

SOUTHERN  
MIDLANDS  
COUNCIL



# **MINUTES**

## **ORDINARY COUNCIL MEETING**

---

Wednesday, 26<sup>th</sup> June 2024  
10.00 a.m.

Broadmarsh Community Hall  
1218 Elderslie Road, Broadmarsh

# INDEX

<b>1. PRAYERS</b> .....	<b>4</b>
<b>2. ACKNOWLEDGEMENT OF COUNTRY</b> .....	<b>4</b>
<b>3. ATTENDANCE</b> .....	<b>4</b>
<b>4. APOLOGIES</b> .....	<b>4</b>
<b>5. MINUTES</b> .....	<b>4</b>
5.1 ORDINARY COUNCIL MEETING .....	4
5.2 SPECIAL COMMITTEES OF COUNCIL MINUTES .....	5
5.2.1 <i>Special Committees of Council - Receipt of Minutes</i> .....	5
5.2.2 <i>Special Committees of Council - Endorsement of Recommendations</i> .....	5
5.3 JOINT AUTHORITIES (ESTABLISHED UNDER DIVISION 4 OF THE LOCAL GOVERNMENT ACT 1993)6	
5.3.1 <i>Joint Authorities - Receipt of Minutes</i> .....	6
5.3.2 <i>Joint Authorities - Receipt of Reports (Annual &amp; Quarterly)</i> .....	6
<b>6. NOTIFICATION OF COUNCIL WORKSHOPS</b> .....	<b>7</b>
<b>7. COUNCILLORS – QUESTION TIME</b> .....	<b>10</b>
7.1 QUESTIONS (ON NOTICE) .....	10
7.2 QUESTIONS WITHOUT NOTICE .....	11
<b>8. DECLARATIONS OF PECUNIARY INTEREST</b> .....	<b>13</b>
<b>9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA</b> .....	<b>14</b>
<b>10. PUBLIC QUESTION TIME (SCHEDULED FOR 10.30 A.M.)</b> .....	<b>15</b>
10.1 PERMISSION TO ADDRESS COUNCIL.....	16
<b>11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2015</b> .....	<b>17</b>
<b>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</b>	<b>18</b>
12.1 DEVELOPMENT APPLICATIONS .....	18
12.1.1 <i>Development Application (DA2300150)</i> .....	18
12.2 SUBDIVISIONS.....	45
12.3 MUNICIPAL SEAL (PLANNING AUTHORITY) .....	45
12.4 PLANNING (OTHER).....	46
12.4.1 <i>Tasmanian Planning Commission Decision Received for DA2023-040RZ</i> .....	46
12.4.2 <i>Review of the Southern Tasmanian Regional Land Use Strategy</i> .....	48
12.4.3 <i>Draft Tasmanian Planning Policies</i> .....	51
12.4.4 <i>Statutory Review of the State Planning Provisions: Farm Workers Accommodation</i> .55	
12.4.5 <i>Proposed Township Structure Planning Project</i> .....	57
<b>13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE) ..61</b>	
13.1 ROADS .....	61
13.1.1 <i>Traffic and Pedestrian Matters in High Street Oatlands</i> .....	61
13.1.2 <i>Craigbourne Road, Colebrook – Request from F Miller &amp; M Nardi Re: Proposal to close Craigbourne Road (north-eastern section accessed via Link Road, Colebrook)</i> .....	69
13.2 BRIDGES .....	72
13.3 WALKWAYS, CYCLE WAYS AND TRAILS .....	72
13.4 LIGHTING .....	72
13.5 BUILDINGS.....	72
13.6 SEWERS / WATER .....	72
13.7 DRAINAGE .....	72
13.8 WASTE .....	73
13.9 INFORMATION, COMMUNICATION TECHNOLOGY .....	73
13.10 OFFICER REPORTS – INFRASTRUCTURE & WORKS.....	74
13.10.1 <i>Manager – Infrastructure &amp; Works Report</i> .....	74
<b>14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH) .....</b>	<b>76</b>
14.1 RESIDENTIAL .....	76

14.2	TOURISM .....	76
14.3	BUSINESS.....	76
14.4	INDUSTRY .....	76
<b>15.</b>	<b>OPERATIONAL MATTERS ARISING (STRATEGIC THEME –LANDSCAPES).....</b>	<b>77</b>
15.1	HERITAGE.....	77
15.1.1	<i>Heritage Project Program Report.....</i>	<i>77</i>
15.2	NATURAL.....	79
15.2.1	<i>NRM Unit – General Report.....</i>	<i>79</i>
15.3	CULTURAL .....	82
15.4	REGULATORY (DEVELOPMENT).....	82
15.5	REGULATORY (PUBLIC HEALTH).....	82
15.6	REGULATORY (ANIMALS).....	83
15.6.1	<i>Animal Management Report .....</i>	<i>83</i>
15.7	ENVIRONMENTAL SUSTAINABILITY.....	85
15.7.1	<i>Climate Change - SMC Corporate Emissions Inventory &amp; Opportunities .....</i>	<i>85</i>
<b>16.</b>	<b>OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY).....</b>	<b>89</b>
16.1	COMMUNITY HEALTH AND WELLBEING .....	89
16.2	RECREATION .....	90
16.2.1	<i>Oatlands Aquatic Centre – Coordinators Report .....</i>	<i>90</i>
16.3	ACCESS.....	94
16.4	VOLUNTEERS.....	94
16.5	FAMILIES .....	94
16.6	EDUCATION .....	94
16.7	CAPACITY & SUSTAINABILITY .....	94
16.8	SAFETY .....	95
16.9	CONSULTATION & COMMUNICATION .....	95
<b>17.</b>	<b>OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION).....</b>	<b>96</b>
17.1	IMPROVEMENT .....	96
17.1.1	<i>Policy Development – Cemeteries Management Policy (Revised Draft) .....</i>	<i>96</i>
17.2	SUSTAINABILITY .....	108
17.2.1	<i>Tabling of Documents .....</i>	<i>108</i>
17.2.2	<i>Elected Member Statements.....</i>	<i>108</i>
17.2.3	<i>Review of Southern Midlands Council’s Strategic Plan 2022 – 2032 and the Creation of the Strategic Plan 2024 – 2034.....</i>	<i>109</i>
17.3	FINANCES.....	114
17.3.1	<i>Monthly Financial Statement (Period ending 31 May 2024).....</i>	<i>114</i>
17.3.2	<i>2024/2025 Annual Plan &amp; Budgets (Operating &amp; Capital).....</i>	<i>126</i>
17.3.3	<i>Adoption of the 2024 / 2025 Rates and Charges Resolution .....</i>	<i>132</i>
17.3.4	<i>Adoption of Schedule of Fees and Charges 2024-2025.....</i>	<i>135</i>
<b>18.</b>	<b>MUNICIPAL SEAL .....</b>	<b>138</b>
18.1	<i>Reeve Street and Climie Street Pedestrian Footpaths - Grant Deed Vulnerable Road Users Program 2023/2024.....</i>	<i>138</i>
<b>19.</b>	<b>CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA.....</b>	<b>140</b>
<b>20.</b>	<b>BUSINESS IN “CLOSED SESSION” .....</b>	<b>143</b>
20.1	CLOSED COUNCIL MINUTES - CONFIRMATION .....	143
20.2	APPLICATIONS FOR LEAVE OF ABSENCE .....	143
20.3	SOUTHERN MIDLANDS COUNCIL - ENTERPRISE BARGAINING AGREEMENT (NO 12 OF 2024) ..	143
20.4	LEVENDALE COMMUNITY CENTRE (FORMER LEVENDALE PRIMARY SCHOOL) – 1315 WOODSDALE ROAD, LEVENDALE – AREA FOR COMMUNITY PURPOSES .....	143
20.5	PROPERTY MATTER - KEMPTON.....	143
<b>21.</b>	<b>CLOSURE .....</b>	<b>145</b>

## **OPEN COUNCIL MINUTES**

**MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD  
ON WEDNESDAY 26<sup>th</sup> JUNE 2024 AT THE BROADMARSH COMMUNITY HALL,  
1218 ELDERSLIE ROAD, BROADMARSH COMMENCING AT 10.02 A.M**

### **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, Clr A Bisdee OAM, Clr D Blackwell, Clr B Campbell, Clr D Fish and Clr F Miller.

Mr T Kirkwood (General Manager), Mr A Benson (Deputy General Manager), Mr G Finn (Manager Development and Environmental Services), Mrs A Burbury (Finance Officer), Ms J Rowley (Community & Corporate Development 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 the 22<sup>nd</sup> May 2024, as circulated, are submitted for confirmation.

### **RECOMMENDATION**

**THAT the Minutes (Open Council Minutes) of the Council Meeting held 22<sup>nd</sup> May 2024 be confirmed.**

### **DECISION**

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

**THAT the Minutes (Open Council Minutes) of the Council Meeting held 22<sup>nd</sup> May 2024 be confirmed.**

### **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	✓	

## **5.2 Special Committees of Council Minutes**

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

The Minutes of the following Special Committee of Council, as circulated, is submitted for receipt:

- Woodsdale Community Memorial Hall General Committee Meeting Minutes – 3<sup>rd</sup> June 2024.

### **RECOMMENDATION**

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

### **DECISION**

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

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

### **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	✓	

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

The recommendations contained within the minutes of the following Special Committee of Council is submitted for endorsement:

- Woodsdale Community Memorial Hall General Committee Meeting Minutes – 3<sup>rd</sup> June 2024.

### **RECOMMENDATION**

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

## DECISION

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

**THAT the recommendations contained within the minutes of the above Special Committee 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

The Minutes of the following Joint Authority Meeting, as circulated, are submitted for receipt:

- Southern Tasmanian Councils Authority – Minutes of the Meeting held 20<sup>th</sup> May 2024

## RECOMMENDATION

**THAT the Minutes of the above Joint Authority be received.**

## DECISION

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

**THAT the Minutes of the above Joint Authority 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	✓	

#### 5.3.2 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.

Two workshops have been held since the last Ordinary Meeting.

A workshop was held on the 4<sup>th</sup> June 2024 at the Council Chambers, Oatlands commencing at 9.30 a.m.

Attendance: Mayor E Batt, Clrs A E Bisdee OAM, D Blackwell, C Campbell, D Fish, and F Miller (remotely).

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

Apologies: Deputy Mayor K Dudgeon and Clr D Fish

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

### 1. 2024/25 Budget

Final review of the draft 2024/25 Capital Works Program.

Note: Check Chauncy Vale Sanctuary – State Government election commitment.

Presentation of the final draft of the 2024/25 Operating Budget (in conjunction with the review of the Long-Term Financial Management Plan).

Rates & Charges – further discussion relating to:

- The application (i.e. reinstatement) of the penalty for non-payment of rates and charges);
- Percentage interest to be charged in 2024/25;
- Waste Management Levy – application of the levy and options to implement a new charging model based on property classification (e.g. commercial etc.)

The session also included a preliminary discussion of the proposed Rates and Charges and the draft Scheduled of Fees & Charges for 2024/25.

2024/25 draft Fees & Charges Schedule – further review of the schedule and minor amendments made. Note: Delete \$280 fee (line 4) and the fees relating to the provision of building surveying services which are no longer provided.

Final documents will form part of the Council Meeting Agenda to be held 26<sup>th</sup> June 2024.

### 2. Other Matters:

#### 2.1 Callington Mill – Development Application

General discussion regarding matters associated with the Callington Mil Distillery Development Application.

## 2.2 Clr F Miller – Stock Loss

Clr Miller reported stock loss (approx. 1 week ago) on his property. Indicated his desire to include closure of the Craighourne Dam Road on the Council Agenda.

The workshop concluded at approximately 12.35 p.m.

A workshop was held on the 11<sup>th</sup> June 2024 at the Council Chambers, Oatlands commencing at 9.30 a.m.

Attendance: Mayor E Batt, D Blackwell and D Fish

Also in Attendance: A Benson, G Finn, D Richardson, W Young, M Smyth, M Weeding, H Geard and J Thomas.

Apologies: Deputy Mayor K Dudgeon, Clrs A E Bisdee OAM F Miller and B Campbell

### 1. Drought Ready Tasmania

Drought Ready Community Conversation / Workshop – Lissa Villeneuve - Regional Drought Resilience Coordinator (South), DPaC

Aim of the session was to workshop:

- Building on the content of the draft Southern Drought Resilience Plan
- Gathering the participant’s experience, insights and ideas, for getting from the current state to a place where our producers, communities and landscapes are well prepared to adapt and thrive through whatever comes our way.
- Testing the Vision and Goals of the Drought Ready Southern Plan
- Framework for the Next Steps - A ‘roadmap’ for communities, decision makers and service providers to implement strategies and initiatives to increase preparedness, strengthen resilience and better support those impacted by future droughts and climate variability.

The draft Drought Resilience Plan consisted of the following themes and goals

Flourishing Communities	Prosperous Local Economies	Resilient Landscapes	Climate-Conscious Built Environment
1 Range of active and diverse community groups, networks and social activities	6 Producers and small businesses in the region have the information, knowledge and adaptive management skills to adapt and thrive	10 Natural landscapes, waterways and ecosystems are actively managed for health and diversity	14 Climate resilience, social and environmental outcomes are incorporated into land use planning and development decisions
2 Residents support one another and feel they belong	7 Long-term planning and projects are supported and managed locally	11 Farm systems can cope with dry conditions and climate variabilities for long-term sustainability and productivity	15 Community infrastructure (spaces to meet, play, connect & access services) is diverse and fit-for-purpose
3 Health, education and training services that meet community needs	8 Proactive systems in place to support most vulnerable groups when times are tough	12 palawa/pakana management of waterways, land and sea for cultural & ecological values is recognised and supported	16 Essential services (water, communications, energy) are planned, managed and used efficiently and sustainably
4 Shared priorities and collaboration across community	9 Next generation of producers are ready to lead and are confident about navigating climatic variations and farming pressures	13 Hazards are identified and proactively managed to reduce disaster risks associated with drought	17 Locals understand how they can make their homes and gardens more climate resilient
5 Strong, trusted leadership and governance			

There was energetic discussion and contributions by Councillors as well as staff who were in attendance, suggesting actions in response to selected themes and goals of the Plan, for future proofing against drought within the Southern Midlands.



## 2. Public Open Space Policy

Councillors were briefed by the Manager Development & Environmental Services on the draft Public Open Space Policy and they were provided copies of the draft policy for further consideration prior to a formal submission to Council for approval. It was a valuable session that canvassed a number of matters pertinent to Public Open Space, location, condition plus Developer considerations.

The workshop concluded at 11 a.m.

### RECOMMENDATION

**THAT the information be received.**

### DECISION

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

**THAT the information be received and Clr B Campbell added to the attendance for workshop held 4<sup>th</sup> June 2024.**

### 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	✓	

*The General Manager entered the meeting at 10.08 a.m.*

## **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.

**Clr B Campbell** – Colebrook History Room Toilets – can additional signage be installed as persons are frequently calling into the shop enquiring about toilet facilities?

*To be assessed and appropriate action taken.*

**Clr B Campbell** – Lithium Batteries – given the potential fire risk, what are the correct disposal methods for lithium batteries and what options are available with southern midlands?

*To be investigated and report back.*

**Clr F Miller** – need to follow-up with the Department of State Growth / Stornoway regarding illegal dumping of waste on Colebrook Main Road; and there is a considerable amount of roadside litter on Brown Mountain Road (approach to the Waste Transfer Station).

*Both issue(s) to be followed-up.*

**Clr D Fish** – Melton Mowbray Park (Historic Sandstone Trough) – needs to be some form of celebration following reinstatement of the Trough at Melton Mowbray.

*Agreed.*

**Clr A E Bisdee OAM** – Oatlands – proposed ‘Dog Park’ – current status in terms of budget and location? Has received an approach suggesting that the Wellington Street property (Council owned property) would be the preferred location.

*Firstly, it was confirmed that an amount has been included in the 2024/25 Capital Works Program. In relation to location, awaiting advice and feedback from Parks & Wildlife in regard to the possible site adjacent to Lake Dulverton (i.e. Flaxmill Park). The Wellington Street property is not supported for a number of reasons, mainly the limited area available.*

**Mayor E Batt** – Kempton Dog Park – suggested additional signage required to promote that this is a public facility.

*Agreed that signage can be arranged. This should follow the completion of the other capital improvements (e.g. upgraded cricket nets etc.) so that all facilities are being promoted.*

**Mayor E Batt** – Bagdad Fire Station – made reference to a request received from the Bagdad Brigade for some gravel material- update sought.

*Manager Infrastructure & Works confirmed that a load of gravel has been delivered.*

## 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*.

- Cllr Miller declared an interest in Agenda Items 12.1.1 (neighbouring property owner) and 13.1.2.

## 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. Property Matter, Kempton – Closed Session

### RECOMMENDATION

**THAT the 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 Cllr A E Bisdee OAM, seconded by Cllr B Campbell*

**THAT Council resolve by absolute majority to deal with the above supplementary item 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	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr 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.

**Mr Rick Wilton** (Rhyndaston) – provided comments in relation to Agenda Item 13.1.2 (re: closure of the Craighourne Road) and in conclusion, questioned whether the Road will be fenced?

*Question taken on notice as it was the subject of a later Meeting Agenda Item.*

**Mr Andrew Caddle (Tunnack)** – made reference to the ‘Friends of Craighourne Dam’ Facebook Page. Mr Caddle submitted the following question to Council:

“Will Council please proceed with negotiations with Inland Fisheries and Tas Irrigation, to establish a formal carpark/general use area on the Tas Irrigation land at the end of Craighourne Dam Road (Eastern end of Craighourne Dam) regardless of any commitment Mr Miller to fence his land along the road frontage?”

Mr Caddle then proceeded to make the following comments in support of his question:

*“I don’t believe a great deal of work or expense would be necessary, the installation of a culvert immediately to the Western side of the existing Inland Fisheries signage to create a driveway*

*into the parking area and a low barrier fence from the waters edge to the road. This fence would clearly define the boundary between the Tas Irrigation land and Mr Millers property.*

*Appropriate signage at the location of the existing gate could be installed, informing the public that the land is private property beyond that point, that vehicle and pedestrian traffic is restricted to the roadway and the public carpark, that pedestrians in any other area should remain within five metres (?) of the high water mark and that cars or persons straying into other areas are trespassing and subject to prosecution. Such signage should be clearly marked as being authorised by Southern Midlands Council.*

*No doubt, additional signage would be required, including reinstatement of the IFS's Angler Access signage with disappeared twice recently, the second occasion of which was the illegal blocking of the road with boulders by a person or persons unknown!*

*I believe this strategy would at least reduce the incidence of people driving on to Mr Millers land, perhaps create a situation where the police could successfully prosecute trespassers who ignore the signs and create a proper driveway for the carpark area so that people cannot cross any part of Mr Millers land to access it."*

*Question taken on notice as it was the subject of a later Meeting Agenda Item.*

#### **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**

*Clr F Miller declared an interest and departed the meeting at 10.40 a.m.*

#### **12.1.1 Development Application (DA2300150)**

**Change of use of Outbuilding to part dwelling and addition, including a verandah at land described as 2410 Colebrook Road, Colebrook and submitted by G Hills & Partners obo RM & BL Smith.**

**Author:** SENIOR PLANNING OFFICER (LOUISA BROWN)

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

**Date:** 26 JUNE 2024

#### **Attachment(s)**

*Development Application documents  
Representation 1*

**Discretions:** SOU-S8.6.1 Residential Use P1

### **PROPOSAL**

Council is in receipt of a Development Application for a part Change of Use Outbuilding (machinery shed) to a dwelling and an addition to the dwelling to include a verandah, at land described as 2410 Colebrook Road, Colebrook.

The property includes an outbuilding (machinery shed) which has temporary occupancy, in part for a dwelling until March 2026. This proposal seeks to finalise the Planning Permit stage in formally granting a change in use (in part) to dwelling. An addition to the dwelling is also proposed. The remainder of the outbuilding (machinery shed) will remain for agricultural use, as per the approved No Permit Required Certificate DA2100053NPR, dated April 2021.

The total area of the existing outbuilding (machinery shed) is 320m<sup>2</sup>. The dwelling section of this outbuilding totals 120m<sup>2</sup>. The dwelling element is the same size and layout to that which was approved as a temporary dwelling under the Temporary Occupancy Permit. The addition to the dwelling, is proposed as a separate building in an 'L' shape design and totals an area of 81.61m<sup>2</sup>. A roofed verandah is proposed and has an area of 40.0m<sup>2</sup>. The dwelling addition is attached to the main outbuilding, adjacent to the dwelling section.

