE

The consideration of further locations for an Off-Lead Dog Park in Oatlands.

### BACKGROUND

#### EXTRACT Council Minutes from the 25<sup>th</sup> February 2025

*This matter has been the subject of considerable research by Council Officers as well as consultation with the group of dog owners in Oatlands who are keen to see an Off-Lead Dog Park established in Oatlands.*

#### **DETAIL**

*The Deputy General Manager presented the attached set of slides to the February Council Workshop, which highlighted Council's policy positions from the Strategic Plan, the Oatlands Structure Plan and the Southern Midlands Community Infrastructure Plan in respect of various locations identified by the community in progressing the establishment of the Off-Lead Dog Park in Oatlands. The presentation went through the locations that had been investigated, along with the reasons that they were deemed unacceptable, by Council, Parks and/or the Community Group. Two further options were identified for exploration.*

*The Lake Dulverton Callington Park Committee met the afternoon of the Council Workshop to further consider locations for an Off-Lead Dog Park and they arrived at another option that of Ross Street road reserve. That option has been added to the original slides.*

*The Deputy General Manager arranged to meet with members of the dog owners group and work through the issues in order to find an acceptable resolution. That meeting happened on Tuesday 18<sup>th</sup> February 2025. The three locations were consider in depth and the Ross Street location was deemed as acceptable by the group.*

*The Ross Street road reserve is Crown Land and the Deputy General Manager has emailed Crown Land Services to explore if there would be any restrictions. At the time of the writing of this report, there has been no response. An update will be provided to the Council meeting.*

[NOTE: Images of the Ross Street site from the meeting have been deleted as they are no longer relevant]

#### **Human Resources & Financial Implications –**

*A funding commitment was provided in the 2025/26 Budget through the Local Road and Community Infrastructure (LRCI), however the time limit on the use of that funding source was curtailed by the Australian Government and the \$35,000 had to be reallocated.*

**Community Consultation & Public Relations Implications –** *Extensive community consultation has been undertaken.*

#### **Policy Implications – Nil**

**Priority - Implementation Time Frame –** *to be determined as soon as possible.*

#### **For Discussion**

*Further to the Report, the Deputy General Manager advised that he had subsequently met with a representative of Tasmanian Livestock Exchange Pty Ltd, (TLX), (who operate the Stockyards adjacent to the Ross Street road reserve) and his discussions with the TLX representative advised that there would certainly be, to some degree a 'conflict' between the two uses, ie Off-Lead Dog Park and Saleyard Operations.*

*Matters raised covered;*

- 1. The Stockyards land during the winter months is often inundated and the only dry ground on the whole site, is only accessible from the western end of Ross Street adjacent to the Highway. TLX store their hay bales on that part of the high ground, advising that semi-trailers are required to access that bottom gate and the only way that could happen if a Dog Park was established, is through the middle of the Dog Park, which could prove frustrating for the truck drivers as well as the Dog Park users; and*
- 2. The other matter is that the Stockyard sales happen once a month with the Stockyards being occupied sometimes up to five days during the sales, depending on shipping availability across Bass Strait, and at the last sale there were in excess of 8,000 sheep in the yards adjacent to the proposed Dog Park, with in excess of 11,000 sheep being recorded at other times. It was also mentioned that sometime the Stockyards are a 'holding space' for stock during disaster events, such as bush fires. Sheep being 'spooked' by dogs in the Dog Park could cause issues for the handling of the stock in the Stockyards.*

*The Deputy General Manager advised, that whilst there were issues that had been raised, and he would proceed with further discussions to see if there could be a suitable resolution that would meet the needs of the TLX operations and the Oatlands Community Dog Owners Group.*

*The Deputy General Manager had also emailed Crown Land Services to enquire about the status of the whole length of Ross Street and he advised that he is awaiting a response.*

**DECISION**

*Moved by Deputy Mayor K Dudgeon, seconded by Cllr D Blackwell.*

***THAT the Deputy General Manager provide a further Report to the March 2025 Council meeting in respect of the options for a possible Off-Lead Dog Park in Oatlands.***

**CARRIED**

**END OF EXTRACT** Council Minutes from the 25<sup>th</sup> February 2025

The Deputy General Manager (DGM) had a further conversation with the TLX Pty Ltd representative and talked through the possibility of closing the Dog Park during Sales and when sheep were in the yards, as well as when the hay was being carted in and out of the area adjacent to the Midland Highway, via the Dog Park.

Whilst not an unreasonable requirement based on the conflicting land use of Dog Park adjacent to Sheep yards the practicality of the Dog Park being open then closed at differing hours/days would present some considerable degree of frustration to the Dog Park Users and then has the potential to create conflict between the parties. Likewise, the investment of public funds in creating the Dog Park as an adhoc used facility is not a good use of public funds.

Then the matter of the legal status of Ross Street is a major consideration. The DGM acknowledged that Ross Street runs either side of the Midland Highway and the parcel that is in Council ownership as a public road was not clear, given a property owner does use part of the western side of Ross Street as access to his property and that could have been part

of the Council owned Public Road. Which would have made part of Ross Street, that is on the eastern side of the Midland Highway, as a parcel which could be leased from the Crown. Investigation determined that the whole length of the eastern Ross Road from the Highway to High Street is in fact a Public Road owned by Council.

This last matter is challenging as the Transport Commissioner, under the Local Government (Highways) Act 1982 has never (to the DGM's knowledge) recommended the closure of any Public Roads or Right of Ways, unless specifically on safety grounds. The Administrative Appeals Tribunal Magistrates, have been firm in this same issue in the past, as their view has been that the public access to property is a closely guarded public benefit that will not be given up, only under very pressing circumstance, like safety issues.

Advice from Property Services (formerly Crown Land Services):

*"If it's a public road, [Ross Street] will you have to go through a road closure process in order to change it from public road to Dog Park.*

*You may run into issues if it is considered a public road and you restrict access, I've been through similar issues with City of Launceston, up here".*

With that information to hand the DGM then embarked on another location in Oatlands as part of the broader investigation, which is a reserved road between Glenelg Street and High Street. Upon enquiry with Crown Land Services, he received the following feedback.

*"Hi Andrew,*

*Reserve roads are primarily for the purpose of access. Whilst a section of one may not be currently in use, any application for access over the RR - either a ROW easement or an access licence - would take priority over any other use.*

*This means that we could temporarily issue a licence over a piece of unused reserve road for the purpose of a dog park (subject to assessment), but should an access application be received, any fencing or infrastructure that is installed would need to be removed and the licence cancelled.*

*For this reason, land that is not a reserve road may be a better option if you wish to invest funds in infrastructure at that location".*

Having exhausted all available and possible sites, the DGM arranged a meeting with the Oatlands Community Dog Group and provided the chronology of exploring opportunities for an off-lead dog park in Oatlands (copy of the slides attached). Good discussions were undertaken during the meeting, with the DGM working through the complexities of all sites.

The meeting came down to considering of the following locations.

Option 1 Chatham Street site

Option 2 Parattah Recreation Ground site

Option 3 Ross Street



Chatham Street Site

Option 1 Chatham Street site. *Preferred location by the Community Grp*

Option 2 Parattah Recreation Ground site. *Not the preferred location by the Community Grp\**

Option 3 Ross Street site – *Not now supported or recommended by the DGM*

The DGM qualified his comments in respect of Ross Street, by saying, that it could be possible to have a Dog Park in this location, however the Dog Park will have to be closed for Sale Days and when sheep are being held, also when hay is being transported in/out of the holding area.

Further, Council would need to apply to formally close the Public Road, which would be a legal process that would be extremely challenging and would highly likely be unsuccessful.

Having now agreed on the location as the Chatham Street site, a lease would need to be negotiated with the Crown over the land at Chatham Street, with Council being the Lessee.

**Human Resources & Financial Implications** – The DGM to work with the Oatlands Community Dog Park Group to develop a design for the proposed Off-Lead Dog Park and Council to consider a budget allocation for the proposed works.

**Community Consultation & Public Relations Implications** – Extensive community consultation has been undertaken.

**Policy Implications** – Nil

**Priority - Implementation Time Frame** – To be actively progressed as funding becomes available.

## RECOMMENDATION

**THAT Council:**

1. Apply for a lease over the Chatham Street property, between the two cemeteries from the Crown;
2. Proceed to work with the Oatlands Community Dog Group to establish a design and costings for the proposal; and
3. Consider a funding bid for the project in the 2025/26 capital works budget.

## DECISION

*Moved by Clr D Blackwell, seconded by Clr D Fish*

**THAT :**

1. Agenda Item 15.6.2 Oatlands Off-Lead Dog Park be withdrawn from the Agenda;
2. The Deputy General Manager reiterate to the Oatlands Dog Park Proponents the reasoning behind the Ross Street site not being a feasible option; and
3. Based on advice received via email, on behalf of Oatlands Dog Park Proponents, that there is opposition to the Chatham Street site, that no further action is to be taken by Council until such time as the Oatlands Dog Park Proponents submit a viable option for assessment.

**CARRIED**

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

## 15.7 Environmental Sustainability

**Strategic Plan Reference 3.7**

*Implement strategies to address the issue of environmental sustainability in relation to its impact on Councils corporate functions and on the Community.*

Nil.

## **16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)**

### **16.1 Community Health and Wellbeing**

**Strategic Plan Reference 4.1**

*Support and improve the independence, health and wellbeing of the Community.*

Nil.

### **16.2 Recreation**

**Strategic Plan Reference 4.2**

*Provide a range of recreational activities and services that meet the reasonable needs of the community.*

#### **16.2.1 Oatlands Aquatic Centre – Coordinators Report**

**Author:** OATLANDS AQUATIC CENTRE COORDINATOR (ADAM BRIGGS)

**Date:** 19 MARCH 2025

#### **ISSUE**

Oatlands Aquatic Centre – Coordinator’s Report for the month of February 2025.

#### **BACKGROUND**

Nil.

#### **DETAIL**

The purpose of the report is twofold:

1. To report on the financial performance of the Centre compared to budget for the relevant month ending; and
2. To provide details regarding usage of the facility.



**Financial Reporting:**

**OATLANDS AQUATIC CENTRE - OPERATING BUDGET**

<b>INCOME</b>		<b>Annual Budget 2024/25</b>	<b>Feb 2025</b>	Feb 2024	<b>2024/25 Year to Date</b>	2023/24 Year to Date	<b>% of Budget 2024/25</b>
Admission Fees		\$237,500	\$19,599	\$19,038	\$135,081	\$124,974	56.9%
Sale of Goods		\$12,500	\$2,059	\$1,375	\$12,176	\$9,339	97.4%
Charging Station Energy Use Reimbursement		\$14,000	\$0	\$0	\$15,177	\$6,550	108.4%
<b>Sub-Total</b>		<b>\$264,000</b>	<b>\$21,657</b>	\$20,413	<b>\$162,434</b>	\$140,863	<b>61.5%</b>

<b>EXPENDITURE</b>		<b>Annual Budget 2024/25</b>	<b>Feb 2025</b>	Feb 2024	<b>2024/25 Year to Date</b>	2023/24 Year to Date	<b>% of Budget 2024/25</b>
Salaries (incl. On-Costs)		\$473,945	\$38,456	\$38,930	\$320,833	\$344,440	67.7%
Operating Costs - Other		\$260,395	\$28,365	\$16,863	\$215,900	\$188,779	82.9%
<b>Total Expenditure</b>		<b>\$734,340</b>	<b>\$66,821</b>	\$55,793	<b>\$536,733</b>	\$533,219	<b>73.1%</b>

<b>Budgeted Deficit</b>		<b>-\$470,340</b>	<b>-\$45,164</b>	-\$35,380	<b>-\$374,300</b>	-\$392,356	<b>79.6%</b>
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**Group Bookings & Programs – February (5/2/25 - 18/3/25):**

<b>Event / Booking</b>	<b>School / Group</b>	<b>Participation Numbers</b>
Physio Rehab Sessions	Annabel Butler – Physiotherapist	individual bookings
Centre Visits	Home Care South – Ouse Community Group	20 participants
GYM / Lane Hire	Corumbene Program – GYM & Pool	5 individual bookings 16 participants
Centre Visits	Birthday Parties	2 individual bookings 30 participants (total)
Learn to Swim Program	Education Department – Bagdad Primary & Campania District	120 participants (total)
Centre Hire	Education Department – Swansea Primary	65 participants
Lane Hire	South Central Workforce Network – Lifeguard Course	12 participants
Lane Hire	Clarence City Council – Youth Services	20 participants
Lane Hire	Midlands Swimming Club	6 individual bookings

**USAGE FOR THE PERIOD 5/2/2025 – 18/3/2025**

**PAID UPFRONT**

<b>Type</b>	<b>Units</b>
<b>Gym</b>	
PAYG – Gym (17 years)	45
PAYG – Gym (Concession)	10
<b>Gym/Pool Combo</b>	
Gym/Pool Pass 10 Sessions (17 years)	4
Gym/Pool Pass 10 Sessions (Concession)	8
PAYG – Gym/Pool Combo (17 years)	3
PAYG – Gym/Pool Combo (Concession)	0
<b>Learn to Swim (Total Numbers)</b>	
Term 1, 2025 Program Enrolments (Currently)	135
<b>Pool</b>	
Upfront 6 Months Pool Membership (17 +)	1
Upfront 6 Months Pool Membership (Concession)	2
Upfront 6 Months Pool Membership (Family)	0
PAYG – Pool (4 years and under)	222
PAYG – Pool (5-16)	390
PAYG – Pool (17)	491
PAYG – Pool (Concession)	361
PAYG – (Family)	51

**DIRECT DEBITS – Current Numbers**

<b>Type</b>	<b>Units</b>
DD Pool/Gym	12
DD Gym	8
DD 6 Months Pool – 17 years +	0
DD 6 Months Pool – Child/Concession	21
DD 6 Months Centre – Family	1

## **Grant Applications & General Information**

See below an update on new programs and projects implemented during January:

- **Corumbene “Health & Wellbeing Program” for 2025:**  
Corumbene sessions have been operating for over a month now with both the Water & GYM exercise groups currently fully booked. We have started discussions with Corumbene on steps we need to take to be able to continue these sort of programs for the long term for the community.
- **Float to Survive Program:**  
On Thursday 13<sup>th</sup> March I attended a demonstration of a new water safety program being promoted in Tasmania. The program has been developed by Shane Gould and her husband Milton with the support of Bruce “Hoppo” Hopkins from Bondi Rescue. We took part in being placed in a rip at the beach and went through the “Float to Survive” program messaging and skills. We are looking forward to building on this relationship we have start with the program, with the hope for the Oatlands Aquatic Centre to be a leader in the Aquatic Industry in this area.