Materials for the proposed addition and roof to the verandah will match the existing structure, which is colorbond. Colours will be 'Mangrove' for the walls and 'Manor Red' for the roof.

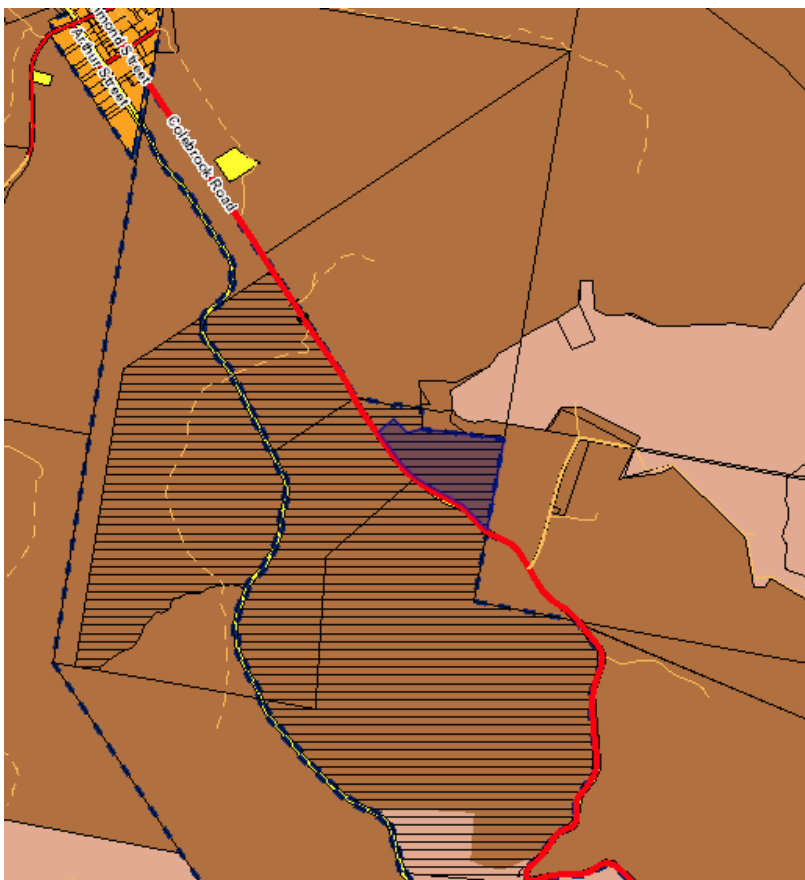
*As a discretionary development, Council has the discretion to grant a permit for this proposal with or without conditions, or refuse to grant a permit. It is recommended that Council grant a permit for the Change of use - Outbuilding to part dwelling and addition, including a verandah at land described as 2410 Colebrook Road, Colebrook subject to conditions.*

This report will assess the proposal against the relevant provisions of the Act and the Scheme.

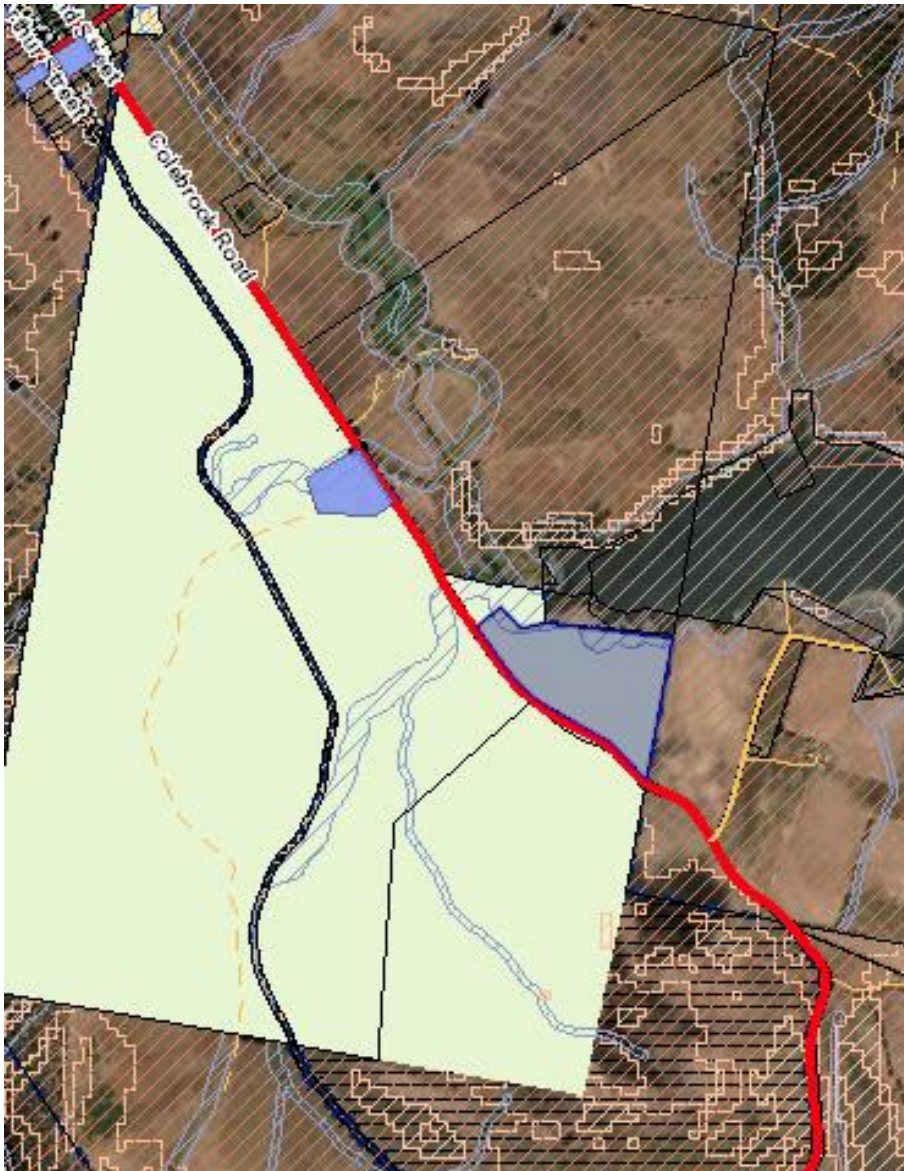
## THE SITE

The property is located 2km south east of Colebrook, on the Colebrook Dam side of the Colebrook Road. The Dam and Wallaby Rivulet form the north and north western property boundary. Colebrook Road forms the southern property boundary. Adjacent and surrounding land uses are predominantly agricultural and mainly pasture and grazing.

The property contains several outbuildings used for agricultural purposes. The structure for which this DA discusses is the outbuilding (machinery shed) which is built and currently occupied as a dwelling, approved under a with a temporary occupancy permit for a dwelling.



Map 1\_The subject land is identified in blue. Surrounding properties are in the Agriculture Zone (Brown) and Rural Zone (Pink). Black lines represent the Jerusalem Estate Specific Area Plan  
Source: theLIST (17.06.24)



Map 2\_The subject land is identified in blue. Blue Lines indicate the Natural Assets Code, representing Waterway & Coastal Protection Areas. The orange lines represent the Landslip Hazard Code. The brown lines represent the Bushfire Prone Area Code overlay. The yellow colour represents the Local Historical Code – Local Heritage Place. The blue area shown the north west of the property, is the Tasmanian Heritage registered property Hardwick House. Source: theLIST (17.06.24)





Map 3 \_ the subject land is shown in blue, black lines indicate the Specific Area Plan and surrounding area, Source: theLIST (17.06.24)



Map 4 \_ Aerial image of the subject land and surrounding area, Source: theLIST (17.06.23)

## **THE APPLICATION**

*The Applicant has submitted the attached Plans and information to accompany the Development Application form:*

- *Application Form:*
- *Certificate of Title:*
- *Drawings prepared by G.Hills & Partners and includes:*
  - Total Site Plan*
  - Site Insert Plan*
  - Proposed Floor Plan*
  - Elevations 1*
  - Elevations 2*
- *Letter and supporting document from the Prior of Notre Dame Monastery confirming connection of the owner and the Monastery, dated 1 May 2024: and*
- *Agricultural Assessment dated August 2021:*

### **Development Application Permit History, 2410 Colebrook Road**

*Under the Southern Midlands Interim Planning Scheme 2015, a Certificate of “No Permit Required” was issued for a Farm Shed (machinery shed) on 28 April 2021, DA2100053NPR.*

*A Planning Permit was granted on 6 June 2022 for Boundary Reorganisation for the property and other land in the ownership of Saint Regina, SA2021/17.*

*On the 4 April 2023 Council granted a Planning Permit for a Dwelling and Outbuilding incorporating temporary dwelling, DA230035. This application sought to make a section of the outbuilding (machinery shed) into a temporary dwelling for the owner to live in, whilst the main dwelling was built.*

*A Temporary Occupancy Certificate was issued for the residential element within the existing outbuilding (machinery shed) on 25 May 2023. This was issued by a Qualified Building Surveyor for a period not exceeding 3 years. The Certificate confirms that the residential area of the building is suitable for a temporary dwelling.*

*Council’s Plumbing Permit Authority signed a Certificate of Completion (Plumbing Work) for the wastewater and storm water at the property on the 20<sup>th</sup> June 2023 and a final site inspection was undertaken in April 2023. The waste water system has been designed for 10 persons @ 120L/person/day.*

*This application seeks approval for the owners to convert a section of the outbuilding (machinery shed) into a dwelling and extend the residential element via a detached addition and verandah. The application represents a change in circumstance for the owner, who seeks to live permanently in a part of the outbuilding.*

### **USE/DEVELOPMENT DEFINITION**

Under the Tasmanian Planning Scheme – Southern Midlands (The Scheme), Residential Use is defined as follows;

*“Use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings”.*

Taken from the Tasmanian Planning Scheme, January 2024 version. Amendment Number 01-2022

The property is located within the Agriculture Zone of the Scheme.

The subject site is also located within the Monastery Precinct of the Southern Midlands Local Provisional Schedule (LPS), Clause SOU-S8.0 Jerusalem Estate Specific Area Plan (SAP).

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

**PUBLIC NOTIFICATION AND REPRESENTATIONS**

**The application was advertised for public comment from 10/05/2024 – 27/05/2024.**

**During the notification period one (1) representation was received and is summarised in the table below. Please refer to enclosure to view the full copy of representation received.**

<b>Public Notice Period 19/4/2024 – 6/5/2024</b>	
<i>Representation 1</i>	<i>Council Officer Comment</i>
<p><i>Object to Development Application DA2300150 on the following grounds:</i></p> <p><b>Contravention of Zoning Regulations:</b></p> <p><i>The building in question was designed and constructed as a dwelling from the outset, despite being initially presented to Council as an agricultural shed. This misrepresentation violates zoning regulations that would not have permitted a residential dwelling on this site.</i></p> <p><b>Misleading and Retroactive Justification:</b></p> <p><i>The application attempts to retroactively legitimize the unauthorized occupancy of the building. Numerous structures on the site, ostensibly for rural use, serve no agricultural purpose and degrade the visual and environmental quality of the area.</i></p> <p><b>Impact on Local Community and Environment:</b></p> <p><i>The existing and proposed buildings negatively affect the rural character and serenity of the Craighourne Dam shoreline. These constructions, primarily for Mr. Smith and his partner's benefit, show disregard for both the local community and the public who utilize the dam for recreation.</i></p> <p><b>Unauthorized Residential Use:</b></p>	<p><b><i>The Certificate of No Permit Required was issued for an outbuilding (Machinery Shed) in April 2021. This assessment and Certificate was issued based on the information provided by the applicant at the time. The applicant confirmed that the outbuilding was to be used for Agricultural purposes, machinery shed.</i></b></p> <p><b><i>In December 2021, Council approached the property owner to ask for confirmation of the use of the building. After some correspondence between Council and the property owner, in July 2022 Council confirmed that the outbuilding still met the Planning Requirements of a Certificate of No Permit Required. During these conversations it was raised by the owner that the structure has been designed to provide for a possible future temporary dwelling while a suitable approved dwelling is to be constructed on the property and that the designs for this were being prepared to be sent to council following the approval of the boundary adjustment.</i></b></p>

*The building has been used as a permanent residence for some time (since construction), evidenced by the presence of extensive septic, potable water, cooking, and laundry facilities. The application misleadingly suggests these buildings are being used currently as “Works Facility, Office and Storage” which is not the case. It has been signed by the architect (Graham Hills) and Mr Smith and his partner declaring “The information given is a true and accurate representation of the proposed development” which is clearly not the case given its current and future use.*

**Concerns About Setting Precedents:**

*Approving this application will set a dangerous precedent, encouraging others to circumvent planning regulations by constructing residential buildings under the guise of agricultural structures.*

**Irrelevance of the Jerusalem Estate (JE) Specific Area Plan (SAP):**

*The Jerusalem Estate SAP has no bearing on the title occupied by Mr Smith. His volunteer work with JE is irrelevant to this application and should not influence its consideration. If Mr Smith's role with JE is significant, he should reside on-site at JE, preserving the intended agricultural use of the shed.*

**Invalid Claims About Custodial Accommodation:**

*The DA claims custodial accommodation is necessary to prevent unauthorized access to the property. This is unfounded, as public access to Craighourne Dam is possible without entering Mr. Smith's property. Signage and fencing are more appropriate measures. ....*

*The site is a 13ha agricultural land holding. To suggest it requires the establishment of a ‘sensitive use’ (dwelling) on the site could compromise the ongoing rural production*

***The Planning Permit for a dwelling and outbuilding, including temporary occupancy for a dwelling was approved in April 2023. This approval allowed the owner to temporary live in the outbuilding, whilst a new house was constructed on the site. However, the owner now seeks to remain in the outbuilding and extend the residential area to an addition.***

***To confirm, the current situation where the owner lives in part of the Outbuilding has been approved and has a Planning Permit, a Certificate of Occupancy from a qualified Building Surveyor and a Plumbing Certificate.***

***The statement made that a residential dwelling would not have been permitted on the property, is incorrect. Residential use in the Specific Area Plan is a discretionary use, a permit may be granted by the discretion of council.***

***In terms of the existing structure having a negative impact on the character of the area, there are no design standards in terms of the visual amenity of buildings for the Agriculture Zone or within the SAP.***

***The property is within the Jerusalem Estate Specific Area Plan. Within the SAP, residential use in the Monastery Precinct is assessed against whether the use supports the Notre Dame Monastery or an agricultural use on the site. The Monastery have provided documents with the Development Application which meet both requirements.***



on the site as well as neighbouring sites. This contradicts the purpose of the Agriculture Zone (21.1.2) and the SAP (SOU-S8.1.2).

**Water Provision Issues:**

The presence of a 40kL and a 110kL water tanks, connected to the potable water supply for Colebrook, exceeds the needs of a rural shed and implies substantial residential requirement. ....

**Wastewater Concerns:**

A 10-person wastewater system is installed, unnecessary for a rural shed and indicative of residential use not disclosed in the application.

Additionally, the system's overflow discharges directly into the Dam and poses a health risk to users of Craighourne Dam, as it could spill untreated raw sewage into the water.....

**Non-Compliance with Previous Conditions:**

DA230035 which was for a dwelling and outbuilding incorporating a temporary dwelling, the "DA seeks to permanently designate the temporary dwelling with a small addition to accommodate facilities lost to this new designation".

However, this contradicts conditions 4 and 5 of the approval dated April 7, 2023.....:

Further condition 5) states it must not be used for industrial purposes without the consent of the Council and yet it is stated .....This implies an industrial scale beyond the scope of the conditions as originally stipulated.

The current shed does not conform to current health and safety standards, and this would constitute a commercial operation given the scope and scale suggested in the DA. This poses a public health risk in the production and handling and slaughter of livestock for human consumption.

It is ludicrous to suggest this 13ha site is required to service the ambitions of the JE

**Council has visited the property several times and there is no evidence of an overflow discharging into the Dam. In addition the wastewater system has been signed off and issued with a Plumbing Permit.**

**The conditions of the previous Planning Permit have been met, in so far as a Certificate of Occupancy has been issued.**

**It is possible to apply for more than one Planning Permit on a property.**

**Health and Safety standards within structures is not a matter for discussion at this Planning meeting, as it is not relevant to the planning assessment.**

**Comment noted.**

**Comment noted.**

**The owner has provided information to the standard required for Council Planning Officers to make an assessment.**

**Requests For Further Information made by Council Planners are not shared with the public. However all documents advertised may include documents made with the original application and documents which have been requested to satisfy council's requests. Council has determined that there is adequate information provided**

<p>which occupies a c300ha+ site which already has substantial infrastructure which is more than sufficient to service their needs. If this site was so important to the JE, then it would not have been subdivided and sold to Mr Smith in the first place.</p> <p>The “small addition” to the site is likely the actual shed requirements for such a small land holding and which would allow for the main building to be converted into a more expansive dwelling to accommodate the future household planned for the site.</p> <p><b>Agronomy Report Irrelevance:</b> The application relies on a 2021 agricultural assessment by Complete Agricultural Consulting Services, which pertains to boundary adjustments and the creation of new lots. This report is irrelevant to the current proposal</p> <p>Based on publicly available information, the applicant has failed to address any matters within the Tasmanian Planning Scheme. I am unaware of any requests for additional information that may have been made.</p> <p>Regarding the Jerusalem Estate Specific Area Plan, the Use Standards SOU-S8.6 are supplementary to the Rural Zone – clause 20.3 Use Standards and Agriculture Zone – clause 21.3 Use Standards. The applicant has not provided a response to Clause 21.3, particularly the provisions of CI 21.3.1 P4.</p> <p>Without this information, how can the Council conduct a thorough and comprehensive assessment of this application? It seems that the interpretation is being left to Council staff. I also recommend in-person consultations with neighbouring property owners to ensure their concerns are adequately represented especially as one is elderly and the other travels extensively for work.</p> <p>It is clear there is a longer-term plan for this site which is not being disclosed in the DA and not supported by the current zoning of the site.</p>	<p><b><i>with the application to make an assessment.</i></b></p> <p><b><i>Commentary on the assessment of the proposal against the standards of the Scheme are and the LPS are below.</i></b></p> <p><b><i>Comments noted.</i></b></p>
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I urge the Council to reject DA2300150 and take enforcement action to ensure the building is used solely for its intended agricultural purpose or removed and the land returned to its original state.	
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## ASSESSMENT - SOUTHERN MIDLANDS LOCAL PROVISIONS SCHEDULE

### SOU – S8.0 Jerusalem Estate Specific Area Plan

The subject site is located within the Monastery Precinct of the Southern Midlands Local provisional Schedule, Clause SOU-S8.0 Jerusalem Estate Specific Area Plan.

The purpose of the Jerusalem Estate Specific Area Plan is:

- To provide for the establishment and ongoing operation of the Notre Dame Monastery, comprising monastery, communal residence, visitor accommodation and other ancillary use and development, that is integrated into and dependent upon the primacy of the land's agricultural and rural capacity;
- To provide for the use or development of land primarily for agricultural and rural use;
- To provide for the use or development of land that supports the use of the land for agricultural and rural use; and
- To provide for economic development that is compatible with agricultural and rural activities.

The specific area plan applies to the area of land designated as Jerusalem Estate Specific Area Plan on the overlay maps and as shown in Figure SOU-S8.1.

In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for and in addition to the provisions of the:

- (a) Rural Zone;
- (b) Agriculture Zone; and
- (c) Utilities Zone,

as specified in the relevant provision.

The proposal must satisfy the requirements of the following relevant development standards of this Specific Area Plan (SAP):

### SOU-S8.5 Use Table

This clause is in substitution for Rural Zone – clause 20.2 Use Table, and Agriculture Zone – clause 21.2

Residential Use in the SAP is a discretionary Use and has a qualification of:

If:

- (a) *not restricted by an existing agreement under section 71 of the Land Use Planning and Approvals Act 1993;*
- (b) *associated with the Notre Dame Monastery; and*
- (c) *not listed as Permitted.*

<b>SOU-S8.6.1 Residential Use</b>
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This clause is in addition to Rural Zone – clause 20.3 Use Standards and Agriculture Zone – clause 21.3 Use Standards.
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Objective Residential use does not unreasonably convert agricultural land or conflict with or fetter non-sensitive use.		
Acceptable Solutions	Performance Criteria	Officer Comment
<p><b>A1</b> Residential use is for an extension, alteration or replacement of an existing dwelling, where the gross floor area does not increase by more than 30%</p>	<p><b>P1</b> Residential use must not unreasonably convert agricultural land or conflict with or fetter non-sensitive use on adjoining land having regard to:</p> <p>(a) the characteristics of the proposed Residential use;</p> <p>(b) the characteristics of the existing or likely non residential use on adjoining land;</p> <p>(c) operational requirements of the agricultural use;</p> <p>(d) the requirement for the occupier of the dwelling to attend to the agricultural use;</p> <p>(e) setback to site boundaries and separation distance between the proposed Residential use and existing or likely non-residential use on adjoining land; and</p> <p>(f) any characteristics of the site and adjoining land that would buffer the proposed Residential use from the adverse impacts on residential amenity from existing or likely non-residential use.</p>	<p><i>As the existing certificate of occupancy is temporary, the dwelling must meet the Performance Criteria.</i></p> <p><i>Documents provided with the DA confirm that agriculture activities take place on the property and that it is necessary for the occupier to attend the agricultural use on this property and surrounding property within the Monastery.</i></p> <p><i>Documents provided also confirm that the occupier is associated with the Monastery.</i></p> <p><i>The agricultural use of the property is mainly pasture and grazing, which is the predominant agricultural use of the adjacent agricultural properties.</i></p> <p><i>The residential section of the structure is situated towards the northern boundary, enabling agricultural uses to continue predominantly on surrounding the dwelling to the south , east and west.</i></p> <p><i>Colebrook Dam forms a natural boundary to the northern and north western property boundary.</i></p> <p><i>The proposal meets the Performance Criteria P1.</i></p>

<p><b>A2</b>          A Residential use, if for a communal residence, is:</p> <p>(a) in the Monastery Precinct; and</p> <p>(b) not more than 50 beds.</p>	<p><b>A2</b>          No Performance Criterion.</p>	<p><i>Not applicable, a communal residence is not proposed.</i></p>
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**SOU-S8.6.3 Discretionary use**  
 This clause is in substitution for Rural Zone – clause 20.3.1 Discretionary use and Agriculture Zone – clause 21.3.1 Discretionary uses.

Objective:  
 That uses listed as Discretionary:

(a) support agricultural use and contribute to Notre Dame Monastery;  
 (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use; and  
 (c) do not conflict with agricultural use.

<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 use listed as Discretionary that is a non-agricultural use, excluding Residential or Visitor Accommodation use, must minimise the conversion of agricultural land to a non-agricultural use and not conflict with agricultural use on the site or adjoining land having regard to:</p> <p>(a) the characteristics, scale and location of the proposed non-agricultural use;</p> <p>(b) the characteristics of the existing or likely agricultural use;</p> <p>(c) whether the use supports the Notre Dame Monastery or an agricultural use on the site or on land in the vicinity;</p>	<p><i>Not applicable, the use is residential and is therefore excluded.</i></p>

	<p>(d) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use; and</p> <p>(e) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from adverse impacts on existing or likely agricultural use.</p>	
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**SOU-S8.7 Development Standards for Buildings and Works**  
**SOU-S8.7.1 Building height**  
 This clause is in substitution for Rural Zone – clause 20.4.1 Building height and Agriculture Zone – clause 21.4.1 Building height.

Objective:  
 To provide for a building height that:  
 (a) is necessary for the operation of the use; and  
 (b) minimises adverse impacts on adjoining properties.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>Officer Comment</b>
<p><b>A1</b>            Buildings height must be:</p> <p>(a) not more than 12m;</p> <p>or</p> <p>(b) not more than 15m if in the Monastery Precinct; and</p> <p>(c) not more than 40m if in the Monastery Precinct, if for a church steeple, bell tower or spire.</p>	<p><b>P1</b>            Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:</p> <p>(a) the proposed height of the building;</p> <p>(b) the topography of the site;</p> <p>(c) the bulk and form of the building;</p> <p>(d) separation from existing use on adjoining properties;</p> <p>(e) the nature of the existing use on the adjoining properties; and</p>	<p><i>The acceptable solution A1 is met, the height of the building is 4.95m</i></p>

	(f) any buffers created by natural or other features.	
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**SOU-S8.7.2 Setbacks**  
 This clause is in substitution for Rural Zone - clause 21.4.2 Setbacks A2 and P2.

**Objective:**  
 That the siting of buildings minimises potential conflict with use on adjoining properties.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>Officer Comment</b>
<p><b>A1</b>            Buildings for a sensitive use must have a setback from all boundaries of :            (a) not less than 200m; or            (b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</p>	<p><b>P1</b>            Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to:            (a) the size, shape and topography of the site;            (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;            (c) the location of existing buildings on the site;            (d) the existing and potential use of adjoining properties;            (e) any proposed attenuation measures; and            (f) any buffers created by natural or other features.</p>	<p><i>The acceptable solution A1 is met, an existing building for a sensitive use (dwelling) is within 200m of the boundary and the addition will have no less setback to the existing building.</i></p>

**SOU-S8.7.2 Site coverage**  
 This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works and Agriculture Zone – clause 21.4 Development Standards for Buildings and Works.

**Objective:**  
 That the site coverage is appropriate for the proposed use and minimises the conversion of agricultural land.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>Officer Comment</b>
<b>A1</b>	<b>P1</b>	

<p>Site coverage must be not more than:</p> <p>(a) 15,000m<sup>2</sup> if located within the Monastery Precinct;</p> <p>(b) 7,500m<sup>2</sup> if located within the Retreat Precinct;</p> <p>(c) 2,800m<sup>2</sup> if located within the Visitor Precinct.</p>	<p>Site coverage must be appropriate for the proposed use and minimise conversion of agricultural land having regard to:</p> <p>(a) the siting of development, including opportunities for the collocation of buildings;</p> <p>(b) the nature of existing and proposed use;</p> <p>(c) the extent of site coverage being proposed; and</p> <p>(d) the extent of the site retained for agricultural use.</p>	<p><i>The Acceptable Solution A1 is met, the site coverage is less than the maximum for the Monastery Precinct.</i></p>
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## ASSESSMENT - TASMANIAN PLANNING SCHEME - SOUTHERN MIDLANDS

### Agriculture Zone

The subject site is located within the Agriculture Zone. The purpose of the Agriculture Zone is:

- To provide for the use or development of land for agricultural use.
- To protect land for the use or development of agricultural use by minimising:
  - (a) conflict with or interference from non-agricultural uses;
  - (b) non-agricultural use or development that precludes the return of the land to agricultural use; and
  - (c) use of land for non-agricultural use in irrigation districts.
- To provide for use or development that supports the use of the land for agricultural use.

The proposal must satisfy the requirements of the following relevant development standards of this zone:

<p><b>21.4.3 Access for new dwellings</b> That new dwellings have appropriate vehicular access to a road maintained by a road authority.</p>		
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>	<p>OFFICER COMMENT</p>
<p><b>A1</b> New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.</p>	<p><b>P1</b> New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority, that is</p>	<p><i>The proposal meets the Acceptable Solution A1. Colebrook Road is maintained by State Growth. The application site has existing access</i></p>



	<p>appropriate having regard to:</p> <p>(a) the number of users of the access;</p> <p>(b) the length of the access;</p> <p>(c) the suitability of the access for use by the occupants of the dwelling;</p> <p>(d) the suitability of the access for emergency services vehicles;</p> <p>(e) the topography of the site;</p> <p>(f) the construction and maintenance of the access;</p> <p>(g) the construction, maintenance and usage of the road; and</p> <p>(h) any advice from the road authority.</p>	<p><i>and frontage arrangements. No change is proposed.</i></p>
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**CODE ASSESSMENT – TASMANIAN PLANNING SCHEME – SOUTHERN MIDLANDS  
 C2.0 Parking & 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.

This Code applies to all development. The applicable standards of this Code are addressed in the following table:

<b>C2.5 Use Standards</b>		
<b>C2.5.1 Car parking numbers</b>		
Objective: 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 C2.1, 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</p>	<p><b>P1.1</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;</p> <p>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 requirement for Residential use is 1 space per bedroom or 2 spaces per 3 bedrooms. Therefore 1 space is required and the proposal meets the Acceptable Solution A1.</i></p> <p><i>In addition the proposal includes two covered car parking spaces.</i></p>

<p>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 development, in which case on-site car parking must be calculated as follows:  <math>N = A + (C - B)</math>  <math>N =</math> Number of on-site car parking spaces required  <math>A =</math> Number of existing on site car parking spaces  <math>B =</math> Number of on-site car parking spaces required for the existing use or development specified in Table C2.1  <math>C =</math> 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><b>P1.2</b>        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>C2.6 Development Standards for Buildings and Works</b></p>		
<p><b>C2.6.1 Construction of parking areas</b></p>		
<p>Objective: That parking areas are constructed to an appropriate standard.</p>		
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>	<p><b>OFFICER COMMENT</b></p>
<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</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><i>The property already includes gravel internal access roads and circulation space. These materials are considered to be all weather pavement materials. In addition the proposal includes two covered car parking spaces.</i></p>

<p>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) 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>Stormwater collection will be limited, however stormwater run off from roads will be retained on site.</i></p> <p><i>The proposal meets the Acceptable Solution A1.</i></p>
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<p><b>C2.6 Development Standards for Buildings and Works</b></p>		
<p><b>C2.6.2 Design and layout of parking areas</b></p>		
<p>Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>		
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>	<p><b>OFFICER COMMENT</b></p>
<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>(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><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>(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><i>The area for parking, manoeuvring and circulation spaces are relatively level, constructed from all-weather materials and useable in all weather conditions.</i></p> <p><i>The proposal meets the Acceptable solution A1.</i></p> <p><i>There is adequate space on the property for vehicles enter and exit in a forward direction.</i></p> <p><i>The access width is existing and meets the requirements of table C2.2, not less than 3m.</i></p> <p><i>Two car parking spaces are shown and these</i></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>A1.2 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.</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>meet the requirements in the Table C2.3</i></p> <p><i>The Acceptable solution A1 is met.</i></p>
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<p><b>C2.6 Development Standards for Buildings and Works</b> <b>C2.6.3 Number of accesses for vehicles</b> Objective: That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</p>
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(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<b>A1</b> The number of accesses provided for each frontage must:  (a) be no more than 1; or  (b) no more than the existing number of accesses, whichever is the greater.	<b>P1</b> The number of accesses for each frontage must be minimised, having regard to:  (a) any loss of on-street parking; and  (b) pedestrian safety and amenity;  (c) traffic safety;  (d) residential amenity on adjoining land; and  (e) the impact on the streetscape.	<i>The proposal meets the Acceptable Solution A1, because the property has one point of vehicular access and no more are being proposed.</i>

### Natural Assets Code

This Code applies as areas of Waterway & Coastal Protection Area that are located on the property. However, no development or works are proposed to be within this Code Overlay, therefore it is not applicable.

### Local Historic Heritage Code

Hardwick House located 500m North West of the property is on the Tasmanian Heritage Register.

The property is identified as a Local Heritage Place in the Southern Midlands Local Provisional Schedule. The land associated with Hardwick House is identified in the LPS, TableC6.1 Local Heritage Places and described as;

*“Two storey ashlar sandstone building with tiled roof. Listing includes associated works and outbuildings.”*

Council’s Manger of Heritage & Works has received the Development Application and is currently assessing the proposal against the standards of the Scheme. It is likely that the proposal will have little impact on the value of the Heritage Place. The full report will be available for discussion at the Council meeting.

### CONCLUSION

The report has assessed a Development Application (DA2300150) for Change of use Outbuilding to part dwelling and addition, including a verandah at land described as 2410 Colebrook Road, Colebrook. One (1) representation was received and the concerns raised have been addressed in this report.

The proposal has been found to comply with all the relevant standards of the LPS, Agriculture 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, the Southern Midlands Local Provisional Schedule* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA2300150) for Change of use Outbuilding to part dwelling and addition, including a verandah at land described as 2410 Colebrook Road, Colebrook and submitted by G Hills & partners obo RM & BL Smith.**

## 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 letter or the date of the last letter to any representor, whichever is later, 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 painted to the satisfaction of the Council's General Manager.
- (4) The remaining non-habitable section of the outbuilding is approved for agricultural use only. It is not to be used for commercial, industrial or habitable purposes, unless in accordance with a permit issued by Council or as otherwise permitted by Council's Planning Scheme.

### *Services*

- (5) 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 development. Any work required is to be specified or undertaken by the authority concerned.

### *Parking and Access*

- (6) The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's Municipal Engineer, and must include all of the following;
  - a) Constructed with a durable all weather pavement;
  - b) Minimum carriageway width of 4 metres; and
  - c) Drained to an approved stormwater system.

*Wastewater*

- (7) Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the Building Act 2016.

*Stormwater*

- (8) Stormwater drainage 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 a Certificate of Likely Compliance or Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.

*Soil and Water Management*

- (9) Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.

*Construction amenity*

- (10) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager Development Services:
- |                                       |                         |
|---------------------------------------|-------------------------|
| Monday to Friday                      | 7:00 a.m. to 6:00 p.m.  |
| Saturday                              | 8:00 a.m. to 6:00 p.m.  |
| Sunday and State-wide public holidays | 10:00 a.m. to 6:00 p.m. |
- (11) 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:
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
  - The transportation of materials, goods and commodities to and from the land.
  - Obstruction of any public footway or highway.
  - Appearance of any building, works or materials.
- (12) 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 Manager Development Services.
- (13) 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.
- (14) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Municipal Engineer.



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

- A. 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.
- B. 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).

- C. The proposed works are located within a mapped bushfire prone area and as such a bushfire assessment and BAL by a suitably qualified person may be required as part of the certified documents for the building approval.
- D. Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following -
- a. Minimise site disturbance and vegetation removal;
  - b. 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);
  - c. 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;
  - d. 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
  - e. Rehabilitation of all disturbed areas as soon as possible.

## 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, the Southern Midlands Local Provisional Schedule* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA2300150) for Change of use Outbuilding to part dwelling and addition, including a verandah at land described as 2410 Colebrook Road, Colebrook and submitted by G Hills & partners obo RM & BL Smith.**

## 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 letter or the date of the last letter to any representor, whichever is later, 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 painted to the satisfaction of the Council's General Manager.
- (4) The remaining non-habitable section of the outbuilding is approved for agricultural use only. It is not to be used for commercial, industrial or habitable purposes, unless in accordance with a permit issued by Council or as otherwise permitted by Council's Planning Scheme.

### *Parking and Access*

- (5) The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's Municipal Engineer, and must include all of the following;
  - a) Constructed with a durable all weather pavement;
  - b) Minimum carriageway width of 4 metres; and
  - c) Drained to an approved stormwater system.

### *Wastewater*

- (6) Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the Building Act 2016.

### *Stormwater*

- (7) Stormwater drainage 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 a Certificate of Likely Compliance or Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.

### *Soil and Water Management*

- (8) Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.

*Construction amenity*

- (9) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager Development Services:

Monday to Friday	7:00 a.m. to 6:00 p.m.
Saturday	8:00 a.m. to 6:00 p.m.
Sunday and State-wide public holidays	10:00 a.m. to 6:00 p.m.

- (10) 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.
- (11) 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 Manager Development Services.
- (12) 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.
- (13) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Municipal Engineer.
- (14) Should the dwelling approved under DA2300035 be established, the residential component approved under DA2300150 is to be disestablished and the building revert back to an ancillary outbuilding. Reason: Approval has not been sought for the establishment of multiple dwellings and the GFA of the residential component approved under DA2300150 exceeds the 60m<sup>2</sup> requirement for a 'secondary dwelling.'

The proliferation of multiple dwellings on small rural holdings is contrary to the objectives of the underlying Zone and SAP.

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

- A. 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.
- B. 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).

- C. The proposed works are located within a mapped bushfire prone area and as such a bushfire assessment and BAL by a suitably qualified person may be required as part of the certified documents for the building approval.
- D. Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following -
- a. Minimise site disturbance and vegetation removal;
  - b. 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);
  - c. 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;
  - d. 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
  - e. 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 returned to the meeting 10.51 a.m.*

**12.2 Subdivisions**

Nil.

**12.3 Municipal Seal (Planning Authority)**

Nil.

## 12.4 Planning (Other)

### 12.4.1 Tasmanian Planning Commission Decision Received for DA2023-040RZ Draft amendment to rezone 1844 Midlands Highway, Bagdad, from Future Urban Zone to Village Zone

**Author:** PLANNING OFFICER (BERNADETTE CONDE)

**Date:** 14 JUNE 2024

#### **Attachment(s)**

*TPC-- draft amendment DA2023-040-Decision Letter to Council- 4 June 2024*

*TPC- draft amendment DA2023-040-Decision and reasons -23 May 2024*

*TPC- draft amendment DA2023-040- Approved effective-10 June 2024*

#### **EXECUTIVE SUMMARY**

The draft amendment proposes to rezone land at 1844 Midland Highway, Bagdad, from Future Urban to Village. The site includes two separate titles, folios of the Register 184820/1 and 184820/2.

Council certified the draft amendment on 26 July 2023 and was put on public notification until 11 September 2023.

Three representations were received:

- no objection or formal comment from TasWater,
- no further comment from the Department of State Growth and
- adjoining owners at 1842 Midland Highway supported the draft amendment.

Tasmanian Planning Commission held a hearing on 15 March 2024. Council and the applicant (MC Planners) attended.

The Tasmanian Planning Commission's decision was received on 4 June 2024. It approved the draft amendment with the modification to remove the priority vegetation overlay from part of the 1844 Midland Highway, Bagdad (folio of the Register 184820/2).

The Tasmanian Planning Commission will make the necessary amendments to the planning scheme and the planning scheme maps to give effect to the amendment.

Council will make the required notification of approval of the draft amendment pursuant to s.8 of the Land Use Planning and Approvals Regulations 2014.

#### **RECOMMENDATION**

**THAT the information be received.**

#### **DECISION**

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

**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	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

## **12.4.2 Review of the Southern Tasmanian Regional Land Use Strategy**

**Author:** COUNCIL PLANNING CONSULTANT (DAMIAN MACKEY)

**Date:** 19 JUNE 2024

### **Attachment(s)**

1. *STRLUS Review Update, May 2024.*

2. *Maps: Draft Investigation Areas - Settlement Growth Boundaries for Oatlands, Kempton, Campania, Bagdad-Mangalore & Colebrook.*

### **PURPOSE**

The purpose of this report is to advise of the progress of the Review of the Southern Tasmania Regional Land Use Strategy 2010, and to consider the issue of ‘Settlement Growth Boundaries’ around our major towns and settlements.

### **BACKGROUND**

It has been 14 years since the Southern Tasmania Regional Land Use Strategy (STRLUS) was declared. At the time, there was an intention on the part of the State Government and the 12 Southern Councils to undertake regular five-yearly reviews. These have not happened, and the STRLUS is now out-of-date. STRLUS was largely based on the 2006 census data and the unfortunately low population growth projections that Treasury predicted in 2009. The population boom of the last dozen years was unexpected and not properly planned for.

STRLUS is now the subject of a major review. This is part of a systematic State-wide review process, with the other Regional Land Use Strategies in the North and North-West also being reviewed.

Concurrently, a suite of Tasmanian Planning Policies (TPPs) are being developed, (refer separate agenda item). Ideally, the TPPs would have been finalised before the review of the Regional Land Use Strategies commenced, however many stakeholders felt the review process could not wait.

### **THE STRLUS REVIEW PROGRESS**

Attached is the *STRLUS Update May 2024*, setting out the progress to date and the next steps of the review process.

The project is governed by a Steering Committee consisting of two Council General Managers, two Council Mayors and senior officers from the State Government. It is being managed on a day-to-day basis by a ‘Regional Planning Coordinator’. A Working Group has been established consisting of planning officers from the 12 southern Councils and the State Planning Office, along with the Regional Planning Coordinator.

The project is jointly funded by State and Local Government.

Several consultancies have been engaged, the most significant of which is Ethos Urban which is undertaken much of the ‘nuts and bolts’ planning work, in consultation with the Working Group.

The first major deliverable will be a ‘State of Play’ report, which is nearing completion and is expected to be provided to Councils in July, for noting.

### **SETTLEMENT GROWTH BOUNDARIES**

The Draft Tasmanian Planning Policies (TPPs) include the concept of ‘Settlement Growth Boundaries’ for towns. The existing STRLUS 2010 established an Urban Growth Boundary



around Greater Hobart, and the Draft TPPs state that towns outside Greater Hobart should similarly have growth boundaries defined around them.