**Human Resources & Financial Implications** – Refer above detail.

**Community Consultation & Public Relations Implications** – Not applicable.

**Policy Implications** – N/A

**Priority - Implementation Time Frame** – Not applicable.

## **RECOMMENDATION**

**THAT the information be received and noted.**

## **DECISION**

*Moved by Clr A E Bisdee OAM, seconded by Clr B Campbell*

**THAT the information be received and noted.**

## **CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

### 16.3 Access

**Strategic Plan Reference 4.3**

*Continue to explore transport options for the Southern Midlands community / Continue to meet the requirements of the Disability Discrimination Act.*

Nil.

### 16.4 Volunteers

**Strategic Plan Reference 4.4**

*Encourage community members to volunteer.*

Nil.

### 16.5 Families

**Strategic Plan Reference 4.5**

*Ensure that appropriate childcare services as well as other family related services are facilitated within the community / Increase the retention of young people in the municipality / Improve the ability of seniors to stay in their communities.*

Nil.

### 16.6 Education

**Strategic Plan Reference 4.6**

*Increase the educational and employment opportunities available within the Southern Midlands*

Nil.

### 16.7 Capacity & Sustainability

**Strategic Plan Reference 4.7**

*Build, maintain and strengthen the capacity of the community to help itself whilst embracing social inclusion to achieve sustainability.*

Nil.

### 16.8 Safety

**Strategic Plan Reference 4.8**

*Increase the level of safety of the community and those visiting or passing through the municipality.*

Nil.

### 16.9 Consultation & Communication

**Strategic Plan Reference 4.8**

*Improve the effectiveness of consultation & communication with the community.*

Nil.

## 17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

### 17.1 Improvement

**Strategic Plan Reference 5.1**

*Improve the level of responsiveness to Community & Developer needs / Improve communication within Council / Improve the accuracy, comprehensiveness and user friendliness of the Council asset management system / Increase the effectiveness, efficiency and use-ability of Council ICT systems / maintain the Business Process Improvement & Continuous Improvement framework*

Nil.

## 17.2 Sustainability

### Strategic Plan Reference 5.2

*Retain corporate and operational knowledge within Council / Provide a safe and healthy working environment / Ensure that staff and elected members have the training and skills they need to undertake their roles / Increase the cost effectiveness of Council operations through resource sharing with other organisations / Continue to manage and improve the level of statutory compliance of Council operations / Ensure that suitably qualified and sufficient staff are available to meet the Communities need / Work co-operatively with State and Regional organisations / Minimise Councils exposure to risk / Ensure that exceptional customer service continues to be a hallmark of Southern Midlands Council*

### 17.2.1 Tabling of Documents

#### A. Mr Graham Furness – High Street Pedestrian Crossing(s) - refer following letter received 17<sup>th</sup> March 2025

Deputy General Manager to provide preliminary comment and prepare an agenda report for the April 2025 Council Meeting.

69 High Street  
Oatlands 7120  
17/03/2025

Attention:  
Mayor Edwin Batt  
Southern Midlands Council

Dear Sir,

I wish to draw to the attention of all the SMC Councillors a matter about which I have grave concerns.

I have witnessed on many occasions people trying to cross High Street and having to wait until the traffic is clear. Some people face unique challenges, such as those using crutches or frames, holding small children, or being visually impaired.

At present there is only one crossing which can be described as a pedestrian crossing, near the IGA and it lacks clear markings on the street itself.

Oatlands needs to have more clearly designated crossings, and I believe that there should be at least two more, one near the exit from the Aquatic Centre and one near Mill Lane as I have observed problems at those locations.

I believe that this is a matter of urgency as Oatlands is attracting a great deal of through traffic and drivers will not stop to let pedestrians cross the street unless there is a pedestrian crossing to alert them.

I also believe that unless something is done to remedy this problem a serious injury or a fatality may occur when trying to cross the road if we do not implement safe crossings without delay.

I look forward to your immediate consideration for the safety of locals and visitors who frequent this town.

Yours faithfully  
Graham Furness

**B. 2025-26 Budget Timetable - Refer attached Timetable for review and confirmation of dates.**

**2025-26 BUDGET TIMETABLE (DRAFT)**

Council Meeting	Wednesday	26-Mar	Councillors to confirm interest in conducting Bus Tour (sites to be included) Note: At the conclusion of the Council Meeting, the intent is to have a brief discussion relating to potential items to be considered as part of the 25/26 Capital Works Program.
Council Wokshop	Monday	14-Apr	Oatlands - commencing at 9.30 a.m. - Financial Management Strategy Overview (incl. Long-Term Financial Management Plan) - Draft Capital Works Program - Preliminary Rating Discussion (Valuer General Adjustment Factors)
<i>Easter (Good Friday)</i>	<i>Friday</i>	<i>16-Apr</i>	
<i>Easter - Public Holiday</i>	<i>Monday</i>	<i>21-Apr</i>	
<i>Easter - Public Holiday</i>	<i>Tuesday</i>	<i>22-Apr</i>	
Council Meeting	Wednesday	23-Apr	
<i>Anzac Day</i>	<i>Friday</i>	<i>25-Apr</i>	
<b>Roads Tour</b>	<b>Monday</b>	<b>28-Apr</b>	<b>Itinerary to be prepared</b>
Council Workshop	Monday	12-May	Oatlands - commencing at 9.30 a.m. - Draft Operating Budget - Draft Schedule of Fees & Charges 2025/26 - 2nd Draft Capital Works Program
Council Meeting	Wednesday	28-May	
Special Council Workshop	Monday	2-Jun	- Complete draft Operating Budget - Capital Works Program Budget - Rating Discussion
<i>King's Birthday Holiday</i>	<i>Monday</i>	<i>9-Jun</i>	
Council Wokshop	Tuesday	10-Jun	Oatlands - commencing at 9.30 a.m. (General Workshop matters - not Budget)
Council Workshop (If required)	Monday	23-Jun	Oatlands - commencing at 9.30 a.m. Finalise all Budget Documents (incl. Rates & Charges)
Council Meeting	Wednesday	25-Jun	Formal Adoption - Rates & Charges & 2025/26 Budget
<i>ALGA National General Assembly, Canberra</i>		<i>24 June - 27 June</i>	

**Workshop scheduled 12<sup>th</sup> May to change to 14<sup>th</sup> May 2025**

### 17.2.3 Draft Model Dispute Resolution Policy

**Author:** GENERAL MANAGER (TIM KIRKWOOD)

**Date:** 14 MARCH 2025

**Attachment(s):**

*Model Dispute Resolution Policy*

#### ISSUE

Council to consider (and adopt) the draft Model Dispute Resolution Policy.

#### BACKGROUND

The Tasmanian Government has concluded its review of the Code of Conduct Framework resulting in amendments to the *Local Government (General) Regulations 2015* and a new *Local Government (Code of Conduct) Order 2024*.

The changes to the Regulations and new Code include:

- A new single statewide Code of Conduct that automatically applies to all councils and their elected members
- Minimum prescribed requirements to be included in newly required council dispute resolution policies
- The inclusion of a code of conduct breach for councillors engaging in 'prohibited conduct', as defined under the *Anti-Discrimination Act 1998*
- Ensuring the code reflects gender neutral language.

#### DETAIL

The Local Government Association of Tasmania (LGAT) took responsibility for drafting a model dispute resolution policy for adaptation by each council within Tasmania.

The attached Policy has been drafted / adapted from the model policy provided by LGAT.

LGAT have established a Dispute Resolution Advisors Multi-Use Register to support councils' selection of advisers to resolve disputes under their Dispute Resolution Policies.

The Dispute Resolution Advisor is a suitably qualified person external to the organisation who undertakes the dispute resolution process with the parties in dispute.

The policy applies to disputes with, and between, councillors. Matters of dispute include those under the Code of Conduct and behaviour of councillors towards each other, council employees and community members more broadly.

**Human Resources & Financial Implications** – All costs associated with the engagement of a Dispute Resolution Officer are to be met by Council.

There is a dispute lodgement fee of 25 fee units (the fee unit for 2024/25 is \$1.87) – amount of \$46.75.

The policy requires the appointment of a Council Officer to be a Dispute Resolution Officer.



The Dispute Resolution Officers role is limited to managing the process, maintaining records of the process and appointing the Dispute Resolution Advisor. The Dispute Resolution Officer does not have a role in assessing the dispute.

**Community Consultation & Public Relations Implications – N/A.**

**Policy Implications –** Policy document.

The model policy is designed to complement the model Code of Conduct Policy and council’s existing policies, including:

- Unreasonable Complainant Conduct Policy

**Priority - Implementation Time Frame –** Council must have adopted a Dispute Resolution Policy by 10 September 2025.

## RECOMMENDATION

**THAT Council receive a copy of the draft Model Dispute Resolution Policy, and it be submitted for adoption at the next meeting.**

## DECISION

*Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell*

**THAT Council receive a copy of the draft Model Dispute Resolution Policy, and it be submitted for adoption at the next meeting.**

## CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

## **17.2.4 Local Government Association of Tasmania – Nomination(s)**

**Author:** GENERAL MANAGER (TIM KIRKWOOD)

**Date:** 12 MARCH 2025

### **ISSUE**

Council to consider nominating a candidate for election of President or Committee Member of the General Management Committee.

### **BACKGROUND**

For the purpose of electing members to the General Management Committee, there are three electoral districts – North West and West Coast; Northern and Southern.

Each District has two positions – one position representing Councils with a population less than 20,000; and one position representing Councils with a population greater than 20,000.

The Southern Electoral District (population less than 20,000) consists of Brighton; Central Highlands; Derwent Valley; Glamorgan Spring-Bay; Huon Valley; Sorell; Southern Midlands and Tasman.

### **DETAIL**

Nominations are invited and must be lodged, posted, or emailed to be received by the Tasmanian Electoral Commission before 12 noon on Wednesday 7 May 2025.

The nomination must be accompanied by a copy of the Resolution passed by the Council that lawfully nominated the candidate for election.

Each member Council is entitled to:

- Nominate one elected Councillor for the position of President of the LGAT; and
- Nominate one elected Councillor of a Council within their own electoral district and population category.

**Human Resources & Financial Implications – Not applicable.**

**Community Consultation & Public Relations Implications – N/A.**

**Policy Implications – N/A.**

**Priority - Implementation Time Frame –** Nominations are invited and must be lodged, posted, or emailed to be received by the Tasmanian Electoral Commission before 12 noon on Wednesday 7 May 2025.

## RECOMMENDATION

**THAT Council consider nominating a candidate for:**

- a) election as President of the Local Government Association of Tasmania; or**
- b) a Committee Member of the General Management Committee.**

## DECISION

*Moved by Cllr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon*

**THAT the information be received.**

## CARRIED

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

## **17.2.2 Elected Member Statements**

An opportunity is provided for elected members to brief fellow Councillors on issues not requiring a decision.

### **Deputy Mayor K Dudgeon –**

Ms Mia Barwick - Referred to her recent selection in the Tasmanian Tigers Cricket Team and that she is current participating in a tour playing in Abu Dhabi. This follows her success being named Player of the Match in the Women's 1<sup>st</sup> Grade One Day Grand Final.