The STRLUS Review, therefore, considers that Settlement Growth Boundaries for towns should be defined and incorporated into the new STRLUS, and a process to consider Settlement Growth Boundaries across the region has been established. This will include a Working Group workshop in late July with Ethos Urban and the Regional Planning Coordinator. The timeframe for the STRLUS Review has created a level of urgency around this matter.

Under the 2023 Draft TPPs, it can be determined that Settlement Growth Boundaries would have the following key characteristics:

- Provide for at least a 15 year supply of land. (Note: this is the minimum time horizon, not the maximum).
- Ideally, be defined through the preparation of local Structure Plans.

As recognised by the Draft TPPs, Settlement Growth Boundaries should now be an output of structure planning exercises.

Clearly, they should be created with careful forethought and consideration of multiple issues and the views of the community. Council is currently considering undertaking a new structure planning project for the Bagdad-Mangalore area and this would be the ideal process through which such a boundary can be identified. For this area, the issue will be a question of timing, with the STRLUS Review timeline requiring Settlement Growth Boundaries soon, and this may be before Council's structure planning project has been concluded.

For our other towns with no structure planning projects on the horizon, the STRLUS Review process for developing Settlement Growth Boundaries appears to be the only way forward. However, the issue will be the level of background research & consideration of the issues, and whether there will be the opportunity for input from the community, infrastructure providers and other stakeholders. This remains to be seen.

It is proposed that, at this point in time, Council puts forward 'Investigation Areas' for Settlement Growth Boundaries. These should be large enough to ensure that all possible growth options over at least the next 15 years (and ideally out to 30 years) can be accommodated. Refer draft maps, attached.

A final Settlement Growth Boundary for the Bagdad-Mangalore area could confidently be put forward by Council at the conclusion of the proposed structure planning project for that area. This is likely to encompass an area that is significantly smaller than indicated on the attached maps.

The conclusion of the Bagdad-Mangalore structure planning project might coincide with the public exhibition phase of the new STRLUS, however it is uncertain how the two timeframes will ultimately match up.

For the other towns, it is recommended that Settlement Growth Boundaries ultimately appearing in the new STRLUS should encompass larger, rather than smaller, areas to ensure that all growth possibilities are covered. These areas would be pending future structure planning exercises in which more refined Settlement Growth Boundaries would be developed. Again, these would very likely be significantly smaller than the areas indicated on the attached maps.

The accuracy of the Settlement Growth Boundaries appearing in the new STRLUS will depend on the coming process through which they are developed under the STRLUS Review.

It is noted that the Oatlands Structure Plan, completed several years ago, did not identify a

Settlement Growth Boundary as it was undertaken before this concept appeared in the Draft Tasmanian Planning Policies.

It should also be noted that the establishment of a Settlement Growth Boundary does not mean that all land within it must be immediately rezoned to a 'township zone', (such as Village, General Residential, Local Business, Community Purpose, Open Space, Recreation, etc.). The purpose of Settlement Growth Boundaries is to provide for long term planning.

## RECOMMENDATION

**THAT:**

- A. The update on the Review of the Southern Tasmania Regional Land Use Strategy be received, and;**
- B. The concept of 'Investigation Areas' for Settlement Growth Boundaries be adopted until more precisely defined through a Structure Planning Project in the case of Bagdad-Mangalore area, or through the process within the Southern Tasmania Regional Land Use Strategy Review in which such boundaries, satisfactory to Council, are identified.**

## DECISION

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

**THAT:**

- A. The update on the Review of the Southern Tasmania Regional Land Use Strategy be received, and;**
- B. The concept of 'Investigation Areas' for Settlement Growth Boundaries be adopted until more precisely defined through a Structure Planning Project in the case of Bagdad-Mangalore area, or through the process within the Southern Tasmania Regional Land Use Strategy Review in which such boundaries, satisfactory to Council, are identified.**

**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	✓	

**12.4.3 Draft Tasmanian Planning Policies  
Report by the Tasmanian Planning Commission to the Minister for Planning  
under S.12F of the Land Use Planning and Approvals Act 1993.**

**Author:** COUNCIL PLANNING CONSULTANT (DAMIAN MACKEY)

**Date:** 19 JUNE2024

**Enclosure(s):**

1. *Correspondence from the Tasmanian Planning Commission to the Minister for Planning, 6 June 2024.*
2. *Draft Tasmanian Planning Policies Report by the Tasmanian Planning Commission under S.12F of the Land Use Planning & Approvals Act 1993.*
3. *Council's submission to the Tasmanian Planning Commission, 22 June 2023.*

**PURPOSE**

The purpose of this report is to notify Council of the recently released report from the Tasmanian Planning Commission (TPC) on the Draft Tasmanian Planning Policies (TPPs) under Section 12F of the *Land Use Planning & Approvals Act 1993*.

This follows the statutory public exhibition of the Draft TPPs last year, the hearings undertaken by the TPC into the submissions received and the TPC's subsequent deliberations.

Council made a formal submission in June 2023 to the TPC process, and a previous submission in November 2022 to a separate local government consultation process.

The Draft Tasmanian Planning Policies and the TPC Report are now in the hands of the Minister for Planning, who has the statutory power to bring them into effect. Presumably, this will occur and the declared TPPs will potentially be amended as recommended by the TPC.

**BACKGROUND**

Tasmania's land use planning system has been in need of a policy 'engine room' since it was established in 1993.

The proposed Tasmanian Planning Policies are intended to provide overarching direction on a range of matters. They will inform the shape of Regional Land Use Strategies, the State Planning Provisions and Planning Scheme Amendments.

It is noted that the TPPs would not come into consideration at the development assessment level, the principle being that they are implemented entirely through the higher-order mechanisms.

The TPPs are part of a larger planning system reform that started 14 years ago with the creation of the three statutory Regional Land Use Strategies. Around seven years ago the process to create a single state-wide planning scheme commenced. This process is still ongoing, however most of Tasmania's Councils have now transitioned their planning schemes into the new Tasmanian Planning Scheme, including Southern Midlands.

The TPPs, once declared by the Minister, will be crucial in informing the current revision of the three Regional Land Use Strategies. Ideally, they would have been finalised before the review of the Regional Land Use Strategies commenced. However, it was felt by many stakeholders that the review of the Southern Tasmania Regional Land Use Strategy could not wait.

It is anticipated there will be a five-yearly review process. Revised TPPs would then inform five-yearly reviews of the Regional Land Use Strategies which, in turn, would flow into planning scheme amendments. This ideal system relies on the 'Regional Planning Framework' that has been mooted in recent years coming into reality. (This is not a certainty.)

### **PREVIOUS COUNCIL SUBMISSION**

Council's June 2023 submission is enclosed. The headings are as per the Draft Tasmanian Planning Policies.

### **THE TASMANIAN PLANNING COMMISSION REPORT TO THE MINISTER**

The TPC's report to the Minister for Planning is enclosed, along with the covering letter to the Minister.

The Draft TPPs, as publicly exhibited in 2023, are included in the TPC Report in Appendix D.

There is no set timeframe for the Minister to decide if the Tasmanian Planning Policies should be declared. The amendments recommended in the TPC report do not necessarily have to be followed by the Minister, although he must consider the report, and can further inform himself through other means if he sees fit. If he believes there should be *substantial* amendments other than those recommended by the TPC, the amended TPPs would need to be subjected to a new public exhibition, public hearings and assessment process through the TPC.

Some of Council's points within its June 2023 submission have been taken into account within the TPC recommendations to the Minister, whilst others have not. Some other changes recommended by the TPC were outside Council's 2023 deliberation process. The key matters are summarised below:

#### **Growth / Housing:**

Council submitted that the planning time horizon should aim to maintain a 20 year supply of zoned land for growth, not the 15 year time-frame specified in the Draft TPPs. Council further submitted that there should be a 30 year supply of land identified within Settlement Growth Boundaries (but not necessarily zoned for development).

The TPC recommendations do not concur with Council's submission.

#### **'Change':**

Council submitted that the TPPs should openly acknowledge that there will need to be 'change', if we are going to achieve environmentally sustainable settlement footprints whilst satisfying demand for housing generated by future population growth.

The TPC recommendations do not concur with Council's submission.

#### **Rural Living Opportunities:**

Council submitted that the relevant TPP should be written in the 'positive' rather than the 'negative', to encourage a (limited) increase in new rural living opportunities, especially in areas that are already 'de facto' rural living communities so that there is no further loss of good agricultural land. Council argued that the 'rural residential' settlement type should be acknowledged as providing an opportunity for people to live in a genuinely sustainable way whilst generating an income from small-scale agricultural enterprises.

The TPC recommendations do not concur with Council's submission.

### **A Strategic Approach to Biodiversity Offsets:**

Council submitted that the TPPs should require a strategic approach to biodiversity offsets, rather than an ad hoc ‘scatter gun’ approach.

The TPC recommendations do not concur with Council’s submission.

### **Defining ‘Values’:**

Council submitted that the TPPs are silent on how some ‘values’ are defined and agreed, particularly those that are not already well-defined by the system, such as landscape and geodiversity. Without some standardised state-wide approach to these, there is substantial scope for uncertainty and future argument within and between the community, Local Government and State Agencies.

The TPC recommendations do not concur with Council’s submission.

### **The Agriculture Zone:**

Council submitted that the Agriculture Zone in the new Tasmanian Planning Scheme has been applied too broadly and covers land of poor agricultural quality, and that such land would be better zoned Rural to provide for a larger range of potential economic development. Council argued that the TPP dealing with this issue should direct a more sensible spatial allocation of the Agriculture and Rural Zones.

The TPC recommendations do not concur with Council’s submission.

### **Balancing Competing Goods.**

Other changes recommended by the TPC include replacing ‘balancing terminology’ with ‘absolutist terminology’ in the weighing of competing goods. Examples are:

Strategy 2.1.3(2) is recommended to change from:

*Unless there are significant social or economic benefits, avoid designating land for purposes that will require land clearance in areas identified as having high biodiversity values.*

to simply:

*Avoid designating land for purposes that will require land clearance in areas identified as having high biodiversity values.*

Strategy 2.2.3(4)(a) is recommended to change from:

*Use and development located in, or around, waterways, wetlands and estuaries will:  
(a) minimise the clearance of native vegetation;*

to:

*Use and development located in, or around, waterways, wetlands and estuaries will:  
(a) avoid the clearance of native vegetation;*

Strategy 2.2.3(4)(b) is recommended to change from:

*Use and development located in, or around, waterways, wetlands and estuaries will:  
(b) avoid land disturbance or manage soil erosion and changes in sediment loads entering the water caused by land disturbance;*

to:

*Use and development located in, or around, waterways, wetlands and estuaries will:*

(b) *avoid land disturbance and prevent soil erosion and changes in sediment loads entering the water caused by land disturbance;*

This absolutist terminology will prevent Councils and the Tasmanian Planning Commission from contemplating what may well be the best overall outcome, and may actually lead to poorer environmentally sustainable outcomes. A simple example of this is the choice between ever-expanding urban sprawl and sacrificing some remnant environmental values within an existing urban footprint. Such a choice may or may not be deemed appropriate after careful consideration in a particular case, but the proposed changes to the TPPs will not allow such consideration to take place at all.

These proposed amendments are a significant concern.

#### **Impact of Climate Change on Demand for Residential Land:**

Council did not provide a submission on this point. However, the Review of the Southern Tasmania Regional Land Use Strategy (STRLUS) has highlighted a significant omission within the TPPs.

The population growth forecasts recently undertaken for the STRLUS Review, (forecasting out to the year 2046), have not included any allowance for an increase in demand for housing in Tasmania driven by people wishing to move to a temperate climate from Mainland Australia, and other parts of the world, to escape increasingly oppressive temperature extremes. The result is that the population growth forecasts predict that Tasmania's population will grow only slowly over this time. In fact, it predicts that Tasmania's population will grow by less in the next 20 years than it has done in the last 10 years. The recently released State Treasury population forecasts are similarly deficient.

This is puzzling as the Draft TPPs thoroughly take climate change into account in all other respects.

These low population growth forecasts will have significant ramifications for the revised STRLUS and Council structure planning exercises, and is a major concern.

#### **RECOMMENDATION**

**That the report by the Tasmanian Planning Commission to the Minister for Planning under S.12F of the *Land Use Planning and Approvals Act 1993*, regarding the Draft Tasmanian Planning Policies, be noted.**

#### **DECISION**

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

**THAT the report by the Tasmanian Planning Commission to the Minister for Planning under S.12F of the *Land Use Planning and Approvals Act 1993*, regarding the Draft Tasmanian Planning Policies, be 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	✓	

#### **12.4.4 Statutory Review of the State Planning Provisions: Farm Workers Accommodation.**

**Author:** COUNCIL PLANNING CONSULTANT (DAMIAN MACKEY)

**Date:** 19 JUNE 2024

**Attachment(s):**

*Action Group 1 – SPP Amendments – On Farm Workers Accommodation. Further Consultation Paper.*

#### **PURPOSE**

The purpose of this report is to update Councillors on a key issue arising out of the State Government's five-year statutory review of the State Planning Provisions (the SPPs); on-farm accommodation for employees.

#### **BACKGROUND**

In 2022 the State Government commenced its statutory five-year review of the State Planning Provisions, the SPPs.

The SPPs form the great majority of the ordinance of the Tasmanian Planning Scheme, with the local provisions (as set out in each Council's Local Provisions Schedule) constituting only a small fraction.

The legislation directs that the State Government must review the SPPs every five years, hence the review now underway, (since 2022). Council lodged a submission in August 2022.

The State Planning Office has been working through a process with Council planners to analyse the submissions that were made and develop draft SPP amendments. Issues were divided into various categories and 'Action Groups' were formed consisting of officers from the State Planning Office and local government planners from those Councils with a particular interest in an issue.

One such issue is that of farm workers accommodation in rural areas.

Ultimately, proposed SPP amendments will need to be subject to a statutory public exhibition, hearing and final assessment process through the Tasmanian Planning Commission.

#### **FARM WORKERS ACCOMMODATION**

Southern Midlands Council officers have been involved in the Action Group dealing with the issue of farm workers accommodation in rural areas. This matter has long been a concern, with Council arguing there needs to be a planning-approval pathway to enable such accommodation on farms. Many other rural councils have also expressed this view.

The Action Group dealing with this issue is now progressing the matter quickly. The State Government included the resolution of this issue in its 'first 100 day plan' following the 2024 election. It appears likely there will be a positive outcome.

For councillors' information, attached is the latest discussion paper from the Action Group: *Action Group 1 – SPP Amendments – On Farm Workers Accommodation. Further Consultation Paper.*

As set out in the discussion paper, it is intended to address this issue by creating a new category of the Residential Use Class and adding new development and use standards to

the Agriculture Zone and the Rural Zone.

Farm (or 'Rural') Workers Accommodation will therefore be treated by planning schemes separately to similar types of residential use, such a Single Dwellings or Visitor Accommodation, (although it is possible that seasonal Farm Workers Accommodation may be able to be used for Visitor Accommodation in the off season).

## RECOMMENDATION

**THAT the information be received.**

## DECISION

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

**THAT the information 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	✓	



#### **12.4.5 Proposed Township Structure Planning Project**

**Author:** COUNCIL PLANNING CONSULTANT (DAMIAN MACKEY)

**Date:** 19 JUNE 2024

##### **Attachment(s)**

1. *Project Steering Group Minutes: Meeting No.1; 23 May 2024.*
2. *Project Steering Group Minutes: Meeting No.2; 6 June 2024.*
3. *Project Plan – Draft 14 June 2024.*
4. *Project Brief – Draft 14 June 2024.*

##### **PURPOSE**

The purpose of this report is to initiate a project to develop a new 'Structure Plan' for the Bagdad-Mangalore valley. This is to replace the existing 2010 plan.

##### **BACKGROUND**

The feedback received by Council during the public notification of the Southern Midlands Draft Local Provisions Schedule, and subsequent Tasmanian Planning Commission hearings, brought into focus a need to revisit the local area land use planning for the Bagdad-Mangalore area. The need has been further highlighted by the unanticipated growth in demand for housing that this area, along with the rest of the State, has experienced over the last ten years. A level of demand that was not envisaged in 2010.

The recent migration of the Southern Midlands Interim Planning Scheme 2015 into the new, state-wide Tasmanian Planning Scheme was required to be largely a 'translation' exercise, with no significant changes in zoning. Therefore, Council was unable to use that process to update its zoning maps and this high-demand area has not been subject to holistic strategic consideration for around 15 years.

The current *Bagdad-Mangalore Structure Plan 2010* was undertaken at a time when the Midland Highway was mostly a 100 kph road with no centre dividing strip, with consequently no ability to consider new junctions and the emphasis was on limiting increases in use of existing accesses. At the time, it was anticipated that the new highway bypass of the area would be constructed within a few years, and the intention was to update the 2010 Structure Plan once the highway bypass was under construction. Both of these factors have fundamentally altered. The bypass will possibly not be built for decades, and the highway is now an 80 kph road with centre dividing/right-turn lane. Furthermore the new Bridgewater bridge will soon become a reality (anticipated completion in 2025). These are major changes in terms of future land use planning for the area.

The three Regional Land Use Strategies, which are fourteen years old, are now being reviewed. This is being done through the State Planning Office with the three regional groupings of Councils. Local structure planning is timely in that relevant outcomes will be able to feed into the review of the Southern Tasmania Regional Land Use Strategy, and vice versa.

Furthermore, the Draft Tasmanian Planning Policies, which are nearing declaration by the Minister for Planning, will require the establishment of 'Settlement Growth Boundaries' around towns and settlements. These are ideally established through structure planning exercises.

At its April meeting, Council resolved to investigate the project further, and to that end established a Project Steering Group (PSG) to refine a Draft Project Plan and Project Brief. Council also resolved that the PSG should consider including one or more community representatives.

## **PROJECT STEERING GROUP RECOMMENDATIONS.**

The PSG has met twice since the April Council meeting, on 23 May and 6 June 2024, (refer enclosed minutes).

It has progressed the drafting of the Project Plan and Project Brief to a point where it now recommends that Council endorse the documents and initiates the project.

It is noted that the Project Plan identifies 'key decision points' which are to be referred to full Council for final decisions.

Two community representatives on the PSG are recommended for Council endorsement: Mr Tony Bantick and Mr Chris Cartledge.

The PSG has noted that the State Government has no funding available to assist Councils in undertaking structure planning, and it is uncertain if the new post-election Government will reintroduce this grant funding in the future. This situation will be monitored.

The PSG has recommended that Council budget \$80,000 over two financial years for the project, with the bulk of this cost, \$50,000, in the first financial year.

## **NEXT PROJECT STEERING GROUP MEETING**

The next PSG meeting is scheduled for Wednesday 3 July, 10:00am to 12:00 noon, at Council's Kempton office.

Should Council initiate the project, as recommended below, the Project Manager and the PSG will arrange for advertising the call for submissions from suitably qualified and experienced consultants.

The Project Steering Group will assess and short-list the submissions received, and interview selected consultants. It will then provide a report to full Council recommending the preferred consultant.

## **RECOMMENDATION**

**THAT Council:**

- A. Initiate a project to develop a new Bagdad-Mangalore Structure Plan, in line with the Draft Project Plan and Draft Project Brief dated 14 June 2024.**
- B. Instruct the Project Manager, overseen by the Project Steering Group, to advertise the call for submissions from suitably qualified and experienced consultants.**
- C. Allocate funding of \$50,000 in the coming financial year (carry forward from 2023/24), and funding of \$30,000 in the next financial year, for the project.**
- D. Endorse the appointment of the following community representatives to the Project Steering Group:**

**Mr Tony Bantick.  
Mr Chris Cartledge.**

## DECISION

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

### THAT Council:

- A. Initiate a project to develop a new Bagdad-Mangalore Structure Plan, in line with the Draft Project Plan and Draft Project Brief dated 14 June 2024.
- B. Instruct the Project Manager, overseen by the Project Steering Group, to advertise the call for submissions from suitably qualified and experienced consultants.
- C. Allocate funding of \$50,000 in the coming financial year (carry forward from 2023/24), and funding of \$30,000 in the next financial year, for the project.
- D. Endorse the appointment of the following community representatives to the Project Steering Group:

Mr Tony Bantick.  
Mr Chris Cartledge.

### 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	✓	

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

**DECISION**

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

**THAT the meeting be adjourned for morning tea at 11.17 a.m.**

**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	✓	

**DECISION**

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

**THAT the meeting reconvene at 11.36 a.m.**

**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	✓	

## **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.*

#### **13.1.1 Traffic and Pedestrian Matters in High Street Oatlands**

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

**Date:** 15 May 2024

**Attachment(s):**

*High Street Oatlands Traffic Counter Report*

#### **ISSUE**

Responding to a Community request for modified traffic arrangement in High Street Oatlands.

#### **BACKGROUND**

This matter was discussed at the May Council meeting, as detailed below;

[EXTRACT Council Meeting Minutes 22<sup>nd</sup> May 2024]

#### **13.1.1 Traffic and Pedestrian Matters – High Street, Oatlands**

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

**Date:** 15 MAY 2024

**Attachment(s):**

*Extract Oatlands Structure Plan – Traffic Issues*

#### **ISSUE**

*Responding to a community request for modified traffic arrangement(s) in High Street Oatlands.*

#### **BACKGROUND**

*The Oatlands Structure Plan was adopted by Council in September 2021 and in that document traffic and related issues were explored by the Consultants (JMG) as part of their response to the Community Consultation process.*

*Traffic Engineer (Milan Prodanovic) provided a commentary within the final report, with a range of recommendations.*

#### **DETAIL**

*Council has not had the ability to implement all of the recommendations, but have completed some, namely:*

1. *Removal of the angle parking in the High Street and converting it to parallel parking, which has made a considerable difference to the level minor incidents, and frustrations in the area;*
2. *Undertaken a boundary adjustment to free up a trafficked way along the rear of the shops near the IGA in preparation for a future parking arrangement;*
3. *Completed the Oatlands Aquatic Centre, which provides additional parking adjacent to the High Street, which includes:*
  - a. *32 standard car parking spaces*
  - b. *2 electric vehicle charging parks*
  - c. *2 DDA compliant parking spaces*
  - d. *1 coach parking space*
4. *Reconstruction of South Parade;*
5. *Reconfigured the bus stop (south bound) to comply with the DDA; and*
6. *The implementation of timed vehicle parking in front of key business locations, e.g. Bank, Chemist, Post Office.*

*Traffic Engineer, Milan Prodanovic observed:*

*In order to recommend beneficial and achievable traffic safety improvements, increased accessibility and an improved traffic environment within Oatlands, the following investigative measures have been taken:*

- *Consideration has been given to the outputs from stakeholder and community consultation that was undertaken during this year;*
- *The vehicle crash record within the built-up area of Oatlands was reviewed; and*
- *Visits to Oatlands to observe the behaviour of drivers and pedestrians, parking activity and the road and traffic conditions along the streets.*

*There have been only 13 reported on-road collisions and three off-road incidents within the built up area of Oatlands since January 2015. Seven of these collisions occurred along High Street.*

*Three have been collisions with pedestrians, and three were parking manoeuvres, with the three pedestrian collisions and two of the parking manoeuvres resulting in minor injury. Two of the pedestrian collisions occurred in the area of the IGA store and the other occurred between Barrack Street and Dulverton Street.*

*The collisions with the parking/unparking manoeuvres occurred at different locations along High Street. All other six on-road collisions away from High Street occurred at different locations; three at four leg intersections in the Dudley Street and Stanley Street area and three in midblock locations on different side streets.*

*All of these collisions, except for one loss of control crash, resulted in property damage only.*

*The width of High Street between kerb faces varies from 15.6m just south of Dulverton Street to 17.4m near the IGA store and 16.9m to the south of Wellington Street.*

*His recommendation was also to install pedestrian refuges at between 80m to 120 along the High Street and turning path line marking, for right turns into Church Street from High Street.*

*Given the width of the High Street and the existence of two pedestrian crossing points with possibly another two to be installed, there is still considerable concern over the traffic speed in the Village centre, given the senior years enjoyed by many members of the community and their ability to negotiate the very wide traffic pavement in safety.*

Further consultation has arrived at a request from representatives of the community for Council to write to the Transport Commission seeking to have the speed limit from Recreation Ground to the Esplanade be reduced to 40km/hour.

For information, when considering this request, the Commissioner for Transport will consider the following:

- safety concerns
- crash history
- the condition of the road
- what the road is used for
- how many people use the road
- whether it is used by vulnerable road users, such as cyclists and pedestrians
- the number of accesses and intersections
- compliance with AustRoads and engineering guidelines
- pedestrian activity around the road
- property surrounding the road area.

Depending on Council' decision, this information will need to be compiled in order to make an application.

Finally, through related discussions, it is also worthy to note that such an extended restricted speed limit through the township may be a further deterrent for motorists to detour off the Midland Highway and travel through Oatlands. Therefore impacting adversely on local business reliant on the travelling public.

**Human Resources & Financial Implications** – If approved, a budget for two new pedestrian refuges in High Street will be required.

**Community Consultation & Public Relations Implications** – The Oatlands Structure Plan consultations and recent representations to Council.

**Policy Implications** – N/A

**Priority - Implementation Time Frame** – ASAP

## **RECOMMENDATION**

**THAT:**

- a) Council, in the first instance, determine whether to request the Commissioner for Transport to undertake a review of the speed limit in High Street, Oatlands;**
- b) If confirmed, then Council determine the length of High Street to be subject to a 40 klm/hr speed limit (noting that the community has indicated that it should extend along High Street from the Oatlands Recreation Ground (Victoria Street) to the Esplanade; and**
- c) If confirmed, Council obtain traffic counter readings along High Street Oatlands and compile other relevant information to support an application to the Commissioner for Transport; and**
- d) Subject to budget availability, Council install two pedestrian refuges - one near Mill Lane and the other near the Chemist shop.**

## **DECISION**

Moved by Clr A E Bisdee OAM, seconded by Clr D Blackwell

**THAT prior to making any decisions, Council obtain traffic counter readings along High Street Oatlands noting that this will provide the number of vehicle movements; type of vehicles; and speed.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt	<input type="checkbox"/>	
Deputy Mayor K Dudgeon	<input type="checkbox"/>	
Clr A E Bisdée OAM	<input type="checkbox"/>	
Clr D Blackwell	<input type="checkbox"/>	
Clr B Campbell	<input type="checkbox"/>	
Clr D Fish	<input type="checkbox"/>	
Clr F Miller	<input type="checkbox"/>	

[END OF EXTRACT Council Meeting Minutes 22<sup>nd</sup> May 2024]

## DETAIL

The following is an extract from the *Tasmanian Speed Zoning Guidelines* developed by the Department of State Growth.

### **Speed zoning principles**

*Speed limits need to achieve a reasonable balance between road safety and local amenity concerns on the one hand, and traffic mobility expectations on the other. It is recognised that community views on the appropriate balance between these considerations continue to evolve over time.*

*In order to be effective, speed limits need to be realistic and credible. The speed limit should reflect the road's characteristics and environment so that its justification is self-evident to motorists.*

*Whilst it is noted that the effect of changed speed limits on the overall travel time of individual motorists tends to be small, experience has shown that arbitrarily low limits attract poor levels of compliance, even when subject to regular enforcement.*

*Speed limits are not always the most appropriate tool with which to address safety concerns – isolated hazards, such as a specific intersection or a tight bend are better addressed with physical works or the installation of warning signs, including speed advisory signs.*

*Motorists can become confused by too many speed limit changes along the same route. A balance needs to be achieved between matching the limit with the road characteristics at specific locations and avoiding excessive 'chop and change.'*

*Speed zones need to be clearly and regularly signed so that motorists are not confused about the limit which applies. These signs should be installed with accordance with AS1742.4.*

### **Key factors in setting speed limits**

*The factors set out below are to be considered when determining the appropriate speed limit for a section of road. It is noted that every location has its unique characteristics and engineering judgment must be applied to select an appropriate speed limit based on site specific considerations.*

- **Road function and traffic volume.**

*Different roads are used for different purposes. Local roads are used by local traffic and vehicles turning in and out of roadside properties. Arterial roads and highways have a high proportion of through traffic and the traffic volumes tend to be higher. Local amenity, including interactions with pedestrians predominate on local roads, while traffic mobility expectations are more important on highways.*

- **Roadside development**



*The level of roadside development is a primary consideration in speed limit setting. It can be assessed by counting the number of accesses and intersections along the road. (Accesses that are infrequently used, such as gates into paddocks, are not counted.) This provides an indication of the likelihood of through Tasmanian Speed Zoning Guidelines 4 traffic coming into conflict with vehicles turning on or off the road. The level of roadside development can be readily perceived by motorists and so is a good way of ensuring that the justification for the speed limit is self-evident to motorists.*

- **Pedestrians and cyclists**

*The presence of vulnerable road users, such as pedestrians and cyclists, should be considered when setting speed. However, permanent speed limits should not be installed to address conditions that only arise for short or infrequent periods each day i.e. school or shopping zones.*

- **Cross-section and road alignment**

*Lower speed limits should not be installed to compensate for isolated geometric deficiencies, such as a tight bend. This type of situation is better treated with physical works or the installation of warning and advisory speed signs.*

*It is recognised that there are many low-volume rural roads throughout Tasmania where the road alignment restricts vehicle speeds to well below the 100 km/h general rural default speed limit. However, where a posted speed limit is provided, it should be consistent with the majority of the road alignment. It is inappropriate to install posted speed limits on rural roads with inconsistent alignments as there would be too many locations where the speed limit would be either significantly higher or lower than the operating speeds. When a non-default speed limit is installed, many drivers have an expectation that the road can be readily negotiated at that speed. This should be supported by appropriate road warning and speed advisory signs.*

- **Crash history**

*Generally, established crash patterns are best addressed by road safety treatments that specifically mitigate the cause of the crashes. It is noted that crash history is not self-evident to a motorist travelling along a road.*

### **Notes on typical applications**

#### **40 km/h – school zone (part time)**

- *Applied at schools where a Children’s Crossing exists.*
- *The school zone typically extends 100 metres on either side of the crossing.*
- *Most school zone signs are electronic and are programmed to operate for a short period at the beginning and end of the school day.*

#### **40 km/h – local area traffic management Tasmanian Speed Zoning Guidelines 6**

- *Applied to streets which have been treated with traffic calming devices (such as road humps) which physically control operating speeds.*
- *Can be applied in beachfront areas with low traffic volumes and no formal footpath facilities.*

#### **40 km/h – high pedestrian activity areas**

- *Applied to streets through areas with high amounts of pedestrian activity or with an over-representation of pedestrian crashes.*

- *Depending on the nature of the pedestrian activity, these type of zones may be part-time.*

#### *50 km/h – general urban default*

- *Applies to all roads in built-up areas unless signed otherwise. 50 km/h – shopping zones and town centres*
- *Where urban arterials and main roads through rural towns pass through shopping zones, the speed limit can be reduced to 50 km/h (40km/h to be considered where pedestrian activity is high).*
- *Shopping zones are associated with elevated numbers of pedestrians crossing the road and increased parking / unparking manoeuvres from kerbside spaces.*
- *Shopping zones should only be installed where the activity occurs on both sides of the road and extends over a length of a least 300 metres. 60 km/h –urban arterials and main roads through rural towns*
- *These types of roads have a high proportion of through traffic and the traffic volumes tend to be higher.*

#### *60 km/h – rural residential*

### **High Street Vehicle Traffic Counts**

In response to the decision from the May 2024 meeting, Helen Geard was asked to arrange for the vehicle traffic counter to be deployed in High Street at three location,

1. Near the junction of Victoria Street;
2. On the northern side of Wellington Street; and
3. Near the junction of Dulverton Street

The detailed report, including speed limits and vehicle classifications is provided in the attachments.

### **Summary**

#### **1. Near the junction of Victoria Street;**

Total number of vehicles travelling on High Street (near Victoria Street) Oatlands 8:00am 28 May 2024 => 8:30am Tuesday, 4 June 2024 was 9612.

The average number vehicles travelling = 9,612 per week (for comparison – average 1,373 vehicles per day x 7 days).

General speed appears to be over the current speed limit

#### **2. On the northern side of Wellington Street; and**

Total number of vehicles travelling on High Street (near Wellington Street) Oatlands 10:00am Tuesday, 4 June 2024 => 8:10 Tuesday, 11 June 2024 was 13,219. Add another 155 vehicles (missing 2 hours on Tuesday to complete 7 days).

The average number vehicles travelling = 13,374 per week (for comparison – average say 1,910 vehicles per day x 7 days).

General speed appears to be over the very close to the current speed limit.

### 3. Near the junction of Dulverton Street

Total number of vehicles travelling on High Street (near Dulverton Street) Oatlands 11:40am Tuesday, 11 June 2024 => 8:30am Tuesday, 18 June 2024 was 6,272. Add another 172 vehicles (missing 3 hours on Tuesday to complete 7 days).

The average number vehicles travelling = 6,444 per week (for comparison – average say 920 vehicles per day x 7 days).

General speed appears to be over the current speed limit.

### High Street Pedestrian Activity Count

This assessment is a little more challenging than the vehicle assessments, so the following method was applied. That is, the number of customer transactions that occurred over a seven day period, at the IGA Supermarket, the Celebrations Bottle Shop, the Oatlands Aquatic Centre and an estimation in respect of the Kentish Hotel/Café. Whilst the Post Office and other smaller operators did not have customer transaction figures, an assumption could be applied to cover the premises that could not provide information.

- |                             |  |
|-----------------------------|--|
| 1. IGA Supermarket          | 7,842 customer transactions                        |
| 2. Celebrations Bottle Shop | 1,324 Customer transactions                        |
| 3. Oatlands Aquatic Centre  | 414 Customer Transactions (conservative)           |
| 4. Kentish Hotel/Café       | 3,310 estimated based on 2.5 x Bottle Shop         |
|                             | 12,872   |
| 5. Others – assumption, say | 1,000  |
| 6. With rounding            | say 14,000 per week which equates to 2,000 per day |

In drawing on recent on recent information, Patrick Street in Bothwell, which is the main street in Bothwell has just been reduced from 60km/h down to 50km/h. It is also noted that the main street in Deloraine (former Bass Highway) has a speed limit of 40km/h.

The observations of the writer is that Oatlands would have a more active main shopping area than Bothwell and a less active main shopping area than Deloraine. With the general observation that the *40 km/h – high pedestrian activity areas* as detailed in the *Tasmanian Speed Zoning Guidelines* would not necessarily encompass the Oatlands High Street shopping precinct

**Human Resources & Financial Implications** – Budget for two new pedestrian refuges in High Street.

**Community Consultation & Public Relations Implications** – The Oatlands Structure Plan consultations and recent representations to Council

**Policy Implications** – Nil

**Priority - Implementation Time Frame** – ASAP.

## RECOMMENDATION

### For discussion

### DECISION

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

### THAT Council:

- A. Proceed to design and construct a single pedestrian refuge (in the vicinity of the Oatlands Chemist);**
- B. Council assess the need for additional refuges following further assessment during the peak visitor season. This also includes a review of the need to make application to the Commissioner for Transport for a reduced speed limit.**

### 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	✓	

*Clr F Miller declared an interest in Item 13.1.2 and exited the meeting at 11.58 a.m.*

**13.1.2 Craighourne Road, Colebrook – Request from F Miller & M Nardi Re: Proposal to close Craighourne Road (north-eastern section accessed via Link Road, Colebrook)**

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

**Date:** 20 JUNE 2024

**Attachment(s):**

*Extract from the Council Meeting Minutes held 19<sup>th</sup> February 2020 (including attachments)*

**ISSUE**

Consideration of a request from Mr F Miller and Dr M Nardi for Council to review its decision not to close that section of the Craighourne Road (north-eastern section accessed via Link Road, Colebrook) which provides access to the Craighourne Dam.

**BACKGROUND**

The closure of this section of road was last formally considered by the Southern Midlands Council at its meeting held 19<sup>th</sup> February 2020.

An extract from the Minutes of that meeting is included as an attachment. This provides all the relevant background information and the process undertaken by Council.

Mr F Miller and Dr M Nardi are the owners of the property that adjoins the Dam in this location.

**DETAIL**

This most recent request from Mr F Miller & Dr M Nardi for Council to close the road follows reports of recent stock loss (i.e. 3 cattle shot with one in calf); plus other allegations of trespass; damage to property and stock theft. The email correspondence states that “access to the property is allowing rampant criminality to occur causing significant losses and distress”.

In the absence of the Road being closed to the public, adequate security measures are being sought to ensure that the property can be utilised without fear of assault, theft or death of livestock.

**Discussion**

In reference to the previous report, Councillors will note the decision made at the February 2020 meeting:

***“THAT Council:***

- 1. Maintain its position that the north-eastern section of Craighourne Road (accessed via Link Road) remain open;***
- 2. Maintain its offer to work with Inland Fisheries and Tasmanian Irrigation to develop a formal area at the end of the road on Tasmanian Irrigation land for vehicle parking and access to Craighourne Dam, including signs and physical barriers to prevent access to private land, in conjunction with the fencing of the Craighourne Road frontage by the abutting landowners.”***

Councillors will note the extensive report that was submitted to the February 2020 meeting, which included a significant number of attachments. It detailed all the information and key issues that were considered, and essentially, these issues remain unchanged. This was the basis for determining Council's previous position.

The following comments are provided from a management perspective:

- The Craighourne Road is not dissimilar to all other rural roads that go through farming properties, with the property owner being responsible to fence either side of the road to contain stock and maintain other control measures (i.e. prevent trespass).

*Notes:*

*Council has previously engaged (and funded) a Surveyor to 're-peg' the relevant boundaries between the road reservation, the Craighourne Dam land and the private property.;*

*The fencing of road frontage boundaries is not the responsibility of local government. Council must treat all property owners equally. To construct and maintain one owners' fence would, firstly, be unfair to other property owners and, secondly, set a precedent that would have enormous financial implications for Council.*

- There are no grounds to satisfy closure of the road for the public benefit in the interests of public safety. History suggests that there is significant interest in maintaining access to this section of the Dam via this Road;
- The public consultation process carried out previously by Council revealed very strong support for the retention of the road. Whilst traffic counts have not been done, it is clear that the fishing fraternity, and others, greatly value public access to the eastern side of Craighourne Dam.

In relation to the second part of the decision made at the February 2020 Council Meeting, and depending on the decision made at this meeting, Council can initiate further discussions with both Inland Fisheries and Tasmanian Irrigation to formalise a parking area and fishing access at the end of Craighourne Road on Tasmanian Irrigation land. This would include signage and physical barriers to prevent unauthorised vehicular access to private land. However, this can only be done in cooperation with the abutting landowners who, crucially, would need to fence their road frontage at the same time.

Finally, the email correspondence also suggests that in the absence of the Road being closed to the public, adequate security measures are being sought to ensure that the property can be utilised without fear of assault, theft or death of livestock. Whilst these issues are a policing matter, the fencing of rural roads through farming properties are a deterrent to trespass. Maintaining any sort of remote monitoring (e.g. CCTV) in this location would certainly be challenging unless there was a specific site to be focussed upon.

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

**Community Consultation & Public Relations Implications** – Refer comments provided in previous report(s).

**Policy Implications** – N/A

**Priority - Implementation Time Frame** – N/A

## RECOMMENDATION

### THAT:

- a) Council re-affirm its previous position that the north-eastern section of Craighourne Road (accessed via Link Road) remain open; and
- b) Depending on the above, and subject to the abutting landowners being willing to fence the Craighourne Road frontage, Council initiate further discussions with Inland Fisheries and Tasmanian Irrigation with the aim of developing a formal area at the end of the road on Tasmanian Irrigation land for vehicle parking and access to Craighourne Dam, including signs and physical barriers to prevent access to private land.

## DECISION

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

**THAT Council re-affirm its previous position that the north-eastern section of Craighourne Road (accessed via Link Road) remain open.**

## 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	✓	

## DECISION

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

**THAT Council, regardless of the landowner being prepared to fence the roadway, initiate further discussions with Inland Fisheries and Tasmanian Irrigation with the aim of developing a formal area at the end of the road on Tasmanian Irrigation land for vehicle parking and access to Craighourne Dam, including signs and physical barriers to prevent access to private land.**

## 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 returned to the meeting 12.12 p.m.*

## 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:** 19 JUNE 2024

#### **Roads Program**

Gravel re-sheeting on a section of Brown Mountain Road has been completed. Maintenance grading starting in Broadmarsh and Elderslie areas has commenced. Culvert cleaning and drainage works underway in the Bagdad, Broadmarsh, Swanston and Tunnack areas. Maintenance grading has commenced in the Swanston-Stonehenge areas this week. Bitumen patching on all roads as weather and resources permit.