International Women's Day – attended an International Women's Day event held at the Tunnack Community Club. Claire Wilson, who established the Port Arthur Lavender Farm, was the guest speaker and provided a very motivational address.

Oatlands District Cricket Association – the Levendale Cricket Club won the Cricket Grand Final of the ODCA.

Southern Cricket Association – the Bagdad Cricket Club recently won the 3<sup>rd</sup> Grade Grand Final.

On behalf of Mayor Batt, attended the Oatlands Recreation Ground where an election commitment of \$1.96 million was provided by the Federal Shadow Treasurer (Angus Taylor); Susie Bower (Candidate for Lyons) and Senator Wendy Askew for an upgrade of facilities at the Oatlands Recreation Ground. The commitment is subject to the election of a Liberal Government at this forthcoming federal election.

Attended an Identification and Awareness of Child Abuse Workshop conducted by the Local Government Association of Tasmania.

### **Clr B Campbell –**

Attended the Parattah Community Meeting held 18<sup>th</sup> March 2025 the purpose of which was to discuss the future management of the Parattah Jubilee Hall. Twelve members of the community were in attendance. Also attended a follow-up meeting on 25<sup>th</sup> March 2025 where the six person that expressed an interest in being a member of the Management Committee met to progress plans for the Community Hall.

Attended the Woodsdale Museum Market Day. The event was well attended with many stalls.

### **Clr D Blackwell –**

International Women's Day – attended an International Women's Day event held at the Oatlands Community Hall. Lyn Fish was the guest speaker who was very inspiring.

Broadmarsh Community Hall – the Hall Management Committee has made a budget submission to the Tasmanian Government which seeks an amount of \$300,000 to complete all works and settle all outstanding amounts.

**17.2.5 Local Government Association of Tasmania – General Meeting (To be held 2<sup>nd</sup> April 2025)**

**Author:** GENERAL MANAGER (TIM KIRKWOOD)

**Date:** 20 MARCH 2025

**Enclosure(s):**

*Local Government Association of Tasmania – General Meeting Motions - Submission of Motion(s)*

**ISSUE**

Council to consider Motions which have been submitted for consideration at the Local Government Association of Tasmania's General Meeting scheduled for the 2<sup>nd</sup> April 2025.

**BACKGROUND**

These Motions have been included on the Agenda to allow for discussion prior to the LGAT General Meeting and to provide voting direction for Mayor Batt as Council's delegate to the Association.

**DETAIL**

Member Councils have submitted four motions for consideration.

**1. City of Hobart – Adoption of 7 star energy efficiency requirements**

Refer attached which provides the background comment provided by the City of Hobart.

Motion:

**“That the Local Government Association of Tasmania lobby the Tasmanian Government to adopt the 7 star energy efficiency requirements of the National Construction Code 2022 to provide more comfortable homes with lower energy running costs for Tasmanians”**

SMC Comments:

Whilst the National Construction Code is intended to be a nationally consistent code, states and territories can vary, override, delete or add to it within their own building legislation, effectively opting out of specific requirements.

Basic research suggests that the average cost to upgrade new homes to achieve 7-star energy efficiency ratings is \$4,311. This ranges from averages of \$2,972 in Brisbane to \$5,905 in Melbourne (indicating the cost to comply would be in the higher range for Tasmania).

This additional capital cost is offset by energy bill savings. Online commentary says that these savings outweigh the additional mortgage payments (i.e. assuming the additional cost is added to a new homeowner's mortgage), but there other reports that indicate the 7 star rating may not be cost effective.

Whilst there may be environmental benefits associated with reduced energy consumption, in some cases this additional capital cost may be the determining factor as to whether a person(s) received mortgage approval.

## **2. City of Hobart – Funding for line marking on local government roads**

Refer attached which provides the background comment provided by the City of Hobart.

Motion:

**“That the Local Government Association of Tasmania lobby the Tasmanian Government to urgently increase the allocation of state-based funds for line marking on local government roads to more closely align with the quantum required to meet safe operating standards.”**

SMC Comments:

The Motion is self-explanatory and should be supported.

## **3. Brighton Council – Public Open Space Contributions**

Refer attached which provides the background comment provided by the Brighton Council.

Motion:

**“THAT the Local Government Association of Tasmania lobby the Minister for Housing, Planning and Consumer Affairs and the State Planning Office to work with Councils to introduce an Open Space Policy that includes contribution requirements for all forms of subdivision including strata developments.”**

SMC Comments:

Recommend fully supporting this motion. Currently there is no provision for POS in strata development subdivision. Potentially Low Density Residential and Village zone could both accommodate strata lot/unit development. The motion would enable council to require a contribution for POS. Moving forward, Council has a lot of new development opportunities in the village zone.

## **4. Waratah-Wynyard Council – Proposed offshore oil and gas development in Tasmania**

Refer attached which provides the background comment provided by the Waratah-Wynyard Council.

Motion:

**“THAT the Local Government Association of Tasmania:**

- 1. establish a Position Statement on offshore oil and gas exploration and development in Tasmanian and Commonwealth waters off Tasmania consistent with the goals of the Paris Agreement and latest and best available science**

2. **advocate to Tasmanian State and Federal Government to not approve any new offshore oil and gas exploration and development in Tasmanian and Commonwealth waters.”**

SMC Comments:

Nil from an officer’s perspective.

LGAT Comments:

In relation to this Motion, the LGAT has indicated that should members be supportive of the intent of the motion, LGAT will be seeking that it be amended to remove part 1 of the motion to “establish a Position Statement on offshore oil and gas exploration”. Part one of the motion would involve a significant body of technical work that largely sits outside of LGATs area of expertise. Further local (or state) government has no role in regulating offshore oil and gas operations and as such LGAT developing a position statement would be of little to no effect.

**Human Resources & Financial Implications** – Not applicable.

**Community Consultation & Public Relations Implications** – Issues to be considered.

**Priority - Implementation Time Frame** – LGAT General Meeting scheduled for the 2<sup>nd</sup> April 2025.

## RECOMMENDATION

**THAT Council consider its position in relation to each of the Motions submitted to the Local Government Association of Tasmania for consideration at its General Meeting to be held 2<sup>nd</sup> April 2025.**

## DECISION

*Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell*

**THAT, as an outcome of discussions, Council note the following in relation to each Motion submitted to the Local Government Association of Tasmania for consideration at its General Meeting to be held 2<sup>nd</sup> April 2025:**

1. **City of Hobart – Adoption of 7 star energy efficiency requirements – No Support**
2. **City of Hobart – Funding for line marking on local government roads – Support**
3. **Brighton Council – Public Open Space Contributions – Support**
4. **Waratah-Wynyard Council – Proposed offshore oil and gas development in Tasmania – No Support, primarily on the basis that it is not viewed as a local government issue (unless debate at the LGAT meeting provides other justification)**

## CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

**Enclosure(s)**  
*Agenda Item 17.1.5*



## Details of Motion

**Motion Title** Adoption of 7-star Energy Efficiency Requirements

### Decision Sought

The Local Government Association of Tasmania lobby the Tasmanian Government to adopt the 7-star energy efficiency requirements of the National Construction Code 2022 to provide more comfortable homes with lower energy running costs for Tasmanians.

### Background Comment

The 2022 National Construction Code (NCC) requires all new Australian houses and apartments to meet a minimum energy efficiency rating of 7 stars under the Nationwide House Energy Rating Scheme (NatHERS). With all States (with WA beginning 1 May 2025) and the ACT rolling out 7-star efficiency requirements since then, Tasmania continues to lag behind this vital requirement.

Energy efficient design is about creating homes that are comfortable for people to live in all year round. That is, naturally cool in summer and warm in winter without the need for costly energy sources. Temperature and light are maintained at comfortable levels with a minimum requirement for active systems such as heaters, air conditioners and daytime lighting.

Energy efficiency is of particular importance in Tasmania, given our weather extremes between our cold winters and hot summer days. Tasmania also has a large amount of poorly-insulated and inefficient housing stock that results in significantly higher energy bills over the lifetime of the building.

The results of setting a minimum energy efficiency rating of 7 stars are homes that are considerably cheaper for homeowners to run, with a higher capital value, and with a lower demand on the energy grid resultant emissions; It is expected that this will offset the additional construction cost that is associated with the 7-star requirement.

The 7-star energy efficiency ratings in the NCC have also been combined with initial condensation provisions set in NCC 2019, further measures in NCC 2022, and additional refinements and measures are anticipated for NCC 2025. Building elements that will assist in meeting 7 stars, such as improved insulation and double-glazing, are expected to reduce condensation risk.

In 2022, the then Tasmanian Minister for Workplace Safety and Consumer Affairs Elise Archer said that the Tasmanian Government would be "deferring consideration of the compulsory 7 Star energy efficiency rating until the next iteration of the NCC in 2025". More recent communications suggest that this has been deferred again with a commitment to an implementation date unclear.

Given the impending 2025 update of the NCC, it is timely that the Tasmanian Government agrees to the existing national standards.





## Details of Motion

**Motion Title**      **Funding for Line Marking on Local Government Roads**

### **Decision Sought**

**The Local Government Association of Tasmania lobby the Tasmanian Government to urgently increase the allocation of State-based funds for line marking on Local Government roads to more closely align with the quantum required to meet safe operating standards**

### **Background Comment**

In the past, the State Government was responsible for the maintenance of line marking with little or no involvement from Local Government. However, over the last decade and a half, there has been a progressive movement by the State Government to make Local Government more responsible for line marking on Local Government control.

The intent of providing line marking on our roads is fundamentally to guide and improve safety for all road users. It is critical that adequate funding is provided to ensure that roads are suitably line marked to meet current road safety standards.

Road line marking is an important function which must be adequately funded and resourced. Indeed, the *Towards Zero Tasmanian Road Safety Strategy 2017-2026* includes a direction to 'Reduce serious casualties through improved delineation (e.g. line marking).

Although a nominal amount of \$850,000 has been allocated, currently the State Government only provides between \$400,000-\$450,000 in funding to Local Government for line marking which is sourced from the State's Road Safety Levy.

There is clearly a need for the State Government, who collect or receive fees and taxes for road maintenance and improvements, to allocate adequate funding for Local Government to ensure the requirements for adequate road line markings met current safety standards.

Given this is a statewide issue for the Local Government sector, the City of Hobart has requested that this motion be presented to the next LGAT meeting requesting that a formal approach be made to the State Government seeking an urgent increase to line marking funding.

The City of Hobart recently completed a line marking inventory analysis, which has identified that the City requires a catch-up spend of \$500,000 per year over three years and then an annual spend of \$250,000 thereafter to maintain our line markings. These figures are based on an assessment that 20% of line markings should be renewed each year for the next three years (to catch-up) and, after that time, 10% of line marking should be replaced each year.



**Brighton Council**

**Details of Motion**

**Motion Title**    **Public Open Space Contributions .....**

**Decision Sought**

That LGAT lobbies the Minister for Housing, Planning and Consumer Affairs and the State Planning Office to work with Councils to introduce an Open Space Policy that includes contribution requirements for all forms of subdivision including strata developments.

**Background Comment**

Recently the Minister for Housing, Planning and Consumer Affairs, Felix Ellis MP announced plans to repeal the *Local Government (Building and Miscellaneous Provisions) Act 1993* (LGBMP) to streamline the approvals of subdivisions. This has presented an opportunity to look at addressing the issue of Public Open Space (POS) contributions, specifically for the inclusion of strata developments.

Under the current provisions, Councils have the ability to require land or payment in lieu of an open space land contribution for subdivisions [Division 8, ss116 and 117 LGBMP]. However, there has been no such requirement for Strata Developments. This raises the issue of equity and fairness as strata developments generally being of a higher residential density create a greater demand for open space than a standard subdivision.

It is well known that POS contributions are crucial for sustainable urban development, enhancing community amenities and supporting balanced growth. Infrastructure planning is essential for a community's economic and social well-being. New developments must provide cost-efficient and appropriate infrastructure such as roads, electricity, telecommunications and POS. POS offers recreational opportunities and green spaces for residents, visitors, and workers, serving various purposes like recreation, nature, events, and drainage.

Furthermore, in most growth areas around Tasmania, the share of residential development that is made up of medium density strata development rather than traditional broad acre subdivision, is much higher than in the past.

As new residential lots increase housing demands, so too does the need for POS. Meeting or upgrading POS needs is a joint responsibility of the government and developers. This has been recognised across other states in Australia and Policy decisions have reflected this. For instance, the Western Australian Government have a draft policy position that '*all forms of land subdivision, that increase the demand for POS, can be subject to a contribution requirement, including all types of strata subdivision*'. It is noted that the POS contribution requirements vary in each state and range from 5% up to 12.5%.