#### **Current Capital Works**

Interlaken Road works are progressing, Council has Fieldwicks crew back in Fishes Quarry crushing 20mm fcr and 40mm base for Interlaken Road. AWC are working on Rockton Corner and progressing well with drainage and verge widening.

Campbell street Oatlands footpath and kerb works have been completed. The material used as verge gravel needs to further consolidate and dry out.

Stanley street Oatlands footpath and kerb works have commenced (Western Side)

#### **Parks and Reserves**

Maintenance of recreation grounds, parks and playgrounds ongoing as required. Crews busy cleaning up leaves and mowing grass around our towns. Vandalism has occurred at both Tunnack and Tunbridge public toilets.

#### **Bridge Works**

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

#### **Building Services Unit**

Construction of 2 accommodation units in Oatlands progressing well with plastering almost completed.

Maintenance work underway on Colebrook Hall and Parattah Railway Station will commence soon.

9 Barrack Street Oatlands a new ramp and deck access is being completed.

## **Planned Works**

Stanley street Oatlands construction of footpath and kerb for approx. 280 metres.

- Drainage and pavement repairs various roads;
- Undertake various bridge maintenance repairs;
- Continue construction of accommodation units Oatlands;
- Continue Interlaken Road upgrade works.

## **Rhyndaston Road Traffic Usage Data**

A question regarding vehicular traffic movements was recently raised at a council budget workshop.

The below summary is a snapshot of the results of a traffic audit for Rhyndaston Road.

Total number of vehicles travelling on Rhyndaston Road from 2.00pm Monday 6 May 2024 => 3.00pm Monday 13 May 2024 was **824**.

- The average number vehicles travelling = 812 per week (for comparison – average **116** vehicles per day x 7 days).

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

Clr B Campbell – questioned the value (and use) of poly modified road binding product(s).  
*Manager Infrastructure & Works discouraged use of these type of products based on it not being a long-term cost effective solution.*

Deputy Mayor K Dudgeon – informed the meeting that she has received very positive feedback following completion of the new footpath in Campbell Street, Oatlands and the commencement of the next section of footpath in Stanley Street, Oatlands.

Deputy Mayor K Dudgeon – informed the meeting that invitation(s) have been issued by Hobart City Mission for the official opening of the ‘Oatlands Community Hub’ at 9 Barrack Street, Oatlands. The opening will be the 17<sup>th</sup> July 2024 at 9.45 a.m. (for 10a.m. start)

## **RECOMMENDATION**

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

## **DECISION**

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

**THAT the Infrastructure & Works 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	✓	

## **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.*

Nil.

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

### **15.1 Heritage**

<b>Strategic Plan Reference – Page 22</b>
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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:** 11 JUNE 2024

#### **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:

- Installation of shelving at Roche Hall for the new Artifact Store
- The heritage projects team have moved all artifacts into temporary storage prior to removal to the new store
- The first 'Colonial True Crime' podcast / YouTube series has been filmed, due for release mid-August
- Significant progress has been made with making the Southern Midlands Heritage Collection available online through 'Trove' (National Library of Australia)
- Works on the garden and surrounds of the former Police House (Barracks St) are nearing completion.
- Our latest Artist in Residence Heather Matthew has just arrived; Heather works in printmaking, paper making and collage.
- A 'Prints Charming' exhibition of printed works from the Artist in Residence Program is currently open at the Oatlands Gaoler's Residence.\
- Our most recent collaboration with ABC Local included a segment about Biblical / Arabian Nights place names in the Southern Midlands and was well received

#### **RECOMMENDATION**

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

**DECISION**

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

**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	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

## 15.2 Natural

### Strategic Plan Reference – page 23/24

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 JUNE 2024

#### DETAIL

- Proposed toilet block at Callington Park. Received the final building design drawings, signed off by the Engineer. These documents have been forwarded to Council seeking the issue of a Plumbing Permit and Building Permit by Council. The TasWater appointed contractor to undertake works for the installation of the a connection point at the sewer pit on the foreshore is ready to undertake the works. The same contractor has provided a quote for the balance of the sewer line works. After a meeting with the Manager of Works Dept (David Richardson), Phil Jones, the General Manager (Tim Kirkwood) and Maria Weeding, it has been agreed to accept the quotes for the sewer line works (Protech Services). The works will be scheduled to be undertaken in the near future.
- Maria has continued to working on issues arising from the last meeting of the Lake Dulverton & Callington Park Management Committee meeting – held in May.
- As reported for the May meeting: Maria and the Acting Manager of the Works Dept (Craig Whatley), meet with TasWater in the next week in relation to proposed changes to the pump station on the Lake Dulverton forshore, located at the existing toilet block. The proposed update to the pump station switchboard indicated a fairly modern structure will be placed on the foreshore. A request was sent to TasWater to see if they will colour match the structure to the existing toilet block colour (Colorbond Paperbark). As of June, we have been advised that this request has been accepted.
- Helen has been busy with many tasks including some road traffic counter reports, involving High Street, Oatlands and Rhyndaston Road.
- Helen, Mary and Maria attended a Council workshop in regard to the Drought Resilience Plan being developed for Southern Tasmania.
- The NRM Unit team provided some advice on some Campania tree and bush planting options on a section of public land in the township.

#### Weeds Officer Report, Mary Smyth

13<sup>th</sup> May – 17<sup>th</sup> June

Note: public holiday and sick leave have affected length of report this month.

#### Enquiries/feedback

Returned a call from Rapid Spray regarding their tracking devices (up to 3 different weeds) for spray units. Our recently purchased Quik Spray unit also had this option. It was costly and unnecessary at this time.

Multiple discussions with a landowner from Levendale regarding ongoing efforts to control Spanish heath on his properties and possible assistance from volunteers. NRM South unable to assist, but Landcare Tasmania suggested UTAS Landcare as a possibility.

### **Site visits**

Total = 3

Visited tree plantings at the Pound at Oatlands twice – once to check that a sheep being held didn't have access to the tank area (it didn't) and again to complete a second spray of weeds at all spots. Once the weeds have died off, replanting of spare spots can begin.

Visited Woodsdale Cemetery to begin control of Spanish heath within and around the outside of the fenced area. This is going to be a tricky situation as both inside and out are regularly mowed, and there is still quite a good amount of local native plants throughout. A covered sprayer was used so as to target the Spanish heath without affecting native plants. All SH sprayed within the cemetery, and a good start was made on the area just to the north outside the fence. Follow-up imminent!

### **Communication**

Liaising with Adam Muyt (Biosecurity Tasmania) regarding a spring survey of serrated tussock. Contacted the landowner to discuss the survey, removal of any plants found, and also to confirm that the June spray of serrated tussock is on track.

Submitted an article on weed control "Time it Right" to the Southern Midlands Regional Newsletter for the June edition.

### **Related and extra-curricular activities**

Attended the workshop presentation from Lissa Villeneuve on Drought Ready Tasmania. Most interesting!

### **Weeds Action Fund - Stemless thistle**

Final wrap-up of the grant will be completed by the end of June. Some time has been spent getting together the statement of expenditure, tax invoice, stat dec, final report and photo credits. The weed management plan for the property is also well under way, and will be forwarded to the landowner and lessee in due course.

### **Research**

The usual regular perusal of the Tasmanian Weeds Facebook page, keeping up with the latest information and field events from around the state.

Researching biological controls for Spanish heath (none) and Stemless thistle (two weevils for the closely related Cotton thistle were released in 1997 and 1999 but current status is unknown).

Researching agricultural sleeper weeds for the next SMRN edition.

### **Weed of the Week**

Prickly lettuce, firethorn, radiata pine and English ivy displayed at the Oatlands front office this month.



## RECOMMENDATION

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

## DECISION

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

**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 JUNE 2024

**Enclosure:**

*Animal Management Statement 2024*

### ISSUE

Consideration of the Animal Management/Compliance Officer's report for June 2024

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 June; *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:

**14/5/24** – Dog attacking animal causing serious injury or death (attack on chickens on the 12<sup>th</sup> May)

### RECOMMENDATION:

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

### DECISION

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

**THAT the Animal Management 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	✓	

**ENCLOSURE**  
*Agenda Item 15.6.1*

**YTD ANIMAL MANAGEMENT STATEMENT  
 2024**

DOG IMPOUNDS	RECLAIMED	ADOPTED/DOGS HOME	EUTHANISED	OTHER IMPOUNDS
14 (1 still in the pound)	11	2		1 – goat 1 – ram 1 – Weather

**JOBS ATTENDED  
 June 2024**

DOGS AT LARGE	DOG ATTACKS	DOG BARKING	DOG GENERAL
2 – infringements to be issued	0	3	9
NEW KENNEL LICENCES	WELFARE	STOCK	Central Highlands
4 new licences in the process	1	3	2

**REGISTERED DOGS:                   1767**  
**KENNEL LICENCES:                63**  
**INFRINGEMENTS ISSUED:         1**

## 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.*

### 15.7.1 Climate Change - SMC Corporate Emissions Inventory & Opportunities

**Author:** GRAHAM GREEN (SPECIAL PROJECTS)

**Date:** 18 JUNE 2024

#### ISSUE

The Southern Midlands Council Corporate Emissions Inventory & Opportunities Report (copy available on request), and a 'carbon emissions calculator' was produced for Council as part of the STCA's Southern Councils Climate Collaboration.

The report details Councils energy usage and greenhouse gas emissions from: use of fossil fuels; electricity consumption; and waste disposal for each of three financial years between 2019 and 2022. Further to the analysis in the Report, the 'carbon emissions calculator' enabled analysis on emissions and energy usage to be calculated for the 2022-23 financial year.

The Report, and extra analysis for 2022/23, enabled determination of Council's highest electricity usage facilities and sites. The Report provides suggestions as to how Council may reduce its energy consumption, usage and costs, and its greenhouse gas emissions.

Although emissions reduction targets are not yet mandated for Councils, Australia is party to intergovernmental agreements and emissions reduction targets by 2050. Taking action to reduce emissions may be considered Council's contribution to state-wide, national and global efforts to reduce and minimise emissions.

All efforts to reduce emissions, no matter how small they seem in the broader context, help to reduce the consequences of climate change. Council's commitment to contributing action on climate change is part of the Strategic Plan 2022-2032:

*Strategic Plan 2022-2032 - Aiming to achieve:*

3.7.1 Implement strategies to address the issue of environmental sustainability in relation to its impact on Council's corporate functions and on the Community

*Strategic Plan 2022-2032 - Key Actions to achieve our aims*

3.7.1.2	Regularly review Council's Climate Change Action Plan to define emissions reduction and energy efficiency priorities
3.7.1.3	Continually improve energy efficiency and assist the Community in energy efficiency initiatives
3.7.1.4	Establish collaborative partnerships with other Councils, key stakeholders and other tiers of government, that strengthen Council's response to climate change
3.7.1.5	Investigate options to potentially develop alternative energy sources, including but not limited to, a Solar Array Panel/bank to generate power to be used at the community level and excess back to the grid
3.7.1.6	Facilitate the installation of further EV charging stations for battery operated vehicles in key geographic locations

## Background

Southern Midlands Council's approach to emissions reduction has been detailed formerly through 'Climate Change Action Plans' produced originally in 2009 and again in 2020. These Plans highlighted energy efficiency projects within Councils scope of influence with a view to reducing greenhouse gas emissions that Council is responsible for. Under these Plans the following actions have been achieved:

- energy auditing - monitoring electricity and fuel usage in order to assess where improvements may be made;
- adoption of an energy efficient vehicle policy;
- retrofitting the Oatlands Town Hall to improve energy efficiency;
- lighting upgrades to improve efficiency;
- installation of a solar photovoltaic system at the Kempton offices, Oatlands Depot and Oatlands Pool;
- installation of electric car chargers at the Oatlands Pool;
- natural resource management e.g. tree planting (for capture and storage of carbon in trees) and regenerative agriculture (to promote capture and storage of carbon in soils); and
- community programs such as energy efficiency advice and seminars.

A review of Council's Climate Change Action Plan is due to be undertaken in 2025.

## Detail

### *Emissions*

Greenhouse gas emissions from Council's corporate operations in 2022-23 was 1,910 tonnes (CO<sub>2</sub> equivalents), up from 1800 tonnes the previous year, the commissioning of the Oatlands pool being responsible for the increase.

Of the total emissions, about 67% is from waste disposed of to landfill at the Copping regional facility. The next largest category (25.4%) is emissions from fuel (primarily diesel, used by Council vehicles and plant), followed by 6.6% from metered electricity and 1% from unmetered street lighting.

### *Energy Use*

Energy use by Council in 2022/23 was around 9960 gigajoules per year (up from 8300 the previous year) with 69% being from fleet fuel, 27% from metered electricity and 4% from street-lighting. This compares to the previous year - 84% from fleet fuel, 11% from metered electricity and 5% from street-lighting.

The increase in energy use in 2022/23 was due to commencement of operation at the Oatlands swimming pool.

### *Opportunities for reducing greenhouse gas emissions and energy use*

#### Waste

Actions in waste management are where Council stands to make the biggest cuts in emissions, as it is our significantly highest source of emissions.

The introduction of the state-wide waste levy last year (set to increase in price every two years) will improve the economics for actions which divert waste from landfill. A review of

potential waste reduction actions should be undertaken in light of the introduction of the levy. Such actions could include:

- Rationalisation of waste transfer stations or even a shared regional facility with Brighton Council;
- Consideration of a waste recovery ‘tip shop’ for the Oatlands WTS. Every tonne of material diverted from landfill represents: a cost saving in landfill and waste levy fees; emissions avoided as recovered materials will no longer decompose in landfill; and an opportunity for residents to source cheap and useful items.

### Fleet

Options to reduce greenhouse gas emissions from fleet operations are:

- Fuel substitution from fossil fuels to electricity or other low-emission technology such as hydrogen fuel cells;
- Taking actions to reduce consumption of diesel and petrol by: purchasing fuel efficient vehicles; improve commitment to route planning and not using vehicles unnecessarily; and greater use of technology for ‘virtual meetings’.

### Electricity and Renewable Energy

Continue to explore options to implement energy efficiency projects, although a lot of work has already been undertaken in this area. There is however potential for projects to build greater energy efficiency into the swimming pool which is a significant consumer of electricity.

**Table:** SMC’s highest consuming electricity sites in 2022/23

<b>Facility</b>	<b>Address</b>	<b>Use (Kw/Hr) for 2022/23</b>
Oatlands Pool	70 High St OATLANDS TAS 7120	508,866
Oatlands Administration Office	71 High St OATLANDS TAS 7120	41,152
Landcare Office et al	73 High St OATLANDS TAS 7120	33,427
Kempton Office	85 Main ST Kempton TAS 7030	27,070
Heritage Office - Old Gaol	1 MASON ST OATLANDS TAS 7120	24,602
Commissariat Complex	79 High St OATLANDS TAS 7120	16,104
Kempton Depot	8 STATION ST Kempton TAS 7030	12,897
Lake Dulverton Pump	19 Esplanade OATLANDS TAS 7120	12,065
Kempton Recreation Ground	132 Main ST Kempton TAS 7030	11,803
Victoria Hall Kempton	89 Main ST Kempton TAS 7030	8,657
Kempton Van Stop-over Site	Main St Kempton	8,457
Old Aquatic Centre/ Radio Stn/showers	33 Esplanade OATLANDS TAS 7120	7,018
Radio Transmitter	MIDLAND HWY OATLANDS TAS 7120	6,691
Oatlands Depot	31 GLENELG ST OATLANDS TAS 7120	6,636

Chauncy Vale Caretaker House	350 CHAUNCY VALE RD Bagdad	5,213
Courthouse	12 Esplanade OATLANDS TAS 7120	4,916
Community / Men's Shed	31 GLENELG ST OATLANDS TAS 7120	3,753
Lake Dulverton Toilet Block	19 Esplanade OATLANDS TAS 7120	3,058
Gay Street Hall	15 GAY ST OATLANDS TAS 7120	2,727
Campania Recreation Ground	32 REEVE ST Campania TAS 7026	2,720
Other		1,908
Tunnack Recreation Ground	27 SCOTTS RD Tunnack TAS 7120	1,842
Campania Hall	53 REEVE ST Campania TAS 7026	1,612
Parattah Hall	642 TUNNACK RD PARATTAH TAS 7120	1,601

### **Next Steps - Prioritisation of specific projects and Plan review**

Council's Climate Change Action Plan 2020 is due for review and updating. A Council Workshop is proposed for later in 2024 to frame the content of the revised Plan, specifically to:

- review past energy efficiency actions and achievements;
- discuss priorities and potential new projects to improve energy efficiency and reduce emissions;
- discuss ways of funding and progressing identified priorities; and
- potentially set targets for emissions reduction and identify effective ways to meet the targets

### **RECOMMENDATION**

**THAT Council receive and note the Report.**

### **DECISION**

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

**THAT Council receive and note the Report.**

### **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. 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 JUNE 2024

#### ISSUE

Oatlands Aquatic Centre – Coordinator's Report for the month May, 2024.

#### BACKGROUND

The Oatlands Aquatic Centre opened to the public on Monday 14<sup>th</sup> November 2022.

#### 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**

INCOME		Annual Budget 2023/24	May 2024	May 2023	2023-24 YTD to 31.05.24	% of Budget 2023-24
Pool – Admission Fees	Casual Fees	\$37,360	\$3,860	\$2,823	\$59,444	159.1%
	Memberships & Season Passes	\$157,426	\$4,119	\$8,969	\$40,509	25.7%
	Group Bookings & Learn to Swim	\$81,714	\$9,103	(\$3,805)	\$72,412	88.6%
	Sale of Goods	\$9,500	\$593	\$771	\$11,726	123.4%
Local Gov't Loan Subsidy (3 of 3)		\$45,107	\$0	\$0	\$22,840	50.6%
Charging Station Energy Use Reimbursement			\$0	\$0	\$6,550	
Splash in Good Fun' Grant			\$0	\$0	\$0	
Get Active Program Grant	"Lets get moving"				\$800	
CBA Community Donation					\$500	
<b>Sub-Total</b>		<b>\$331,107</b>	<b>\$17,674</b>	<b>\$8,758</b>	<b>\$214,780</b>	<b>64.9%</b>

EXPENDITURE		Annual Budget 2023/24	May 2024	May 2023	2023-24 YTD to 31.05.24	% of Budget 2023-24
Salaries (incl. On-Costs)		\$504,561	\$38,533	\$39,287	\$457,189	90.6%
Operating Costs - Other		\$245,072	\$21,930	\$47,482	\$254,591	103.9%
Loan Interest		\$45,107	\$0	\$0	\$22,840	50.6%
<b>Total Expenditure</b>		<b>\$794,740</b>	<b>\$60,462</b>	<b>\$86,769</b>	<b>\$734,620</b>	<b>92.4%</b>

Note - includes expenses relating to operating grant income

<b>Budgeted Deficit</b>		<b>-\$463,633</b>	<b>-\$42,788</b>	<b>-\$78,011</b>	<b>-\$519,839</b>	<b>112.1%</b>
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**Group Bookings & Programs – May (14/5/24 - 18/6/24):**

<b>Event / Booking</b>	<b>School / Group</b>	<b>Participation Numbers</b>
Centre Hire	Education Department Program	50 participants
Physio Rehab Sessions	Annabel Butler – Physiotherapist	6 individual bookings
Lane Hire	Midlands Swimming Club	5 individual bookings
Pool Entry	Home Care Program – Ouse	3 participants
Lane Hire	Oatlands Football Club	1 group booking
Centre Hire / Student Visits	Oatlands District School	7 group bookings
Pool Entry	Birthday Party	30 participants

**USAGE FOR THE PERIOD 14/5/2024 – 18/6/2024  
PAID UPFRONT**

<b>Type</b>	<b>Units</b>
<b>Gym &amp; Fitness</b>	
Gym & Fitness Class Passes/10 Sessions	4
Gym & Fitness Class Passes/5 Sessions	0
Gym & Fitness Class Session (17 years) PAYG	7
Gym & Fitness Class Session (Concession) PAYG	10
PAYG Class Pass (16 years)	3
<b>Gym</b>	
PAYG Gym (17 years)	14
PAYG Gym (Concession)	2
<b>Personal Training</b>	
Personal Training – 30 Mins	4
Personal Training – 1 Hr	0
<b>Learn to Swim (Total Numbers)</b>	
Term 2, 2024 Program Enrolments (Currently)	100
Adult Learn to Swim	0
<b>Pool</b>	
Pool Passes 10 Sessions (Child/Concession)	9
Pool Pass 10 Session (17 years)	3
Upfront 6 Months Pool Membership (17 +)	0
Upfront 6 Months Pool Membership (concession)	2
Upfront 6 Months Pool Membership (Family)	0
PAYG – Pool (4 years and under)	66
PAYG - Pool (5-16)	126
PAYG - Pool (17)	205
PAYG - Pool (Concession)	225
PAYG - (Family)	12
Pool/Gym Combo PAYG	1
GYM/Pool Pass 10 Session (17 years)	0
GYM/Pool Pass 10 Session (Concession)	0

## DIRECT DEBITS – Current Numbers

Type	Units
DD Pool/Gym	7
DD Class/Pool	28
DD Pool/Gym/Class	3
DD Gym	4
DD Class/Gym	5
DD 6 Months Pool – 17 years +	2
DD 6 Months Pool – Child/Concession	3
DD 6 Months Pool – Family	1

## Grant Applications & General Information

See below an update on the current Grant Application:

- Royal Life Saving Risk Assessment Audit:**  
 On Wednesday 8<sup>th</sup> May the Aquatic Centre undertook a Risk Assessment Audit to look at areas of improvements within the Centre and its operation as arranged by the Coordinator. A report has been received and is being worked through, a follow up meeting with Royal Life Saving has been arranged for Tuesday 9<sup>th</sup> July.