This is a matter that concerns all councils, and a consistent approach is vital. The intention with the advocacy would be to develop a Policy which addresses the current fairness and equality issues and provides clear requirements for developers and Councils in relation to POS contributions.



**Waratah-Wynyard Council**

**Details of Motion**

**Motion Title** PROPOSED OFFSHORE OIL AND GAS DEVELOPMENT IN TASMANIA

**Decision Sought**

1. That LGAT establish a Position Statement on offshore oil and gas exploration and development in Tasmanian and Commonwealth waters off Tasmania consistent with the goals of the Paris Agreement and latest and best available science.
2. That LGAT advocate to Tasmanian State and Federal Government to not approve any new offshore oil and gas exploration and development in Tasmanian and Commonwealth waters.

**Background Comment**

At a Council Meeting on 16 December Council resolved to advocate to LGAT a motion put forward by its **Sustainability and Environmental Advisory Panel (SEAP)** regarding offshore gas and oil exploration.

Council's SEAP was created to:

- Represent a range of sectors and opinions relating to or impacting the natural environment, including community, agency, industry etc;
- Provide input and advice to Council on issues of environmental sustainability;
- Provide input to Council on behalf of the community and community organisations;
- Actively support Council's consultation with and advocacy to the broader community;
- Provide specific and targeted feedback on relevant policies, strategies and key environmental initiatives;
- Establish working groups on an as required basis;
- Monitor and review environmental and sustainability issues in Waratah-Wynyard;
- Advocate (within the SEAP's structure) to Council for the benefit of the Waratah-Wynyard environment; and
- Assist Council in determination of priority activities to be undertaken, annual objectives and action plans.

The SEAP group is made of 9 community members with strengths in technical and scientific skill sets, alongside other applicants with demonstrated strengths in community collaboration and sustainability education. This group is also supported by 2 Councillors and relevant staff members.

**Key Points:**

- The extraction and use of oil and gas is a major driver of climate change.
- Climate change creates enormous problems for local governments of Tasmania and the communities they serve.
- Councils cannot directly influence the approval of oil and gas development in waters off Tasmania, but it can advocate on this issue.
- Advocating to LGAT and the Tasmanian State and Federal Governments on this issue is consistent with Council's commitments to promote action to mitigate climate change.

The continued expansion of oil and gas in waters off Tasmania is inconsistent with our community and global efforts to reduce climate pollution, while also damaging to our marine life and coastal economy.

Council's Sustainability and Environmental Advisory Panel (SEAP) has requested that council act within its capacity to advocate for an end to offshore oil and gas exploration and development in Tasmanian and Commonwealth waters off Tasmania, consistent with its award-winning Integrated Council Environmental

Plan 2020-2030 (iCEP) and in line with state and federal commitments to act consistently with the Paris Agreement and the latest and best available science.

Oil and gas are polluting fossil fuels which are driving climate change. The exploration and extraction of offshore oil and gas is an inherently risky process with the potential to impact on Tasmania's marine resources directly and indirectly at both the resource survey stage and during resource drilling and extraction. The continued development of new fossil fuel projects is inconsistent with modelled pathways to net-zero emissions and a safe climate future.

The latest science on global temperatures and greenhouse gas emissions show that local and global emissions reduction efforts are well off track to meet the Paris Agreement goal of limiting global warming to well below 2°C and aiming for 1.5°C above pre-industrial levels. Governments have committed to increasingly ambitious emissions reductions targets but are consistently not acting in line with those commitments.

Tasmanian local governments do not have jurisdiction over the exploration, development and management of offshore oil and gas yet they are at the forefront of the impacts of our changing climate and other detrimental impacts of offshore oil and gas exploration and development, including oil spills and seismic testing.

The proposed motions to the Local Government Association of Tasmania seek to acknowledge that offshore oil and gas development off Tasmania impacts upon Tasmanian Local Governments and the communities that they serve. The motions propose the development of a Position Statement on offshore oil and gas development that demonstrates Local Governments commitment to climate mitigation consistent with the science, and to advocate to the Tasmanian State and Federal Government to also act on their commitments to effective climate action.

**Proposed motions to Local Government Association of Tasmania:**

- 1. That LGAT establish a Position Statement on offshore oil and gas exploration and development in Tasmanian and Commonwealth waters off Tasmania consistent with the goals of the Paris Agreement and latest and best available science.***
- 2. That LGAT advocate to Tasmanian State and Federal Government to not approve any new offshore oil and gas exploration and development in Tasmanian and Commonwealth waters.***

**Detailed Briefing Note:**

**Offshore oil and gas exploration and development off Tasmania –  
*The status and implications for Tasmanian communities and local government***

**1. Why is offshore oil and gas exploration and development a problem?**

***Oil and gas are fossil fuels driving climate change:***

Oil and gas are fossil fuels which release potent greenhouse gases into the atmosphere from leakage during their production and distribution and when these fuels are burnt for energy. These greenhouse gases are accumulating in our atmosphere and driving climate change.

The latest science is clear that our climate is warming much faster than predicted and most countries are not on track to meet their emissions reduction targets. The science is clear that we need to draw a line in the sand and not approve any new fossil fuel projects - the major driver of our warming planet.

Australia is a signatory of the Paris Agreement, a **legally binding international treaty on climate change**. It was adopted by 196 Parties at the UN Climate Change Conference (COP21) in Paris, France, on 12 December 2015. It entered into force on 4 November 2016.

The Paris Agreement's overarching goal is to hold "the increase in the global average temperature to well below 2°C above pre-industrial levels" and pursue efforts "to limit the temperature increase to 1.5°C above pre-industrial levels." In recent years, however, world leaders have stressed the need to limit global warming to 1.5°C by the end of this century. This is because the UN's Intergovernmental Panel on Climate Change indicates that crossing the 1.5°C threshold risks unleashing far more severe climate change impacts, including more frequent and severe droughts, heatwaves, and rainfall events. To limit global warming to 1.5°C, greenhouse gas emissions must peak before 2025 at the latest and decline 43% by 2030.

The State of the Climate Report 2024 developed by the Bureau of Meteorology and the CSIRO show a frightening reality of our heating planet. The report was released in November 2024 and shows Australia's climate has warmed by an average of 1.51°C since national records began in 1910, recording a consistent picture of ongoing and long-term human driven climate change. The recorded changes in the climate are happening at an increasing pace; the past decade has seen record-breaking extremes contributing to natural disasters that are exacerbated by human-caused climate change, including 'compound events', where multiple hazards and/or drivers occur together or in a close sequence, which intensifies their impacts.

The State of the Climate Report combined with the latest Greenhouse Gas Bulletin from the World Meteorological Organisation demonstrate that we are well off track to meet the objectives of the Paris Agreement, with devastating consequences for our planet and all of us who live upon it.

Australian Climate Change and Energy Minister Chris Bowen has stated that Australia is currently not on track to meet its 2030 emission reduction target, yet despite this the Australian government in July 2024, announced new permits to explore waters between South Australia, Victoria and Tasmania to establish new offshore fossil gas wells.

State of the Climate 2024: <https://www.csiro.au/en/research/environmental-impacts/climate-change/state-of-the-climate>

WMO Greenhouse Gas Bulletin 2024: <https://wmo.int/news/media-centre/greenhouse-gas-concentrations-hit-record-high-again>

***The exploration and extraction of oil and gas are bad for our marine environment:***

The exploration and extraction of offshore oil and gas is an inherently risky process with the potential to impact on Tasmania's marine resources directly and indirectly at both the resource survey stage and during resource drilling and extraction. Risks and impacts include from oil and gas spills, air, light and sound pollution and the direct impacts of industrial processes on the surrounding marine area.

The main method of oil and gas surveying is through seismic testing. Marine seismic surveying generates high-intensity, low-frequency signals or sound that can travel vast distances (100s to 1000s of kilometres) with little loss in energy. Seismic sound negatively affects fisheries and the marine environment. The sound impacts current and future catch for commercial fisheries, and scientific studies have demonstrated impacts on various marine species, some of which are protected.

Seismic testing impacts of fisheries and the marine environment:

[https://www.aph.gov.au/Parliamentary\\_Business/Committees/Senate/Environment\\_and\\_Communications/SeismicTesting/Report](https://www.aph.gov.au/Parliamentary_Business/Committees/Senate/Environment_and_Communications/SeismicTesting/Report)

NOPSEMA environmental risk and management of offshore industry:

<https://www.nopsema.gov.au/offshore-industry/environmental-management>

Impact and cause of oil spills:

<https://www.noaa.gov/education/resource-collections/ocean-coasts/oil-spills>

### ***Oil and gas are bad for our health:***

Fossil fuels cause hazardous air pollution that is implicated in 8.1 million deaths globally per year and is increasing the rates of asthma, heart disease, cancer, learning delays and poor pregnancy outcomes.

Climate change also places an extra burden on our healthcare system by increasing the need for healthcare services and by disrupting health service provision during and after extreme weather events.

Report: Fossil Fuels are a Health Hazard: [https://cdn.prod.website-](https://cdn.prod.website-files.com/66791cf6e25a0b806f6a4e5c/66c306316cee46b3bf1ddb6f6)

[files.com/66791cf6e25a0b806f6a4e5c/66c306316cee46b3bf1ddb6f6](https://cdn.prod.website-files.com/66791cf6e25a0b806f6a4e5c/66c306316cee46b3bf1ddb6f6) *Fossil Fuels Health - 2\_compressed.pdf*

## **2. Is there a pathway away from offshore oil and gas?**

In May 2024 researchers at [University College London and the International Institute for Sustainable Development \(IISD\)](#) published a research paper in the journal [Science](#) which showed that the world has enough fossil fuel projects planned to meet global energy demand forecasts to 2050 and governments should stop issuing new oil, gas and coal licences. The data offered what they said was “a rigorous scientific basis” for global governments to ban new fossil fuel projects and begin a managed decline of the fossil fuel industry, while encouraging investment in clean energy alternatives.

The report expanded on work by the [International Energy Agency \(IEA\)](#) in 2021 which had warned that [no new fossil fuel projects could be approved from that point to remain compatible with the global goal to build a net zero energy system.](#)

There are many existing technologies and emerging technologies that are being used to replace oil and gas for energy, most prominently via renewably sourced electricity. This includes electric transport, cooking and heating. There have also been recent advances in industrial heat pumps that could electrify industrial processes below 250°C and replace up to 17% of Australia’s gas use, including in food and beverage processing and alumina refining, key uses of gas in Tasmania. Source: Institute for Energy Economics and Financial Analysis: <https://ieefa.org/resources/industrial-heat-pumps-key-addressing-excess-gas-demand>

### **Victorian Government incentives for electric alternatives and phased gas ban in place:**

The Victorian government’s “gas substitution roadmap” is leading the way, incentivising households to invest in efficient electric alternatives to gas for home heating and hot water. Since January 1, 2024, new gas connections for new dwellings, apartment buildings, and residential subdivisions requiring planning permits are being phased out.

<https://www.planning.vic.gov.au/guides-and-resources/strategies-and-initiatives/victorias-gas-substitution-roadmap>



**ACT Government ban on new gas connections:**

The ACT Government has commenced a regulation to prevent new fossil fuel gas network connections in most areas. The regulation stops new sources of emissions from fossil fuel gas use. It is part of a broader plan to phase out fossil fuel energy and electrify Canberra by 2045.

From 8 December 2023, new gas network connections will be prevented in:

- all residential, commercial and community facility land-use zones.
- all residential use buildings in non-residential zones (Class 1-4 buildings, as classified under the National Construction Code).

<https://www.climatechoices.act.gov.au/energy/canberras-electrification-pathway/preventing-new-gas-network-connections>

Institute for Energy Economics and Financial Analysis: <https://ieefa.org/resources/industrial-heat-pumps-key-addressing-excess-gas-demand>

**3. Has offshore oil and gas exploration and development been banned elsewhere?**

In March 2024 the NSW Government became the first Australian state to take steps to end destructive offshore fossil fuel exploration and development by legislating a ban on seabed petroleum and mineral mining in NSW coastal waters. The bill is designed to stop severe environmental damage that can result from offshore exploration and drilling including oil spills and greenhouse gas emissions.

**4. Waratah Wynyard Council's position**

Council, through its Integrated Council Environment Plan (ICEP) 2020-2030, has committed to undertake and promote climate action and increased ambition.

Councils Sustainability and Environmental Advisory Panel (SEAP) has identified offshore oil and gas exploration and development off Tasmania as a significant threat to our climate, our marine ecosystems and coastal communities and has requested that council act within its capacity to advocate for an end to offshore oil and gas exploration and development in Tasmanian and Commonwealth waters off Tasmania.

When offshore oil and gas projects are being developed, they have a requirement to consult with any stakeholders which may be affected by their operations. The Waratah Wynyard Council and north-west coast residents are regularly identified as 'relevant persons' that may be negatively affected by these proposed activities. The National Offshore Petroleum Safety and Environmental Management Authority (NOPSEMA) requires that any identified relevant persons are informed and offered further consultation regarding these projects. Impacts may include being exposed to an oil spill, visual or light pollution, or impacts on local industry or marine life through processes such as seismic testing and ongoing operations.