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

**THAT the information be received and 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	✓	

### 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*

#### 17.1.1 Policy Development – Cemeteries Management Policy (Revised Draft)

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

**Date:** 19 JUNE 2024

**Enclosure(s):**

*Cemeteries Management Policy (Revised Draft)*

#### ISSUE

Adoption of Policy relating to the management of Council Cemeteries.

#### BACKGROUND

The Campania Public Cemetery is already owned and managed by the Southern Midlands Council (transferred ex Richmond Council as part of the 1993 amalgamation process).

The transfer of ownership of the Woodsdale Cemetery is at the stage whereby Council must apply to be appointed as the Cemetery Manager under the *Burial and Cremation Act 2019*.

#### DETAIL

As part of this application process, Council must demonstrate how the Cemetery will be managed and operated to ensure compliance with the *Burial and Cremation Act 2019* and the *Burial and Cremation Regulations 2015*.

This is best achieved through the development of a Policy which also provides an opportunity to include the management of both Cemeteries in the one Policy document.

The initial draft Policy, which was considered by Council at its meeting held 24<sup>th</sup> January 2024, was sent through to the Local Government Division as part of the application to be appointed as the Cemetery Manager for the Woodsdale Cemetery. As an outcome of that assessment process, a number of additions and amendments have been made to the Policy, mainly focussed on including certain provisions contained within the relevant legislation.

Note: In addition to the Policy, the following Forms will be updated to capture all the required information that must be obtained as part of the approval process and included in the Register of Interments and the Register of Exclusive Rights of Burial.

- a revised 'Application for Reservation Form';
- a Certificate of Exclusive Right of Burial;
- Application for an Interment; and
- Application for Installation / Alteration of a Monument.

**Human Resources & Financial Implications** – In relation to finances, section 36 of the *Burial and Cremation Act 2019* provides the following:

**“36. Cemetery managers to ensure application of revenue of cemeteries**



(1) A cemetery manager must make adequate provision, out of any revenue received in respect of each cemetery for which he or she is the cemetery manager, for the purposes of –

- (a) defraying the cost of its establishment or acquisition, including interest and such amount as the manager thinks proper for administrative expenses; and
- (b) the maintenance, management and improvement of the cemetery.

(2) A cemetery manager must ensure that any fees received by the cemetery manager in respect of future maintenance of vaults, graves and monuments are dealt with by the manager as capital money as if the manager were a trustee.”

The 2024/25 Budget includes a total allocation of \$8,860 for maintenance, with budgeted income of \$6,000.

Woodsdale Cemetery – following the transfer of ownership from the Crown, this Cemetery will be managed by a local Management Committee which will be responsible for maintenance and upkeep. The Terms of Reference for the Management Committee include a need to raise funds for this purpose although Council will need to provide administrative and other ‘in-kind’ support.

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

**Priority - Implementation Time Frame – Immediate.**

## **RECOMMENDATION**

**THAT:**

- a) The information be received; and
- b) Subject to any further amendments, the ‘Cemeteries Management Policy’ be submitted for final adoption at the July 2024 meeting.

## **DECISION**

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

**THAT:**

- a) The information be received; and
- b) Subject to any further amendments, the ‘Cemeteries Management Policy’ be submitted for final adoption at the July 2024 meeting.

**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	✓	

**ENCLOSURE**  
*Agenda Item 17.1.1*



Council Policy  
**CEMETERIES MANAGEMENT POLICY**

Approved by: Council  
Approved date: Insert date  
Review date: Insert date

**1. PURPOSE**

This Policy applies to the following cemeteries managed by the Southern Midlands Council: -

- Campania Public Cemetery – Water Lane, Campania
- Woodsdale Cemetery – 2003 Woodsdale Road, Woodsdale

The Policy makes provision for the day to day running of the Cemeteries.

The Policy acts in the public interest in ensuring Council managed cemeteries remain safe, tidy and peaceful places in which families and friends can pay respects to their departed loved ones.

**2. OBJECTIVE**

To manage the cemeteries in accordance with the *Burial and Cremation Act 2019* and the *Burial and Cremation Regulations 2015*.

**3. DEFINITIONS**

<b>Authorised Officer</b>	Includes the General Manager or an employee of the Council who has responsibilities associated with management of the Cemetery.
<b>Cemetery</b>	A place that has been –  (i) Approved, under the <i>Land Use Planning and Approvals Act 1993</i> , for the interment of human remains; an (ii) Lawfully used for the interment or placement of human remains; or (a) A place that is, or was, lawfully used for the interment or placement of human remains; or (b) A place, land or structure, or a class of place, land or structures, prescribed as a cemetery but does not include any land on which there is an interment permitted under section 29 of the <i>Burial and Cremation Act 2019</i> .
<b>Cemetery Manager</b>	(a) Approved under this <i>Burial and Cremation Act 2019</i> to manage the cemetery; or (b) Deemed, under this <i>Burial and Cremation Act 2019</i> , to be the cemetery manager for the cemetery.  In relation to this Policy, it means Council or an Authorised Officer employed by Council.



Council Policy  
**CEMETERIES MANAGEMENT POLICY**

Approved by: Council  
Approved date: Insert date  
Review date: Insert date

<b>Council</b>	Southern Midlands Council
<b>Cremated Remains</b>	Means the remains that are the result of the cremation of human remains;
<b>Cremation</b>	Means the reduction of human remains –  (a) To ash by a process involving the application of heat or flames, or by any other means approved by the Minister having the administration of the <i>Public Health Act 1997</i> ; or (b) By a prescribed means.  A prescribed means includes 'alkaline hydrolysis' which is a process in which human remains –  (a) Are placed in a solution of water and alkali in a pressurised chamber; and (b) Are heated, in that chamber, to a temperature that causes the human remains to be reduced to a sterile liquid and bones.
<b>Exclusive right of burial</b>	Means an exclusive right of burial in accordance with section 41 of the <i>Burial and Cremation Act 2019</i> .
<b>Funeral</b>	Means the procession and service for burial or interment.
<b>Grave Site</b>	Means any burial place formed in the ground in the cemetery by excavation.
<b>Human Remains</b>	Means –  (a) The body of a deceased person and includes a part of a body of a deceased person; or (b) A detached part of a person who is not deceased, but does not include cremated remains.
<b>Interment</b>	Includes –  (a) The burial of human remains, or cremated remains, in a grave; and (b) The placement of human remains, or cremated remains, in a niche.



Council Policy  
**CEMETERIES MANAGEMENT POLICY**

Approved by: Council  
Approved date: Insert date  
Review date: Insert date

<b>Monument</b>	Includes a tombstone, plaque, and any other structure or object that is intended to commemorate a deceased person.
<b>Niche</b>	A cavity in a memorial wall where cremated human remains can be interred.
<b>Plaque</b>	Means a metal casting, etching, or engraving, approved by the Cemetery Manager and placed as a memorial to the deceased.
<b>Plot</b>	Includes a place that is set aside for the placement of human remains.

#### 4. POLICY

##### 4.1 Interment

A person must not inter human remains in a cemetery under the control of Council without the approval by the Cemetery Manager.

##### 4.2 Register of Interments

The Cemetery Manager must keep a register of interments containing –

- (a) The following particulars in relation to each interment in the cemetery:
- the name of the deceased person;
  - the last place of residence of the deceased person if known;
  - the age of the deceased person at the date of his or her death, if known;
  - the date of birth of the deceased person, if known;
  - whether the deceased person was a veteran, if known;
  - the date of cremation, if any, of the deceased person;
  - the date on which the interment occurred; and
  - the number or other identifier of the grave.
- (b) The following particulars in relation to each exhumation of human remains conducted in the cemetery:
- the name of the deceased person;
  - the date on which the exhumation was conducted; and
  - the authority under which the exhumation was conducted.

Any person, at the person's request, can have reasonable access to the interment register for inspection.



Council Policy  
**CEMETERIES MANAGEMENT POLICY**

Approved by:  
Approved date:  
Review date:

Council  
Insert date  
Insert date

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#### **4.3 Register of exclusive right of burial**

The Cemetery Manager must maintain a register of all exclusive rights of burial granted for the cemetery.

For each exclusive right of burial granted for the cemetery, the Cemetery Manager must ensure that the following details are entered in the register:

- a) The name of the person holding the exclusive right of burial;
- b) The name of all persons entitled to be buried under the exclusive right of burial, where known;
- c) If appropriate, a description of all classes of persons entitled to be buried under the exclusive right of burial; and
- d) The number or other identifier of each plot in the cemetery, or portion of the cemetery, in respect of which the exclusive right of burial has been granted.

The register is available for inspection, by a member of the public, at all reasonable times.

#### **4.4 Applications for exclusive right of burial**

A person may apply to the cemetery manager for an exclusive right of burial to inter any human remains in a specified plot or specified portion of a cemetery. The application is to include payment of the relevant fee (set by Council on an annual basis) at the time of application.

A Cemetery Manager may grant an exclusive right of burial in accordance with section 41 of the *Burial and Cremation Act 2019*.

If the application is approved, a certificate of exclusive right of burial will be issued to the applicant. The certificate will include a unique identification reference included in the plan of cemetery.

#### **4.5 Register of exclusive right of burial**

A cemetery manager must ensure that an open entry in the register is available for inspection, by a member of the public, at all reasonable times. An 'open entry' is defined in section 41(1) of the Act.

In respect to a closed entry, only the following persons are entitled to inspect the register at any reasonable time:

- (a) an authorised officer;
- (b) a person who is –





Council Policy  
**CEMETERIES MANAGEMENT POLICY**

Approved by: Council  
Approved date: Insert date  
Review date: Insert date

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- (i) the holder of the exclusive right of burial in respect of which the entry in the register was made; or
- (ii) a person with authority to act on behalf of that holder;
- (c) a person entitled to be buried under the exclusive right of burial in respect of which the entry in the register was made.

**4.6 Amendment of certificate of exclusive right of burial**

A cemetery manager may amend a certificate of exclusive right of burial if the holder of the exclusive right of burial gives written consent to the amendment.

A certificate of exclusive right of burial may be amended by –

- (a) marking or endorsing the amendment on that certificate; or
- (b) issuing a new certificate of exclusive right of burial that includes the amendment.

**4.7 Cancellation or transfer of exclusive right of burial**

A cancellation, or transfer, in accordance with the certificate of exclusive right of burial, of an exclusive right of burial takes effect when the cemetery manager receives notice in writing of the cancellation or transfer.

**4.8 Applications for Interment of Ashes in Wall(s) of Remembrance**

A person may apply to the Cemetery Manager to reserve a niche for the interment of ashes. The application is to include payment of the relevant fee (set by Council on an annual basis) at the time of application.

If the application is approved, a certificate will be issued to the applicant. The certificate will include a unique identification reference included in the plan of cemetery.

**4.9 Plan of Cemetery**

A plan of the cemetery must show the location of each grave and each plot or portion of the cemetery set aside in respect of an exclusive right of burial.

Any person, at the person's request, have reasonable access to the plan of the cemetery for inspection.



Council Policy  
**CEMETERIES MANAGEMENT POLICY**

Approved by: Council  
Approved date: Insert date  
Review date: Insert date

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#### **4.10 Interment of human remains in the ground**

All human remains interred in the cemetery, are interred –

- (a) So that the remains are completely covered by soil that is at least one metre deep at its shallowest point; or
- (b) If it is not possible to inter the remains as required by paragraph (a) – so that the remains are completely covered by –
  - i. At least a 50 millimetre thick layer of stone, concrete or similar durable material placed directly over the remains; and
  - ii. Soil that is at least 500 millimetres deep at its shallowest point.

Interment of human remains in the ground will only be undertaken by an approved funeral director and must comply with any conditions imposed.

#### **4.11 Nameplate to be interred with human remains**

All human remains interred in the cemetery, whether interred in the ground, or otherwise, are interred with an approved nameplate that -

- (a) in the case of human remains interred in a coffin, is affixed to the coffin; or
- (b) in the case of human remains interred without a coffin, is placed on top of the remains.

#### **4.12 Closing grave after interment**

An open grave is closed as soon as practicable after the interment and secured against unauthorised access at all times

#### **4.13 Re-Opening of Interments**

An ordinary grave may be re-opened and used for a second burial at any time after the first burial under the following conditions:

- Prior notification and approval by the Cemetery Manager; and
- no removal of any human remains.

The Cemetery Manager may reopen a place of interment of human remains if it is not intended to remove any human remains from the interment.



Council Policy  
**CEMETERIES MANAGEMENT POLICY**

Approved by:  
Approved date:  
Review date:

Council  
Insert date  
Insert date

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#### **4.14 Exhumation of Human Remains**

The Director of Public Health may, in writing, authorise the exhumation of any human remains. The Director may impose conditions on the exhumation and may specify that a person is to supervise on the Director's behalf.

Exhumations will only be undertaken by an approved funeral director and must comply with any conditions imposed.

#### **4.15 Monuments & Other Structures**

A person shall not construct or erect any monument or other structure in a cemetery except with the written approval of an authorised officer.

Council will not be liable for the future care, maintenance, preservation, conservation or restoration of the construction (headstone and surrounds) erected or placed over the grave.

Any maintenance done in the repair of a monument or other structure not conducted by Council must be reported to Council before the work is undertaken and after completion.

#### **4.16 Removal of certain Monuments & Other Structures in Cemeteries**

If any monument has been erected or placed contrary to the terms and conditions on which the permission to erect or place it was granted or, in the opinion of the cemetery manager, it is unsafe, the cemetery manager may, by notice in writing given to the person responsible for the monument, require the person –

- (a) to take it down and remove it; or
- (b) to render it safe –

within such reasonable time as may be specified in the notice.

If the person responsible for monument or other structure fails to comply with the notice given above, then the cemetery manager may take appropriate action in accordance with section 40 of the *Burial and Cremation Act 2019*.

It is acknowledged that there are no vaults situated within the Campania or Woodsdale Cemeteries.

#### **4.17 Floral Tributes**

Floral tributes placed on a grave may be displayed for a maximum of seven (7) days from the time of the funeral, after which they may be removed and disposed of by an authorised officer.

A person must not plant a tree, shrub, or plant in any ground in a cemetery without the written consent of an authorised officer.





Council Policy  
**CEMETERIES MANAGEMENT POLICY**

Approved by: Council  
Approved date: Insert date  
Review date: Insert date

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#### **4.18 Approval required to affix permanent items**

A person may not permanently affix an item to, or next to, a grave unless prior approval has been given.

#### **4.19 Power of Cemetery Manager in relation to graves and plots**

The Cemetery Manager, or an authorised officer, may:

- (a) Remove from a grave or plot any broken masonry, decayed or broken wreath or dead flower, or any other object, which, in opinion detracts from the overall appearance of the cemetery.
- (b) Prune or cut down any plants on, or remove any plant from, a grave or plot, which, in opinion that it is necessary to do so for the purpose of maintenance.
- (c) Remove from a grave or plot in the cemetery any object that may be prejudicial to public health or public safety.

#### **4.20 Maintenance**

Under the *Burials and Cremations Act 2019*, Council is responsible for ensuring that the cemetery is well maintained to prevent it from falling into disrepair or from being defaced or damaged. Council must rectify any disrepair, defacement or damage as soon as practical with the exception of graves (unless the defacement or damage was caused by or a result of an act approved by council or council staff).

Council is committed to:

- carrying out regular risk and safety assessment assessments (at least quarterly) and address any issues identified;
- undertaking regular maintenance of cemeteries, including mowing, clipping and the removal of weeds and refuse;
- ensuring that, in the process of undertaking the maintenance works described above, best efforts are made to minimise any landscaping refuse (for example, clipping and dirt) left on plaques and tributes;
- ensuring that Council staff working at the cemeteries are appropriately trained and understand the significance of the cemeteries and the need to work and act in a respectful manner at all times; and
- ensuring access for those with a disability or physical impairment wherever practicable.



Council Policy  
**CEMETERIES MANAGEMENT POLICY**

Approved by:  
Approved date:  
Review date:

Council  
Insert date  
Insert date

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#### **4.21 Visitation**

Pursuant to the *Burial and Cremation Act 2019*, Council permits any person to have access at any reasonable time to visit memorial walls and graves in any portion of the cemetery where it is safe to do so.

#### **4.22 Conduct in Cemeteries**

##### **4.22.1 Dangerous Driving**

A person must not drive a motor vehicle in a cemetery in a dangerous or careless manner or without reasonable consideration for others.

A person who is in charge of a motor vehicle in a cemetery must comply with any reasonable direction as to the driving or parking of a motor vehicle given by the Cemetery Manager or an authorised person.

##### **4.22.2 Prohibited Activities**

A person must not-

- (a) Remove, damage, deface or otherwise interfere with any building, monument, memorial, memorial or other fixture or structure in a cemetery; or
- (b) Damage, deface or otherwise interfere with any part of the grounds of a cemetery, including any plants, flowers or tokens; or
- (c) Remove any plants or flowers that are growing in a cemetery; or
- (d) In any manner, hinder or disturb the performance in a cemetery of any religious or cultural ceremony relating to the interment of human remains; or
- (e) Without the approval of the Cemetery Manager, sell anything in a cemetery; or
- (f) Without the approval of the Cemetery Manager, carry on, promote or advertise a trade, profession or business in a cemetery; or
- (g) Commit any breach of the peace or nuisance, or otherwise behave in an offensive manner, in a cemetery.

##### **4.22.3 Power of cemetery manager to remove persons**

The cemetery manager may require a person to leave the cemetery and not re-enter the cemetery for a period of not more than 24 hours determined by the cemetery manager if the cemetery manager –

- (a) has reason to suspect that the person has committed, is committing or is about to commit an offence in the cemetery; or
- (b) is of the opinion that the person is behaving in a manner that is, or may be, offensive to other visitors to the cemetery.



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Council Policy  
**CEMETERIES MANAGEMENT POLICY**

Approved by: Council  
Approved date: Insert date  
Review date: Insert date

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In the first instance, the offender will be asked to leave the cemetery, and if the person refuses to leave the cemetery, or re-enters or attempts to re-enter the cemetery, in contravention of a requirement of a cemetery manager may remove, or prevent the re-entry of, the person and in doing so may be assisted by a police officer.

**5. LEGISLATION**

*Burial and Cremation Act 2019*  
*Burial and Cremation Regulations 2015*

**6. RELATED DOCUMENTS**

**7. DOCUMENT ADMINISTRATION**

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

This document is Version X.X effective XX-XX-XXXX. The document is maintained by <INSERT DEPARTMENT>, for the Southern Midlands Council.

## 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

Nil.

### 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** – Congratulations to Mia Barwick from York Plains and Lane Milner from Oatlands who have both been selected in the Under 15 School Sport Australia State Football team playing on the Gold Coast in July 2024.

Both have also been selected in the Under 15 inaugural AFL Devils Academy. Mia has also been selected in Cricket Tasmania Emerging Tigers Program.

Congratulations also to Olivia Baker from Oatlands who is going to Adelaide in 2025 to represent Tasmania. Oliva won the Meat Sheep State Junior Judging, Meat Sheep Judging for her age, Wool Judging for her age and State Junior Judge. She was also runner up for the State Title for Wool Judging and came 3<sup>rd</sup> in Merino Sheep Judging.

Congratulations to these young people!