Though these proposals have identified that they could potentially negatively impact on north-west Tasmanian coastlines and communities, Waratah-Wynyard Council does not have the capacity to review or provide relevant comment on these detailed and highly complex proposals. The proponent for these oil and gas projects can fulfill their requirements for engaging the local government area by identifying that they have provided council with information on the project and offered further consultation as required.

Recently when identified as a potential 'relevant person' by Esso Australia regarding proposed fossil fuel drilling in Commonwealth waters off Tasmania, Waratah Wynyard Council responded in opposition to the proposal due to the threat identified by SEAP and its commitment to ICEP.

Tasmanian planning authority legislation, that local government enacts (*Land Use planning and Approvals Act 1993*), ends at the coastline. The body of water to the 3 nautical mile limit offshore is under the jurisdiction of the Tasmanian state government. The Commonwealth have the legal jurisdiction for all waters that are more than 3 nautical miles off state coastlines.

**5. Local Government Association of Tasmania position:**

LGAT has consistently showed commitment to climate resilience and emission reduction at the Local Government level and through advocacy to the Federal and Tasmanian State Government.

As part of its 2024 priority actions LGAT is in the process of delivering the Statewide Local Government Climate Change program (in partnership with the State Government), which will build the capability of the local government sector in Tasmania to respond to the impacts of a changing climate and reduce greenhouse gas emissions.

In July 2019 LGAT delivered a strong advocacy message regarding climate change, with the following motion passed by LGAT members:

*That the LGAT call upon the Federal and Tasmanian State Governments and Parliaments urging them to:*

- a) Acknowledge the urgency created by climate change that requires immediate and collaborative action across all tiers of government;*
- b) Acknowledge that the world climate crisis is an issue of social and environmental injustice and, to a great extent, the burden of the frontline impacts of climate change fall on low income communities, vulnerable groups and future generations;*
- and*
- c) Facilitate emergency action to address the climate crisis, reduce greenhouse gas emissions and meet or exceed targets in the Paris Agreement.*

**6. Tasmanian Government position:**

The Tasmania Government has set a policy agenda as a renewable leader and is well positioned to show its commitment to transition away from fossil gas use and its continued exploration and development in Tasmanian and Commonwealth waters. The Tasmanian Government have stated its commitment to transition away from fossil fuels and continue to lead the way in renewable energy in its Draft Future Gas Strategy and legislated 200% Renewable Energy Target.

The Climate Change (State Action) Amendment Act 2022 sets a new greenhouse gas emissions reduction target for Tasmania of net zero emissions, or lower, from 2030 and requires that the Minister is to prepare a climate change action plan within 2 years after the commencement of this Act and at least every 5 years thereafter.

From section 5A(6) of the Act, the Minister, in developing a climate change action plan, is to take into account the following matters:

- (a) the objects of this Act;
- (b) Tasmania's emissions reduction target;
- (c) greenhouse gas emissions for Tasmania contained in the latest Greenhouse Gas Inventory;
- (d) the latest and best available science on the projected impacts of climate change on Tasmania;
- (e) consultation with relevant business, industry, scientific, environmental and community bodies, children and young people, local government, relevant unions, the peak body representing trade unions and the Tasmanian community;
- (f) evidence on the effectiveness of existing measures to reduce Tasmania's greenhouse gas emissions and adapt to the impacts of climate change;
- (g) the findings of the most recent statewide climate change risk assessment and emissions reduction and resilience plans;
- (h) developments in other jurisdictions;
- (i) any other matter the Minister considers relevant.

The Draft Tasmanian Future Gas Strategy clearly articulates that, as Australia's leading renewable energy state, Tasmania has set a clear policy agenda to reduce greenhouse gas emissions, promote renewable energy and transition away from fossil fuels.



There is, in short, an industry commitment to the decarbonisation of gas in Australia. As the national gas industry decarbonises, supported by ambitious emissions reduction commitments from all jurisdictions, it is clear that it is not a question of if, but rather of how and over what timeframe Tasmania moves to decarbonise its gas sector.

*Draft Tasmanian Future Gas Strategy*

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[https://www.recf.it.tas.gov.au/\\_data/assets/pdf\\_file/0008/489788/Draft\\_Future\\_Gas\\_Strategy\\_-\\_for\\_publication.pdf](https://www.recf.it.tas.gov.au/_data/assets/pdf_file/0008/489788/Draft_Future_Gas_Strategy_-_for_publication.pdf)

## 17.3 Finances

### Strategic Plan Reference 5.3

*Community's finances will be managed responsibly to enhance the wellbeing of residents / Council will maintain community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation / Council's financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses.*

### 17.3.1 Monthly Financial Statement (Period ending 28 February 2025)

**Author:** FINANCE OFFICER (MANDY BURBURY)

**Date:** 12 MARCH 2025

#### ISSUE

Provide the Financial Report for the period ending 28<sup>th</sup> February 2025.

#### BACKGROUND

The Operating Expenditure Report includes a Year to Date (YTD) Budget Column, with variations (and percentage) based on YTD Budgets.

*Note: Depreciation is calculated on an annual basis at the end of the financial year. The budget and expense for depreciation are included in the June period.*

#### DETAIL

The enclosed Report incorporates the following: -

- Statement of Comprehensive Income – 1 July 2024 to 28 Feb 2025.
- Operating Expenditure Report – 1 July 2024 to 28 Feb 2025.
- Capital Expenditure Report – 1 July 2024 to 28 Feb 2025.
- Cash Flow Statement – 1 July 2024 to 28 Feb 2025.

#### OPERATING EXPENDITURE (OPERATING BUDGET)

Overall operating expenditure to end of February was \$6,546,675 which represents 91.6% of the Year to Date Budget.

Whilst there are some variations within the individual Program Budgets (refer following comments), expenditure is consistent with the Budget.

#### **Strategic Theme - Infrastructure**

**Sub-Program – Public Toilets** - expenditure to date (\$80,188 – 123.22%). Employee and contractor expenses are higher than anticipated due to an increase in vandalism and associated maintenance required.

#### **Strategic Theme – Growth**

Nil.

### **Strategic Theme – Landscapes**

**Sub-Program – Regulatory (Animals)** - expenditure to date (\$98,906 – 127.63%). Additional expenditure relates to increased resources required to address non-compliance issues.

### **Strategic Theme – Community**

**Sub-Program – Capacity & Sustainability** - expenditure to date (\$46,793 – 118.18%). Increased expenditure is due to costs relating to the Heritage and Bullock Festival.

### **Strategic Theme – Organisation**

**Sub-Program – Sustainability** - expenditure to date (\$1,762,529 – 107.86%). The year to date variance is not related to over expenditure in any particular budget item within Sustainability, but due to the timing of payments. We will continue to monitor expenditure against this Sub-Program.

## **CAPITAL EXPENDITURE PROGRAM**

Capital expenditure projects are colour coded to signify the grant program and show the completion deadlines. A legend of the colour coding is as below:

### **Legend – Source and completion deadlines for grant funded projects**

Roads to Recovery	It is the Government's intention that the full allocation is budgeted and spent in the year allocated
Local Road and Community Infrastructure (LRCI)	Phase 4 – 30 June 2025 (use or lose)
Other Specific Purpose Grants	Completion date as per grant deed or approved extension date

## **RECOMMENDATION**

**THAT the Financial Report be received and the information noted.**

### **DECISION**

*Moved by Cllr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon*

**THAT the Financial Report be received and the information noted.**

### **CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

**STATEMENT OF COMPREHENSIVE INCOME**  
**for the period 1 July 2024 to 28 February 2025**

	Annual Budget \$	Year to Date Actual \$	%	Comments
<b>Income</b>				
Rates	7,375,148	7,464,797	101.2%	Includes Interest & Penalties on rates
User Fees (refer Note 1)	1,304,313	870,539	66.7%	Includes Private Works
Interest	486,000	377,620	77.7%	
Government Subsidies	11,700	0	0.0%	Heavy Vehicle Licence Fees
Other (refer Note 2)	247,400	397,548	160.7%	Includes TasWater Distributions
<b>Sub-Total</b>	<b>9,424,561</b>	<b>9,110,505</b>	<b>96.7%</b>	
Grants - Operating	4,562,388	590,918	13.0%	
<b>Total Income</b>	<b>13,986,949</b>	<b>9,701,423</b>	<b>69.4%</b>	
<b>Expenses</b>				
Employee benefits	-5,770,244	-3,167,625	54.9%	Less Roads - Resheeting (Capitalised) / inc. \$35K increase to Budget 12/2024
Materials and contracts	-3,996,965	-3,091,777	77.4%	Less Roads - Resheeting (Capitalised), Includes Land Tax & Private Works
Depreciation and amortisation	-4,120,000	-2,742,904	66.6%	Percentage Calculation (based on year-to-date)
Finance costs	-4,979	-4,979	100.0%	Interest
Contributions	-287,371	-143,686	50.0%	Fire Service Levies
Other	-173,993	-127,344	73.2%	Audit Fees and Councillor Allowances
<b>Total expenses</b>	<b>-14,353,552</b>	<b>-9,278,314</b>	<b>64.6%</b>	
<b>Surplus (deficit) from operations</b>	<b>-366,603</b>	<b>423,108</b>	<b>-115.4%</b>	
Grants - Capital (refer Note 3)	4,219,950	1,275,687	30.2%	
Sale Proceeds (Plant & Machinery)	0	66,591		
Sale Proceeds (Land & Buildings)	145,000	145,000		Formal amendment to Budget 12/2024 - Church Street Oatlands
Sale Proceeds (Other Assets)	0	614		
Net gain / (loss on disposal of non-current assets)	0	0		
<b>Surplus / (Deficit)</b>	<b>3,998,347</b>	<b>1,911,000</b>	<b>47.8%</b>	

**STATEMENT OF COMPREHENSIVE INCOME**  
**for the period 1 July 2024 to 28 February 2025**

	Annual Budget \$	Year to Date Actual \$	%	Comments
<b>NOTES</b>				
1. Income - User Fees				
- All other Programs	919,613	694,310	75.5%	
- Private Works	384,700	176,229	45.8%	
	1,304,313	870,539	66.7%	
2. Income - Other				
- TasWater Distributions	182,400	76,000	41.67%	
- Public Open Space Contributions	50,000	42,700	85.40%	
- Committee Contribution for Campania Hall - Painting	15,000	0,00		
- Landholder contributions to White Kangaroo Rivulet Road	0	7,273		
- Regional Community Learning Centre Levendale Contribution	0	776		
- Insurance Recoveries	0	9,348		Includes Premium Recoveries and JLB Trust Interest Distribution
- MMPHC Community Advisory Committee Cont. to GP Units	0	50,000		
- MMPHC Auxiliary Contribution to GP Units	0	49,999		
- TasWater Contribution to OAC Sculpture	0	5,000		
- Blue Gum Rovers donation to Tunnack Rec. Ground	0	365		
- Committee Contribution for Broadmarsh Hall Variations	0	85,708		
- Broadmarsh Hall Loan - as approved by Council	0	70,000		Included in assets as a Sundry Debtor
- Transfer from HBS	0	379		
	247,400	397,548	160.7%	

**STATEMENT OF COMPREHENSIVE INCOME**  
**for the period 1 July 2024 to 28 February 2025**

	Annual Budget \$	Year to Date Actual \$	%	Comments
<b>3. Grants - Capital</b>				
- Roads To Recovery	819,906	304,000	37.08%	Formal amendment to Budget 12/2024 - \$154,375 increase
- Rural & Remote Roads Program	2,673,090	0	0.00%	Interlaken Road Project (\$1,069,236 in 2022-23 budget)
- LRCI - Phase 4	397,584	0	0.00%	
- Tas Govt (State Growth) - VRUP Campania Footpaths	130,124	0	0.00%	
- Tas Govt (Bus Stop Program) - Oatlands & Campania	39,246	19,623	50.00%	2nd Instalment (1st instalment received 05/24)
- Tas Govt (Election Commitment) - Kempton Rec. Ground	80,000	80,000	100.00%	Formal amendment to Budget 12/2024
- Tas Govt (Election Commitment) - Chauncy Vale	80,000	0	0.00%	Formal amendment to Budget 12/2024
- Tas Govt (Election Commitment) - Campania Rec. Ground	0	253,000		Electronic Scoreboard, Tiered Seated & All Abilities Carpark
- Tas Govt (Election Commitment) - Callington Park Toilet	0	45,000		
- Tas Govt (Better Active Transport) - Kempton Pathway	0	278,000		
- Aust Govt - BS Bushfire Recovery Grant - The Haven	0	155,000		Broadmarsh/Elderslie Progress Association Inc Grant
- Tas Govt (Dept Health) - Oatlands Medical Accommodation	0	50,000		
- Tas Govt (State Growth) - Safer Rural Roads	0	55,000		2023-24 Projects - Woodsdale & Green Valley Rds Guard Rail
- Aust Govt - DVA Saluting their Service	0	6,680		
- Tas Govt (SES) - NDRGP Bagdad/Mangalore Hydraulic Asses	0	20,000		Final Instalment
- Tas Govt (DPAC) - Isolated Communities Resilience Grant	0	9,384		Equipment for The Haven Recovery Centre
	<u>4,219,950</u>	<u>1,275,687</u>	30.23%	
<b>4. Grants - Operating</b>				
- FAGS 2024/25	4,562,388	583,646	12.79%	Formal amendment to Budget 12/2024 - \$135,588 increase
- Navigate Family Services (School Holiday Program)	0	2,559		
- Australia Day Grant	0	364		
- NRM - Serrated Tussock Survey	0	4,350		
	<u>4,562,388</u>	<u>590,918</u>	13.0%	

**SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE 2024/25  
SUMMARY SHEET**

PROGRAM	ACTUAL (to 28 Feb 25)	BUDGET (to 28 Feb 25)	YTD VARIANCE	YTD %	FULL YEAR BUDGET - INC. GRANTS & OTHER
<b>INFRASTRUCTURE</b>					
Roads	990,223	1,030,938	40,715	96.05%	3,856,649
Bridges	11,140	51,014	39,874	21.84%	543,731
Walkways	176,739	172,923	-3,816	102.21%	261,470
Lighting	38,724	62,624	23,900	61.84%	93,936
Public Toilets	80,188	65,077	-15,111	123.22%	98,945
Sewer/Water	-	-	-	-	-
Stormwater	15,849	22,900	7,051	69.21%	87,850
Waste	967,257	999,632	32,375	96.76%	1,526,949
Information, Communication	-	13,333	13,333	0.00%	20,000
<b>INFRASTRUCTURE TOTAL:</b>	<b>2,280,121</b>	<b>2,418,442</b>	<b>138,321</b>	<b>94.28%</b>	<b>6,489,530</b>
<b>GROWTH</b>					
Residential	-	-	-	-	-
Tourism	21,282	33,962	12,680	62.66%	41,102
Business	209,703	225,126	15,422	93.15%	337,689
Industry	-	-	-	-	-
<b>GROWTH TOTAL:</b>	<b>230,986</b>	<b>259,088</b>	<b>28,103</b>	<b>89.15%</b>	<b>378,790</b>
<b>LANDSCAPES</b>					
Heritage	177,540	341,866	164,326	51.93%	503,706
Natural	149,487	175,717	26,230	85.07%	251,075
Cultural	464	13,333	12,870	3.48%	20,000
Regulatory - Development	528,296	720,312	192,016	73.34%	1,098,105
Regulatory - Public Health	12,091	13,520	1,429	89.43%	20,280
Regulatory - Animals	98,906	77,493	-21,414	127.63%	118,340
Environmental Sustainability	152	3,333	3,181	4.56%	5,000
<b>LANDSCAPES TOTAL:</b>	<b>966,936</b>	<b>1,345,574</b>	<b>378,638</b>	<b>71.86%</b>	<b>2,016,506</b>
<b>COMMUNITY</b>					
Community Health & Wellbeing	184,172	235,415	51,242	78.23%	351,872
Recreation	816,759	853,850	37,091	95.66%	1,185,900
Access	-	-	-	-	-
Volunteers	21,857	35,000	13,143	62.45%	40,000
Families	908	4,000	3,092	22.69%	6,000
Education	-	-	-	-	-
Capacity & Sustainability	46,793	39,597	-7,197	118.18%	51,645
Safety	6,223	22,710	16,487	27.40%	34,064
Consultation & Communication	5,176	24,867	19,691	20.81%	37,300
<b>LIFESTYLE TOTAL:</b>	<b>1,081,889</b>	<b>1,215,438</b>	<b>133,549</b>	<b>89.01%</b>	<b>1,706,781</b>
<b>ORGANISATION</b>					
Improvement	1,961	55,335	53,374	3.54%	83,002
Sustainability	1,762,529	1,634,087	-128,442	107.86%	3,295,271
Finances	222,254	219,552	-2,702	101.23%	383,671
<b>ORGANISATION TOTAL:</b>	<b>1,986,744</b>	<b>1,908,974</b>	<b>-77,769</b>	<b>104.07%</b>	<b>3,761,944</b>
<b>TOTALS</b>	<b>\$6,546,675</b>	<b>\$7,147,516</b>	<b>\$600,841</b>	<b>91.6%</b>	<b>\$14,353,552</b>

**CAPITAL EXPENDITURE PROGRAM 2024-25**  
**As at 28 February 2025**

	BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
	\$	\$	\$		
<b>INFRASTRUCTURE</b>					
<b>ROAD ASSETS</b>					
Resheeting Program	Roads Resheeting	586,107	325,126	260,981	
	Dysart - Clifton Vale Road Resheeting	113,893	40,835		LRCI - \$113,893 30 June 2025
Reseal Program	Roads Reseal Program (as below)	456,787	-	380,503	
	Bagdad - Green Valley Road (towards Huntingdon Tier Rd Jnct) - 2200m2		10,583		
	Campania - Estate Road (370m from Reeve St to bridge) - 7000m2		18,837		
	Colebrook - Station Street - 400m2 - 2 Coat Seal				Originally Reconstruct & Seal
	Kempton - Sugarloaf Road (Main Street to Bridge) - 8800m2 (150m)		8,416		Originally Reconstruct & Seal
	Kempton - Council Office (Rear Carpark) - 470m2 - 2 Coat Seal				
	Oatlands - High Street (Wellington Street to Barrack Street) - 9400m2		8,620		
	Oatlands - Stanley Street (Midland Hway to Marlborough Street) - 6000m2		28,970		
	Tunnack - Tunnack Road Parking Area Reseal		858		
	Orielton - Aldridge Road (off Tasman Highway) - 3300m2	80,000	12,443	67,557	Roads to Recovery - \$70,000 30 June 2025
	Pontville - Brighton Road - 6000m2	60,000	3,790	56,210	Roads to Recovery - \$56,687 30 June 2025
	Sealed Roads - Edge Breaks (as below)	300,000		195,050	
	Woodsdale Road		104,950		
	York Plains Road		-		
Minor Seals (New)	Oatlands - Bentwick Street	20,000	-	20,000	Budget c/f
Reconstruct & Seal	Elderslie - Pelham Road (1km)	160,000	186,976	- 26,976	Funded from Projects moved to Reseal / RTR 30 June 2025
	York Plains - Vicinity of 'Handroyd' - 800 metres	130,000	135,029	- 5,029	Roads to Recovery - \$130,000 (originally \$168K) 30 June 2025
	Woodsdale - Woodsdale Road (2.4 kms) Cricket Ground towards Quarry	370,000	395,583	- 25,583	Roads to Recovery - \$370,000 (originally \$288,750) 30 June 2025
	Tunnack - Eldon Road	100,000	767	99,233	LRCI P4 (funding previously Campana Rec.) 30 June 2025
	Colebrook - Station Street (includes drainage)	25,000	21,564	3,436	Seal component moved to Reseal Program
Construct & Seal	Oatlands - Interlaken Road	5,746,180	6,078,911	- 332,731	23/24 WIP - \$2,983,324 28 February 2025
Junction / Road Realignment	Andover - Nala Road Junction with Inglewood Road (Asphalt junction)	30,000	325	29,675	
Other	Campania - Car Park Improvements	67,600	171	67,429	LRCI - \$65,816 30 June 2025
	Campania - Estate Road (vicinity Mallow property)	31,830	14,974	16,856	Budget c/f WIP \$14,974 (\$17K budget to Stonehouse Rd)
	Campania - Structure Plan - Town Gateway and Streetscape	40,000	-	40,000	
	Campania - White Kangaroo Rvt Road (Construct)	-	19,718	- 19,718	Partially offset land owner contributions \$7272.72
	Elderslie - Cliftonvale Road (Guard Rail) - 600 metres	90,000	-	90,000	Roads to Recovery - \$78,506 30 June 2025
	Lemont - Stonehouse Road Corner Realignment	17,170	17,170	-	Budget tranferred from Campana - Estate Road
	Oatlands - Hasting Street Junction	15,000	959	14,041	Budget c/f - WIP \$959
	Oatlands - Stanley Street (from Midland Highway junction to Nelson Street)	35,000	32,354	2,646	Shoulder Repairs & Drainage (i.e. piping)
	Oatlands - William Street (from Wellington Street towards Stanley Street)	13,500	16,475	- 2,975	Approx. 100 metres - Shoulder Repairs & Drainage (i.e. piping)
	Tunbridge - Main Street (Kerb & Gutter Renewal)	40,000	4,186	35,814	
	Tunnack - Link Road Landslip	25,000	107	24,893	Budget c/f - WIP \$107
	York Plains Road (vicinity of Rooney's Road) - Guard Rail - approx. 50 metres	7,250	-	7,250	
		<b>8,560,317</b>	<b>7,488,697</b>	<b>998,562</b>	
<b>BRIDGE ASSETS</b>	Nil	-	-	-	
		-	-	-	



**CAPITAL EXPENDITURE PROGRAM 2024-25**

As at 28 February 2025

	BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
	\$	\$	\$		
<b>WALKWAYS</b>					
Footpaths - General Streetscapes	40,000	-	40,000		
Bagdad - Midland Highway Pathway (Primary School north to Community Club)	240,000	628	239,372	Election Commitment - \$150,000	
Bagdad - Midland Highway Pathway (north of Bagdad Community Club)	645,840	583,039	62,801	Better Active Transport in Tas - \$370K; LRCI - \$145	31 December 2024
Campania - Climie Street (Across Railway)	41,250	44,879	3,629	VRUP Grant - \$35,250	30 June 2025
Campania - Reeve Street (West - adjacent to Flour Mill Park)	100,209	601	99,608	VRUP Grant - \$58,616	30 June 2025
Campania - Reeve Street (East - Rec Ground entrance to Villeneuve Street)	51,158	62	51,096	VRUP Grant - \$36,258	30 June 2025
Campania - Reeve Street - Footpath through to Hall	30,000	432	29,568	Budget c/f	
Campania - Reeve Street Bus Stop - All Access All Weather Bus Stop Upgrade Progn	40,696	245	40,451	Bus Stops Grant - \$26,246	30 June 2025
Kempton - Burnett Street to Mood Food	425,565	5,332	420,233	\$147,565 Budget c/f Better Active Transport \$278K	30 June 2025
Oatlands - High Street Bus Stop - All Access All Weather Bus Stop Upgrade Program	28,300	243	28,057	2024-25 budget project	30 June 2025
Oatlands - Stanley Street (High Street to Nelson - 280 metres - kerb & footpath)	75,000	114,945	39,945	LRCI P4 - \$75,000	30 June 2025
Oatlands - Campbell Street (scope of works expanded to include kerb/gutter)	85,000	85,074	74	LRCI P4 - \$85,000	30 June 2025
Oatlands - Church Street (Sth Parade to William St - north, side - Footpath - 130 m)	30,000	-	30,000		
	<b>1,833,018</b>	<b>835,480</b>	<b>997,538</b>		
<b>PUBLIC TOILETS</b>					
Oatlands - Callington Park Toilet	203,000	176,022	26,978	Election Commitment - \$45,000 & 23/24 Budget c/f of \$158,000	
General Public Toilets - Upgrade Program	20,000	-	20,000	Budget c/f	
Oatlands Public Toilets - rear of Town Hall		1,056	1,056		
	<b>223,000</b>	<b>177,078</b>	<b>45,922</b>		
<b>DRAINAGE</b>					
Stormwater System Management Plans ( <i>Urban Drainage Act 2013</i> )	50,000	456	49,544		
Bagdad / Mangalore - Hydraulic Assessment (Flood Mapping)	221,460	159,835	61,625	Grant Funding \$80,830 WIP \$127,285	31 December 2024
	<b>271,460</b>	<b>160,292</b>	<b>111,168</b>		
<b>WASTE</b>					
Wheelee Bins and Crates	5,000	10,270	5,270		
WTS Safety & Operational Improvements	25,000	-	25,000		
	<b>30,000</b>	<b>10,270</b>	<b>19,730</b>		
<b>GROWTH</b>					
<b>TOURISM</b>					
Oatlands - Heritage Interpretation Panel renewal	2,000	-	2,000		
Oatlands Accommodation Facility	-	42,283	42,283	WIP \$42,283 (Offset by Barrack Street Property)	
	<b>2,000</b>	<b>42,283</b>	<b>40,283</b>		

**CAPITAL EXPENDITURE PROGRAM 2024-25**

As at 28 February 2025

	BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
	\$	\$	\$		DEADLINE
<b>LANDSCAPES</b>					
<b>HERITAGE</b>					
Jericho - Memorial Avenue - Plaques	20,000	4,300	15,700	Budget c/f WIP \$4,300	
Kempton - Memorial Avenue Park - Interps	19,545	374	19,171	Budget c/f WIP \$155	
Melton Mowbray - Recognition plaque JH Bisdee VC OBE (DVA Grant)	8,480	240	8,240	Saluting Their Service Grant \$7,480	30 April 2025
Oatlands - Callington Mill - Structural Repair & External painting	40,000	-	40,000		
Oatlands - Council Chambers - Internal Toilets & Access Upgrade	100,000	9,357	90,643	Budget c/f WIP \$9,357	
Oatlands - Court House (Wall Stabilisation)	15,000	4,764	10,236	WIP \$1,187	
Oatlands - Gaolers Residence (Chimney Capping & Fireplace Repairs)	5,000	-	5,000		
Oatlands Gaolers Residence (Wingwall)	23,000	-	23,000	Budget \$15K c/f	
Oatlands - Heritage Buildings (Security Upgrades)	10,000	-	10,000		
Oatlands - Heritage Collections Store	10,000	3,700	6,300	Budget c/f WIP \$3,700	
Oatlands - Roche Hall (Building Improvements)	90,000	-	90,000		
Oatlands - Roche Hall Forecourt (Interps - Planning Condition of Approval)	40,000	7,820	32,180	Budget c/f WIP \$7,820	
Parattah - Railway Station - Shed for Gangers Trolley	2,000	11,771	-	9,771	Budget c/f
	<b>383,025</b>	<b>42,326</b>	<b>340,699</b>		
<b>NATURAL</b>					
Campania - Bush Reserve / Cemetery	300,000	96,403	203,597	WIP \$93,346	
Chauncy Vale - Day Dawn Cottage Improvements	12,000	8,557	3,443	WIP \$8,557	
Chauncy Vale - Toilet & Interps Upgrade	80,000	-	80,000	Election Commitment \$80,000	
	<b>392,000</b>	<b>104,960</b>	<b>287,040</b>		
<b>CULTURAL</b>					
Oatlands - Aquatic Centre (Forecourt - Art Installation)	20,000	24,083	-	4,083	TasWater Contribution \$5,000
	<b>20,000</b>	<b>24,083</b>	<b>-</b>	<b>4,083</b>	
<b>LANDSCAPES</b>					
<b>REGULATORY</b>					
<b>- DEVELOPMENT</b>					
Master / Structure Plans (Bagdad / Mangalore / Campania)	50,000	62,915	-	12,915	Includes Flour Mill Park Master Plan
Kempton Council Chambers - Office Furniture & Equipment	7,500	2,958	4,542		
Kempton Council Chambers - Structural Damage	-	2,748	-		External Contractor Liable for damage
Property Purchase - 10 Barrack Street, Oatlands (Police Residence)	530,000	-	530,000		
Oatlands - Stanley Street Master Plan	20,000	172	19,828	Budget c/f WIP \$172	
Oatlands - MMPC Church Street Sub-Division	-	7,307	-	7,307	WIP \$4,988 Offset by sale of property
	<b>607,500</b>	<b>76,100</b>	<b>534,148</b>		
<b>REGULATORY</b>					
<b>- PUBLIC HEALTH</b>					
Oatlands - GP Accommodation Units	500,000	463,882	36,118	Council Commitment \$100K (grant funded)	
Woodsdale - Cemetery	-	3,264	-	3,264	
	<b>500,000</b>	<b>467,146</b>	<b>32,854</b>		
<b>ANIMAL CONTROL</b>					
Oatlands - Off-Lead Dog Park	35,000	-	35,000	Previously LRCI P4, now SMC funded	
	<b>35,000</b>	<b>-</b>	<b>35,000</b>		

**CAPITAL EXPENDITURE PROGRAM 2024-25**  
**As at 28 February 2025**

	BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
	\$	\$	\$		DEADLINE
<b>COMMUNITY RECREATION</b>					
Facilities & Recreation Committee	44,600	-	44,600	Includes \$6400 previously allocated to Mangalore Rec (Horse Arena) \$1800 to Colebrook Hall - Stage Flooring Budget c/f WIP \$17,416.55	
Bagdad - Bagdad Community Club (Precinct Plan)	25,000	17,417	7,583		
Bagdad - Bagdad Community Club (Redevelopment)	-	45,555	45,555		
Bagdad - Bagdad Community Club (Sports Pavilion)	-	115,974	115,974	WIP \$6400 Subject to Funding	
Bagdad - Bagdad Community Club (Multi-purpose Sports Hall)	-	135,020	135,020	Subject to Funding	
Bagdad - Bagdad Community Club (Oval Relocation)	-	20,200	20,200	Subject to Funding	
Bagdad - Iden Road Park Development	75,000	-	75,000		
Broadmarsh - Broadmarsh Hall "The Haven"	1,737,247	1,737,247	-	Administration of Progress Assoc. Grant (incl SMC Cont \$30K)	
Campania - Justitia Court POS - Shelter Hut	16,000	15,516	484	LRCI P4 - WIP \$15,516	30 June 2025
Campania - War Memorial Hall (External Repainting)	10,600	10,867	267		
Campania - Hall (External Painting)	36,800	-	36,800	LRCI P4 \$15K, Committee 15K, SMC \$6,800	30 June 2025
Campania - Recreation Ground (Electronic Scoreboard)	47,875	20,375	27,500	Election Commitment - \$35K & LRCI - \$12,875	30 June 2025
Campania - Recreation Ground (Landscaping & Tiered Seating)	270,000	249	269,751	Election Commitment - \$200K & LRCI - \$70K	30 June 2025
Campania - Recreation Ground (All abilities Car Parking)	26,750	-	26,750	Election Commitment - \$18K	30 June 2026
Campania - Recreation Ground (Upgrade Change rooms)	1,100,000	3,976	1,096,024	LGAT Open Space - \$40K & SMC - \$700K	
Colebrook - Hall Improvements (Resurface Timber Flooring)	1,800	9,000	7,200	\$7,200 reimb by Tas Electoral Commission	
Kempton - Acquisition 160 Main Street	187,900	187,907	7	Off-set by sale of land - Erskine Street	
Kempton - Memorial Avenue Park (Land Acquisition Fees)	-	3,552	3,552		
Kempton - Recreation Ground (Irrigation)	80,000	87,255	7,255		30 June 2025
Kempton - Recreation Ground (Site Dev and Play Equipment)	24,250	5,837	18,413	Budget c/f	
Kempton - Recreation Ground (Cricket Net, basket ball / pickle ball court)	80,000	2,886	77,114	Active Tasmania - Election Commitment	30 June 2026
Melton Mowbray - Streetscape Works (Trough / Shelter etc)	60,000	20,894	39,106		
Oatlands - Aquatic Centre (Courtyard Development - Shelter / BBQ)	30,000	45,006	15,006		
Oatlands - Aquatic Centre (Gymnasium - Mirror & Equipment)	16,400	8,020	8,380		
Oatlands - Aquatic Centre (Replace pump)	-	2,360	2,360		
Oatlands - Gay Street, Hall (Air Lock & Heating)	30,000	-	30,000		
Oatlands - Midlands Community Centre (External Painting - Front of Building)	8,000	-	8,000		
Oatlands - Old Swimming Pool (Staged demolition)	200,000	62,436	137,564	WIP \$26,081.22	
Oatlands Recreation Ground (Redevelopment)	-	112,779	112,779	Subject to Funding	
Woodsdale Recreation Ground	45,000	-	45,000		
Water Bottle Refill Stations	7,980	-	7,980	Budget c/f	
	<b>4,161,202</b>	<b>2,670,326</b>	<b>1,490,876</b>		
<b>CAPACITY &amp; SUSTAINABILITY</b>					
Property Purchase - 9 Barrack Street, Oatlands (Police Residence)	73,248	50,009	23,238	Budget \$519,490 less \$446K spent in 22/23	
Levendale Community Centre - Dept. Natural Resources & Env. Trf Fees	45,000	40,826		Formal amendment to Budget 12/2024	
	<b>118,248</b>	<b>90,835</b>	<b>23,238</b>		

**CAPITAL EXPENDITURE PROGRAM 2024-25**  
**As at 28 February 2025**

	BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
	\$	\$	\$		
<b>ORGANISATION</b>					
<b>SUSTAINABILITY</b>					
Monitors; PC's; Keyboards & UPS's	7,500	-	7,500		
Communications Link (possible transfer to Tasmanet)	16,000	-	16,000		
WiFi Equipment	7,000	-	7,000		
Asset Management Software	-	2,680	- 2,680		
Council Website - Upgrade	25,000	-	25,000		
New Phone System	-	10,836	- 10,836		
Oatlands - Town Hall (General - Incl. Office Equip/Furniture)	7,500	2,495	5,005		
Oatlands - Town Hall (Replacement Heat Pumps x3)	-	8,009	- 8,009		
Oatlands - Town Hall (External Painting Doors & Window Frames)	7,600	7,605	- 5	Formal amendment to Budget 12/2024	
	<b>70,600</b>	<b>31,625</b>	<b>38,975</b>		
<b>WORKS</b>					
Minor Plant Purchases	12,000	3,089	8,911		
Survey Equipment (Road Layout & Stormwater Projects)	25,000	21,342	3,658		
Variable Message Board	20,000	-	20,000		
Radio System	5,000	-	5,000		
<b>Plant Replacement Program</b>					
Heavy Vehicles - Refer separate Schedule (Trade Allowance - \$227)	1,044,800	270,038	774,762		
Light Vehicles (Net Changeover) (Trade Allowance - \$178)	340,257	74,194	266,063		
	<b>1,447,057</b>	<b>368,662</b>	<b>1,078,395</b>		
<b>GRAND TOTALS</b>	<b>18,654,427</b>	<b>12,590,164</b>	<b>5,989,779</b>		

**Southern Midlands Council**  
Minutes – 26<sup>th</sup> March 2025

<b>CASH FLOW</b> <b>2024/2025</b>	INFLWS (OUTFLOWS) July 2024 \$	INFLWS (OUTFLOWS) Aug 2024 \$	INFLWS (OUTFLOWS) Sep 2024 \$	INFLWS (OUTFLOWS) Oct 2024 \$	INFLWS (OUTFLOWS) Nov 2024 \$	INFLWS (OUTFLOWS) Dec 2024 \$	INFLWS (OUTFLOWS) Jan 2025 \$	INFLWS (OUTFLOWS) Feb 2025 \$	INFLWS (OUTFLOWS) Mar 2025 \$	INFLWS (OUTFLOWS) Apr 2025 \$	INFLWS (OUTFLOWS) May 2025 \$	INFLWS (OUTFLOWS) Jun 2025 \$	INFLWS (OUTFLOWS) (Total 2024/25) \$
<b>Cash flows from operating activities</b>													
<b>Payments</b>													
Employee costs	(407,267)	(381,825)	(373,541)	(379,639)	(366,412)	(623,132)	(317,004)	(352,122)					(3,200,941)
Materials and contracts	(1,634,717)	(331,633)	(234,312)	(258,485)	(697,068)	(422,275)	(506,853)	(478,014)					(4,563,357)
Interest	(2,577)	0	0	0	0	0	(2,402)	0					(4,979)
Other	(23,300)	(43,531)	(152,853)	(79,383)	(29,523)	(40,910)	(105,573)	(26,938)					(502,011)
	<u>(2,067,861)</u>	<u>(756,988)</u>	<u>(760,706)</u>	<u>(717,507)</u>	<u>(1,093,003)</u>	<u>(1,086,317)</u>	<u>(931,832)</u>	<u>(857,074)</u>	0	0	0	0	<u>(8,271,288)</u>
<b>Receipts</b>													
Rates	387,766	855,775	2,038,182	705,240	766,534	355,488	709,154	406,590					6,224,730
User charges	67,092	198,531	47,643	159,883	(14,486)	30,612	81,711	(87,790)					483,196
Interest received	53,664	54,327	15,409	67,608	43,991	44,851	58,162	39,608					377,620
Subsidies	0	0	0	0	0	0	0	0					0
Other revenue grants	0	197,107	0	364	194,549	308,350	0	194,549					894,918
Other	86,726	112,946	232,743	41,435	(178,485)	309,782	11,481	40,470					659,097
	<u>595,249</u>	<u>1,418,685</u>	<u>2,333,976</u>	<u>974,531</u>	<u>814,102</u>	<u>1,049,082</u>	<u>860,509</u>	<u>593,428</u>	0	0	0	0	<u>8,639,561</u>
<b>Net cash from operating activities</b>	<u>(1,472,612)</u>	<u>661,698</u>	<u>1,573,270</u>	<u>257,023</u>	<u>(278,901)</u>	<u>(37,235)</u>	<u>(71,323)</u>	<u>(263,646)</u>	0	0	0	0	<u>368,273</u>
<b>Cash flows from investing activities</b>													
Payments for property, plant & equipment	(211,844)	(830,072)	(956,248)	(463,891)	(1,071,099)	(1,363,791)	(938,774)	(787,298)					(6,623,018)
Proceeds from sale of property, plant & equipment	159	0	0	36,000	300,000	26,500	4,545	0					367,205
Proceeds from Capital grants	61,680	0	0	0	328,000	80,000	29,384	472,623					971,687
Proceeds from Investments	0	0	0	0	0	0	0	0					0
Payment for Investments	0	0	0	0	0	0	0	0					0
<b>Net cash used in investing activities</b>	<u>(150,005)</u>	<u>(830,072)</u>	<u>(956,248)</u>	<u>(427,891)</u>	<u>(443,099)</u>	<u>(1,257,291)</u>	<u>(904,844)</u>	<u>(314,675)</u>	0	0	0	0	<u>(5,284,126)</u>
<b>Cash flows from financing activities</b>													
Repayment of borrowings	(8,632)	0	0	0	0	0	(8,807)	0					(17,438)
Proceeds from borrowings	0	0	0	0	0	0	0	0					0
<b>Net cash from (used in) financing activities</b>	<u>(8,632)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(8,807)</u>	<u>0</u>	0	0	0	0	<u>(17,438)</u>
Net increase(decrease) in cash held	(1,631,248)	(168,375)	617,021	(170,868)	(722,000)	(1,294,526)	(984,974)	(578,322)	0	0	0	0	(4,933,292)
Cash at beginning of reporting month	14,547,299	12,916,051	12,747,676	13,364,697	13,193,829	12,471,829	11,177,303	10,192,329	9,614,008	9,614,008	9,614,008	9,614,008	14,547,299
<b>Cash at end of reporting period</b>	<u>12,916,051</u>	<u>12,747,676</u>	<u>13,364,697</u>	<u>13,193,829</u>	<u>12,471,829</u>	<u>11,177,303</u>	<u>10,192,329</u>	<u>9,614,008</u>	<u>9,614,008</u>	<u>9,614,008</u>	<u>9,614,008</u>	<u>9,614,008</u>	<u>9,614,008</u>

**18. MUNICIPAL SEAL**

Nil.

## 19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

### 19.1 Signing & Sealing Grant Deed – Department of Premier & Cabinet Shareway between Bagdad School and Hall Lane

**Author:** DEPUTY GENERAL MANAGER (ANDREW BENSON)

**Date:** 25 MARCH 2025

**Attachment:**

*Grant Deed – DPaC Bagdad Shareway*

#### ISSUE

Signing and Sealing a Grant Deed. This project was previously managed / funded through the Department of State Growth – Active Transport. However the project has now been transferred to the Department of Premier & Cabinet to manage / fund. Therefore a new Grant Deed has been provided and requires signing as well as sealing. This will in effect replace the previous Grant Deed. The funding stays the same.

#### BACKGROUND

EXTRACT from January Council Meeting

### 18.2 Signing & Sealing Grant Deed – Department of State Growth, Active Transport Shareway between Bagdad School and Hall Lane

**Author:** DEPUTY GENERAL MANAGER (ANDREW BENSON)

**Date:** 16 JANUARY 2025

**Attachment(s):**

1. Grant Deed – DSG – Active Transport Bagdad Shareway
2. Bagdad Shareway Design

#### ISSUE

*Signing and Sealing a Grant Deed. This project is being funded through the Department of State Growth – Active Transport.*

#### BACKGROUND

*The upgrading of high use pathways into a multi-use shareways has been identified in the Southern Midlands Community Infrastructure Plan 2024 and this project is part of that suite of infrastructure upgrades.*

#### DETAIL

*The Approved Purpose of this Grant with the State Government is to provide support to Council in the upgrading of the existing 1.5m wide gravel footpath adjacent to the Midland Highway at Bagdad, into a new 2.5m wide concrete shareway between Bagdad School and Hall Lane. The Grant Deed provides \$150,000 ex GST, with the completion date no later than the 2<sup>nd</sup> March 2026. Council's contribution to this project is \$90,000.*

**Human Resources & Financial Implications** – *The value of the Grant is \$150,000 with \$90,000 Council contribution. The projects fit within the objectives of the Southern Midlands Community Infrastructure Plan 2024.*

**Community Consultation & Public Relations Implications** – *Currently nil, although discussions have been held with the Principal of the Bagdad School.*

**Policy Implications** – *Nil*

**Priority - Implementation Time Frame** – to be completed no later than 2<sup>nd</sup> March 2026.

**RECOMMENDATION**

**That Council Sign and Seal the Grant Deed for the funding agreement between the Tasmanian Government through the Department of State Growth / Active Transport and the Southern Midlands Council for the amount of \$150,000.00 for the construction of the Bagdad Shareway between the Bagdad School and Hall Lane.**

**DECISION**

*Moved by Clr B Campbell, seconded by Clr D Blackwell*

**THAT Council sign and Seal the Grant Deed for the funding agreement between the Tasmanian Government through the Department of State Growth / Active Transport and the Southern Midlands Council for the amount of \$150,000.00 for the construction of the Bagdad Shareway between the Bagdad School and Hall Lane.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr F Miller	✓	

END OF EXTRACT from January Council Meeting

**RECOMMENDATION**

**That Council Sign and Seal the revised Grant Deed for the funding agreement between the Tasmanian Government through the Department of Premier & Cabinet and the Southern Midlands Council for the amount of \$150,000.00 for the construction of the Bagdad Shareway between the Bagdad School and Hall Lane.**

**DECISION**

*Moved by Deputy Mayor K Dudgeon, seconded by Clr B Campbell*

**THAT Council Sign and Seal the revised Grant Deed for the funding agreement between the Tasmanian Government through the Department of Premier & Cabinet and the Southern Midlands Council for the amount of \$150,000.00 for the construction of the Bagdad Shareway between the Bagdad School and Hall Lane.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	



**19.2 Signing & Sealing Grant Deed – Department of Premier & Cabinet  
Upgrades to the Campania Recreation Ground plus a New Scoreboard**

**Author:** DEPUTY GENERAL MANAGER (ANDREW BENSON)

**Date:** 25 MARCH 2025

**Attachment:**

*Grant Deed – DPaC Campania Recreation Ground Upgrades*

**ISSUE**

Signing and Sealing a Grant Deed. This project was previously managed / funded through the Department of State Growth – Active Transport. However the project has now been transferred to the Department of Premier & Cabinet to manage / fund. Therefore a new Grant Deed has been provided and requires signing as well as sealing. This will in effect replace the previous Grant Deed. The funding stays the same.

**BACKGROUND**

EXTRACT from February Council Meeting

**18.1 Signing & Sealing Grant Deed – Department of State Growth, Active Tasmania  
Upgrades to the Campania Recreation Ground plus a new Scoreboard**

**Author:** DEPUTY GENERAL MANAGER (ANDREW BENSON)

**Date:** 19 FEBRUARY 2025

**Attachment(s)**

*Grant Deed – DSG Active Tasmania*

**ISSUE**

*Signing and Sealing a Grant Deed. This project is being funded through the Department of State Growth – Active Tasmania.*

**BACKGROUND**

*The upgrading of Campania Recreation Ground was identified in the Southern Midlands Community Infrastructure Plan 2024 and this project is part of that suite of infrastructure upgrades.*

**DETAIL**

*The Approved Purpose of this Grant with the State Government is to provide support to Council in the upgrading of the Campania Recreation Ground, which includes a new electronic scoreboard, retaining wall/seating as well as all-weather DDA compliant access / car parking The Grant Deed provides \$253,000 ex GST, with the completion date no later than the June 2026.*

*This Grant Deed was required to be signed and returned before the scheduled Council meeting.*

**Human Resources & Financial Implications** – *The value of the Grant is \$253,000 with no Council contribution. The projects fit within the objectives of the Southern Midlands Community Infrastructure Plan 2024.*

**Community Consultation & Public Relations Implications** – *Extensive community consultation was undertaken in respect of the Campania Recreation Ground as part of the Community Infrastructure Plan development.*

**Policy Implications** – *Nil*

**Priority - Implementation Time Frame** – *to be completed no later than June 2026.*

**RECOMMENDATION**

**That Council endorse the Signing and Sealing the Grant Deed for the funding agreement between the Tasmanian Government through the Department of State Growth / Active Tasmania and the Southern Midlands Council for the amount of \$253,000.00 for the upgrading of the Campania Recreation Ground.**

**DECISION**

*Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell*

**THAT Council endorse the Signing and Sealing the Grant Deed for the funding agreement between the Tasmanian Government through the Department of State Growth / Active Tasmania and the Southern Midlands Council for the amount of \$253,000.00 for the upgrading of the Campania Recreation Ground.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
<i>Mayor E Batt</i>	✓	
<i>Deputy Mayor K Dudgeon</i>	✓	
<i>Clr A E Bisdee OAM</i>	✓	
<i>Clr D Blackwell</i>	✓	
<i>Clr B Campbell</i>	✓	

END OF EXTRACT from February Council Meeting

**RECOMMENDATION**

**That Council Sign and Seal the revised Grant Deed for the funding agreement between the Tasmanian Government through the Department of Premier & Cabinet and the Southern Midlands Council for the amount of \$253,000.00 for the upgrading of the Campania Recreation Ground.**

**DECISION**

*Moved by Deputy Mayor K Dudgeon, seconded by Clr B Campbell*

**THAT Council Sign and Seal the revised Grant Deed for the funding agreement between the Tasmanian Government through the Department of Premier & Cabinet and the Southern Midlands Council for the amount of \$253,000.00 for the upgrading of the Campania Recreation Ground.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
<i>Mayor E Batt</i>	✓	
<i>Deputy Mayor K Dudgeon</i>	✓	
<i>Clr A E Bisdee OAM</i>	✓	
<i>Clr D Blackwell</i>	✓	
<i>Clr B Campbell</i>	✓	
<i>Clr D Fish</i>	✓	
<i>Clr F Miller</i>	✓	

## RECOMMENDATION

**THAT in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*, the following items are to be dealt with in Closed Session.**

## DECISION

*Moved by Clr B Campbell, seconded by Deputy Mayor K Dudgeon*

**THAT in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*, the following items are to be dealt with in Closed Session.**

<b>Matter</b>	<b>Local Government (Meeting Procedures) Regulations 2015 Reference</b>
<i>Closed Council Minutes - Confirmation</i>	15(2)(g)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Sale of Property for Unpaid Rates &amp; Charges</i>	15(2)(f)
<i>Midlands Multi-Purpose Health Centre – Community Advisory Committee</i>	15(2)(g)
<i>Blackman Water Pty :td – Sale of ‘P’ Class Shares</i>	15(2)(b)
<i>Staff Matter</i>	15(2)(a)

## CARRIED

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

## RECOMMENDATION

**THAT in accordance with Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session and the meeting be closed to members of the public.**

## DECISION

*Moved by Cllr B Campbell, seconded by Deputy Mayor K Dudgeon*

**THAT in accordance with Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session and the meeting be closed to members of the public.**

## CARRIED

<b>DECISION(MUST BE BY ABSOLUTE MAJORITY)</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

## **CLOSED COUNCIL MINUTES**

### **20. BUSINESS IN “CLOSED SESSION”**

#### **20.1 Closed Council Minutes - Confirmation**

*In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.*

*Item considered in Closed Session in accordance with Regulation 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015.*

#### **20.2 Applications for Leave of Absence**

*In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.*

*Item considered in Closed Session in accordance with Regulation 15(2)(h) of the Local Government (Meeting Procedures) Regulations 2015.*

#### **20.3 Sale of Property for Unpaid Rates and Charges**

*In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.*

*Item considered in Closed Session in accordance with Regulation 15(2)(f) of the Local Government (Meeting Procedures) Regulations 2015.*

#### **20.4 Midlands Multi-Purpose Health Centre – Community Advisory Committee**

*In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.*

*Item considered in Closed Session in accordance with Regulation 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015.*

#### **20.5 Blackman Water Pty Ltd – Sale of ‘P’ Class Shares**

*In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.*

*Item considered in Closed Session in accordance with Regulation 15(2)(b) of the Local Government (Meeting Procedures) Regulations 2015.*

#### **20.6 Staff Matter**

*In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.*

*Item considered in Closed Session in accordance with Regulation 15(2)(e) of the Local Government (Meeting Procedures) Regulations 2015.*

## RECOMMENDATION

**THAT Council move out of “Closed Session”.**

## DECISION

*Moved by Deputy Mayor K Dudgeon, seconded by Clr B Campbell*

**That Council move out of “Closed Session”**

## CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

## OPEN COUNCIL MINUTES

### 21. CLOSURE

The meeting closed at 1.45 p.m.