**Clr B Campbell** – Reported on the outcomes of the meeting held 24<sup>th</sup> June 2024 with representatives of the Woodsdale Football Club. The meeting was also attended by Mr Kerry Vincent MLC.

### 17.2.3 Review of Southern Midlands Council's Strategic Plan 2022 – 2032 and the Creation of the Strategic Plan 2024 – 2034

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

**Date:** 20 JUNE 2024

**Attachment(s)**

*Draft Strategic Plan 2024 - 2034*

#### ISSUE

Review of the Southern Midlands Council Strategic Plan in accordance with the Local Government Act 1993 and adoption of the Southern Midlands Strategic Plan 2024 – 2034.

#### BACKGROUND

[EXTRACT Council Meeting Minutes 24<sup>th</sup> January 2024]

##### 17.2.4 Review of Southern Midlands Council's Strategic Plan 2022-2032

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

**Date:** 17 JANUARY 2024

**Attachment(s):**

*Strategic Plan 2022 - 2032*

*Consultation Project Plan*

*Project Timeline*

#### BACKGROUND

[Extract from Strategic Plan]

**The Strategic Plan**

*The Local Government Act 1993 requires all Councils to have a Strategic Plan for the Municipal area. The Strategic Plan is to be in respect of at least a ten (10) year period and updated as required.*

**Public consultation**

*The Local Government Act states that in preparing a proposed Strategic Plan, or updating an existing Strategic Plan, a Council is to consult with the community in its municipal area and any authorities and bodies it considers appropriate.*

*The General Manager of the Council is to make a copy of the proposed Strategic Plan, or an updated Strategic Plan, available for public inspection at the public office of the Council during ordinary office hours.*

**Changes to the Strategic Plan**

*The Southern Midlands Council will formally review the Southern Midlands Strategic Plan every four years. Every two years Council will undertake a desktop review to ensure that any emerging issues are able to be included within the plan. Once the formal review has been undertaken the Council is required to invite submissions from the public in respect of the plan. It is also required to consider those submissions before adopting or updating the strategic plan.*

*As soon as a Council adopts a strategic plan, or updates it, the General Manager is required, under the Local Government Act 1993 to make a copy of the strategic plan available for public inspection at the public office of the Council during ordinary office hours. The Southern Midlands Strategic Plan will also be available on the Council's website at [www.southernmidlands.tas.gov.au](http://www.southernmidlands.tas.gov.au)*



*Council's Strategic Plan in its current general format was adopted prior to the commencement of the 2006/07 financial year. The Strategic Plan 'informs' the objectives & content of Council's Annual Operational Plan. The Strategic Plan was last (desk top) reviewed in May / June 2022.*

*The following process/timetable is recommended for this 2024 review.*

- *The Deputy General Manager (Andrew Benson) to undertake the consultation, facilitate the workshops and document the draft strategic plan for Council consideration*
- *Prepare a public notice advising of the process and inviting input to the review from the Community as well as any other appropriate authorities. (suggest Mercury advertisement on Sat 3<sup>rd</sup> February 2024)*
- *Seek the views and input of Council staff (suggest first week in Feb 2024)*
- *Undertake a workshop with Elected Members and senior Council staff (suggest day to be determined during the second week in Feb 2024, say at the Council Workshop)*
- *Establish a web page on the SMC web site that seeks input from the Community.*
- *Three regional workshops - Oatlands, Campania and Bagdad (suggest before 2<sup>nd</sup> April 2024)*
- *Report to elected members and senior Council staff raising all information gathered during the wider consultation/workshop process (suggest April 2024 Council Workshop) this process would inform the preparation of the draft of the revised Strategic Plan*
- *Review any subsequent public comment (prior to the May 2024 Council meeting)*
- *Council considers the revised Strategic Plan based on the consultation undertaken and submissions received. The draft Strategic Plan 2024 – 2034 then lays on the table for a month (suggest May 2024 Council meeting)*
- *Council considers final input and adopts the revised Strategic Plan 2024 – 2034 (suggest June 2024 Council meeting)*

## **RECOMMENDATION**

***THAT Council endorse the process of the review of the Strategic Plan.***

## **DECISION**

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

***THAT Council endorse the process of the review of the Strategic Plan.***

## **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	✓	

[END OF EXTRACT Council Meeting Minutes 24<sup>th</sup> January 2024]

[EXTRACT Council Meeting Minutes 22<sup>nd</sup> May 2024]

**DETAIL**

*It is now two years, since the last review of the Plan. It was agreed by Council that the Strategic Plan, whilst it is a ten year Plan would be reviewed every two years to ensure that it remains relevant and appropriate as Council's / Community's strategic intent for the Southern Midlands local government area. That means every four years the Plan goes to the Community for a full review and in the ensuing two year blocks, an internal desktop review is undertaken with Councillors and Council Managers.*

*Consistent with the aforementioned report to the January 2024 Council meeting, these consultations have been undertaken with Councillors and Council Managers as well as three structured community workshops, ie in Campania, Oatlands and Kempton. In respect of the community consultations, a number of the matters raised by the community were operational matters, rather than strategic issues, and those operational matters will be referred to the Council Business Unit responsible that that particular area of Council's activities, for their consideration and action.*

*As a result of the workshops and the review a number of items within the draft Strategic Plan 2024 – 2034 have been highlighted, with some amendments and additions. The new line items, key actions have been included to reflect current and emerging issues. The draft Strategic Plan 2024 – 2034 attached is provided with those new or amended items highlighted in a red font colour, and showing the deletions in the document in a black font being 'struck through' for recognition/clarity and discussion.*

*It is also noted that the financial 'ratio and trend data' page will be updated to reflect the end of the financial year figures when they become available. The Australian Bureau of Statistics information is based on the 2021 Census, this will be updated when the next Census data has been released.*

*As Councillors are aware, the process for any policy document being, that it is tabled at one meeting and then "lays on the table" until the next meeting, to enable Councillors sufficient time to work through and consider all of the ramifications of the strategy/policy, before the document is finally considered for adoption at the following meeting.*

*If there are any major points of difference that Councillors wish to spend time debating, then this can be accommodated in the next Council Workshop.*

**CONCLUSION**

*That the draft Strategic Plan 2024 – 2034 is recommended to Councillors for consideration and further input if required.*

**Community Consultation & Public Relations Implications** – *As discussed in the report. The draft will be on the Council's website for review and further community input.*

**Policy Implications** – *This is Council's major policy document and the ramifications of the directions in this Strategic Plan could alter some subservient policy documents.*

**Priority - Implementation Time Frame** – *July 2024.*

**For Discussion**

**RECOMMENDATION**

**THAT Council:**

- 1. Receive and note the report;**

2. **Endorse the process of the workshops and the consultation in the formulation of the draft Strategic Plan 2024 - 2034 to date;**
3. **Make the draft Strategic Plan 2024 - 2034 available for public comment on Council's website following the Council meeting; and**
4. **Consider the adoption of the draft Strategic Plan 2024 - 2034, and any amendments agreed during the meeting with final consideration in the June 2024 Council meeting.**

**DECISION**

Moved by Cllr A E Bisdee OAM, seconded by Cllr B Campbell

**THAT Council:**

1. **Receive and note the report;**
2. **Endorse the process of the workshops and the consultation in the formulation of the draft Strategic Plan 2024 - 2034 to date;**
3. **Make the draft Strategic Plan 2024 - 2034 available for public comment on Council's website following the Council meeting; and**
4. **Consider the adoption of the draft Strategic Plan 2024 - 2034, and any amendments agreed during the meeting with final consideration in the June 2024 Council meeting.**

**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	✓	

[END OF EXTRACT Council Meeting Minutes 22<sup>nd</sup> May 2024]

**DETAIL**

The draft *Strategic Plan 2024 - 2034* was tabled at the May 2024 Council meeting for Council's consideration as detailed above. The proposed changes to the Plan (which were marked in the document) were briefly discussed and a further discussion is to be held at the June 2024 Council meeting if required.

In accordance with the resolution from the May 2024 Council meeting, the draft Strategic Plan 2024 – 2034 was made available on the Council website as the final tranche of the public consultation process of the review. Notification of the last stage of the review was communicated via the Council Facebook page and also through Southern Midlands Regional News. No comments have been received.

As Councillors are aware, the process for any policy document is, that it is tabled at one meeting and then “lays on the table” until the next meeting, to enable Councillors sufficient time to work through and consider all of the ramifications of the strategy/policy, before the document is finally considered for adoption at the following meeting.



Further changes will be able to be considered at this meeting prior to adoption.

### ***For Discussion***

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

Business Unit Managers will undertake briefings with their team members to ensure that everyone is up to date with the revised document

#### **Community Consultation & Public Relations Implications**

This document will be housed on the SMC website and hard copies will be available at each Council Office.

#### **Policy Implications**

Review in two years

#### **Priority - Implementation Time Frame**

As soon as possible

### **RECOMMENDATION**

#### **THAT Council:**

- 1. Receive and note the report;**
- 2. Adopt the Strategic Plan 2024 – 2034.**

### **DECISION**

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

#### **THAT Council:**

- 1. Receive and note the report;**
- 2. Adopt the Strategic Plan 2024 – 2034.**

### **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	✓	

## 17.3 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 31 May 2024)

**Author:** FINANCE OFFICER (MANDY BURBURY)

**Date:** 7 JUNE 2024

#### ISSUE

Provide the Financial Report for the period ending 31<sup>st</sup> May 2024.

#### 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 Jul 2023 to 31<sup>st</sup> May 2024.
- Operating Expenditure Report – 1 Jul 2023 to 31<sup>st</sup> May 2024.
- Capital Expenditure Report – 1 Jul 2023 to 31<sup>st</sup> May 2024.
- Cash Flow Statement – 1 Jul 2023 to 31<sup>st</sup> May 2024.

#### OPERATING EXPENDITURE (OPERATING BUDGET)

Overall operating expenditure to end of May was \$8,709,014 representing 93.2% 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 – Walkways** - expenditure to date (\$262,033 – 115.11%). Following an analysis of expenditure relating to internal plant hire it was found that the internal hire rate on some plant were excessively high and those rates have been reduced for future expenditure. Expenditure on wages and on-costs has also been higher than anticipated due to an increase in maintenance required on walkways.

#### ***Strategic Theme – Growth***

**Sub-Program – Business** - expenditure to date (\$427,313 – 119.0%). Additional expenditure relates largely to a higher than anticipated value of private works (offset by an increase in private works income).

**Strategic Theme – Landscapes**

**Sub-Program – Regulatory (Animals)** - expenditure (\$120,832 – 113.78%). Additional expenditure is due to an increase in resources required to address non-compliance issues.

**Strategic Theme – Community**

**Sub-Program – Capacity & Sustainability** - expenditure (\$51,216 – 110.43%). Increased expenditure relates to costs incurred in running the Heritage and Bullock Festival.

**Strategic Theme – Organisation**

Nil.

**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 3 - 30 June 2024 / 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 Cle A E Bisdee OAM, seconded by Clr B Campbell*

**THAT the Financial 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	✓	

**STATEMENT OF COMPREHENSIVE INCOME**  
**for the period 1 July 2023 to 31 May 2024**

	Annual Budget \$	Year to Date Actual \$	%	Comments
<b>Income</b>				
General rates	6,971,704	6,965,546	99.9%	Includes Interest & Penalties on rates
User Fees (refer Note 1)	1,332,917	1,254,910	94.1%	Includes Private Works
Interest	435,000	715,465	164.5%	
Government Subsidies	56,807	22,840	40.2%	Heavy Vehicle Licence Fees & Interest Subsidy
Other (refer Note 2)	232,400	427,521	184.0%	Includes TasWater Distributions
<b>Sub-Total</b>	<b>9,028,828</b>	<b>9,386,281</b>	<b>104.0%</b>	
Grants - Operating	3,990,758	458,083	11.5%	
<b>Total Income</b>	<b>13,019,586</b>	<b>9,844,364</b>	<b>75.6%</b>	
<b>Expenses</b>				
Employee benefits	-5,534,107	-4,231,331	76.5%	Less Roads - Resheeting (Capitalised)
Materials and contracts	-3,707,133	-4,121,074	111.2%	Less Roads - Resheeting (Capitalised), Includes Land Tax & Private Works
Depreciation and amortisation	-3,723,000	-3,417,000	91.8%	Percentage Calculation (based on year-to-date)
Finance costs	-52,997	-29,476	55.6%	Interest
Contributions	-272,238	-204,179	75.0%	Fire Service Levies
Other	-169,955	-152,571	89.8%	Audit Fees and Councillor Allowances
<b>Total expenses</b>	<b>-13,459,430</b>	<b>-12,155,631</b>	<b>90.3%</b>	
<b>Surplus (deficit) from operations</b>	<b>-439,844</b>	<b>-2,311,267</b>	<b>525.5%</b>	
Grants - Capital (refer Note 3)	3,200,746	5,193,487.00	162.3%	
Sale Proceeds (Plant & Machinery)	0	396,955		
Sale Proceeds (Land & Buildings)	0	0		
Sale Proceeds (Other Assets)	0	968		
Sale Proceeds (Blackman Water Scheme - 45 shares)	0	45,000		
Net gain / (loss on disposal of non-current assets)	0	0		
<b>Surplus / (Deficit)</b>	<b>2,760,902</b>	<b>3,325,143</b>	<b>120.4%</b>	

**STATEMENT OF COMPREHENSIVE INCOME**  
**for the period 1 July 2023 to 31 May 2024**

NOTES	Annual Budget \$	Year to Date Actual \$	%	Comments
1. Income - User Fees				
- All other Programs	883,333	815,248	92.3%	
- Private Works	449,584	439,662	97.8%	
	<u>1,332,917</u>	<u>1,254,910</u>	94.1%	
2. Income - Other				
- Tas Water Distributions	182,400	114,000	62.50%	
- Public Open Space Contributions	50,000	114,500	229.00%	
- Blue Gum Rovers Donations	0	660		
- Kidbiz Contribution for Bagdad Child Care Centre Fencing	0	3,502		
- Womensport & Recreation Get Active Program	0	800		Oatlands Aquatic Centre 50's & Over Get Active Program
- Co-contribution for Campania Cricket Pitch Project	0	2,000		
- CBA Donation to Oatlands Aquatic Centre	0	500		
- AFL Donation to Mt Pleasant Change Room Upgrade	0	34,365		
- Contribution to Kempton Depot Boundary Fence	0	3,200		
- Transfer from HBS	0	31,954		
- Workers Comp - Premium adjustments/recoveries	0	14,625		
- MMPHC Auxiliary Contribution for GP Units	0	100,000		
- Green Ponds Progress Assoc. contribution	0	6,138		Kempton Skate Park Drinking Fountain and Seat
- Julie Cooke contribution for seat Kempton Dog Park	0	1,277		
	<u>232,400</u>	<u>427,521</u>	184.0%	
3. Grants - Capital				
- Roads To Recovery	665,531	665,531	100.00%	
- Rural & Remote Roads Program	1,603,854	2,673,090	166.67%	Interlaken Road Project (\$1,069,236 in 2022-23 budget)
- Safer Rural Roads	205,000	150,000	73.17%	
- LRCI - Phase 3	0	39,643		Included in 2022-23 budget
- LRCI - Phase 4	665,531	419,770	63.07%	
- Natural Disaster Risk Reduction Grant	60,830	40,830	67.12%	Bagdad/Mangalore Hydraulic Assessment
- Aust Govt - BS Bushfire Recovery Grant - The Haven	0	465,000		Broadmarsh/Elderslie Progress Association Inc Grant
- Vulnerable Road User Program - Reeve St Campania	0	200,000		Included in 2022-23 budget
- Tas Govt (Better Active Transport) - Bagdad Shared Walkway	0	370,000		
- Tas Govt (Bus Stop Program) - Oatlands & Campania	0	19,623		1st Instalment - Total of grants \$39,246
- Tas Govt (Dept Health) - Oatlands Medical Accommodation	0	150,000		
	<u>3,200,746</u>	<u>5,193,487</u>	162.26%	

**STATEMENT OF COMPREHENSIVE INCOME**  
**for the period 1 July 2023 to 31 May 2024**

	Annual Budget \$	Year to Date Actual \$	%	Comments
<b>NOTES cont.</b>				
4. Grants - Operating				
- FAGS 2023/24	3,990,758	412,153	10.33%	
- Navigate Family Services (School Holiday Program)	0	8,522		
- NRM Grant - Eradication of Stemless Thistle	0	2,440		
- Tas Govt. (DPAC) - Australia Day Awards Grant	0	718		
- Tas Govt. (DHHS) - Neighbours Every Day Community Grant	0	1,250		Bagdad Community Barbeque Chauncy Vale
- Tas Govt (Active Tasmania) - Lifeguard Accreditation Program	0	30,000		
- Tas Govt (Road Safety Week) - Moodfood Event	0	3,000		
	3,990,758	458,083	11.5%	

**SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE 2023/24  
SUMMARY SHEET**

PROGRAM	YTD ACTUAL (as at 31 May 24)	YTD BUDGET (as at 31 May 24)	YTD VARIANCE	YTD %	FULL YEAR BUDGET - REVISED INC. GRANTS & OTHER
<b>INFRASTRUCTURE</b>					
Roads	1,389,467	1,348,831	-40,636	103.01%	3,695,184
Bridges	17,985	95,675	77,690	18.80%	459,620
Walkways	262,033	227,637	-34,397	115.11%	243,503
Lighting	81,266	77,724	-3,543	104.56%	84,790
Public Toilets	103,054	150,349	47,295	68.54%	96,102
Sewer/Water	-	-	-	-	-
Stormwater	11,973	30,872	18,900	38.78%	85,679
Waste	1,158,386	1,234,060	75,674	93.87%	1,373,747
Information, Communication	875	18,333	17,458	4.77%	20,000
<b>INFRASTRUCTURE TOTAL:</b>	<b>3,025,040</b>	<b>3,183,481</b>	<b>158,441</b>	<b>95.02%</b>	<b>6,058,625</b>
<b>GROWTH</b>					
Residential	-	-	-	-	-
Tourism	47,950	45,351	-2,599	105.73%	47,718
Business	427,313	359,091	-68,222	119.00%	391,418
Industry	-	-	-	-	-
<b>GROWTH TOTAL:</b>	<b>475,263</b>	<b>404,443</b>	<b>-70,821</b>	<b>117.51%</b>	<b>439,136</b>
<b>LANDSCAPES</b>					
Heritage	331,707	433,741	102,034	76.48%	467,532
Natural	166,963	191,709	24,745	87.09%	206,318
Cultural	1,842	22,917	21,074	8.04%	25,000
Regulatory - Development	779,154	963,312	184,158	80.88%	1,050,886
Regulatory - Public Health	12,747	18,535	5,788	68.77%	20,220
Regulatory - Animals	120,832	106,199	-14,634	113.78%	115,108
Environmental Sustainability	723	4,583	3,861	15.77%	5,000
<b>LANDSCAPES TOTAL:</b>	<b>1,413,969</b>	<b>1,740,996</b>	<b>327,027</b>	<b>81.22%</b>	<b>1,890,064</b>
<b>COMMUNITY</b>					
Community Health & Wellbeing	249,410	288,183	38,772	86.55%	313,472
Recreation	1,102,861	1,095,822	-7,039	100.64%	1,212,694
Access	-	-	-	-	-
Volunteers	34,188	49,250	15,062	69.42%	51,000
Families	3,936	9,167	5,231	42.93%	10,000
Education	-	-	-	-	-
Capacity & Sustainability	51,216	46,380	-4,837	110.43%	49,605
Safety	13,447	31,121	17,674	43.21%	33,950
Consultation & Communication	8,002	34,592	26,590	23.13%	37,300
<b>LIFESTYLE TOTAL:</b>	<b>1,463,060</b>	<b>1,554,514</b>	<b>91,453</b>	<b>94.12%</b>	<b>1,708,021</b>
<b>ORGANISATION</b>					
Improvement	72	73,598	73,526	0.10%	80,289
Sustainability	2,015,505	2,031,032	15,527	99.24%	2,928,058
Finances	316,105	352,071	35,967	89.78%	355,238
<b>ORGANISATION TOTAL:</b>	<b>2,331,681</b>	<b>2,456,701</b>	<b>125,020</b>	<b>94.91%</b>	<b>3,363,585</b>
<b>TOTALS</b>	<b>\$8,709,014</b>	<b>\$9,340,135</b>	<b>\$631,121</b>	<b>93.2%</b>	<b>\$13,459,430</b>

**CAPITAL EXPENDITURE PROGRAM 2023-24**  
As at 31 May 2024

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
		\$	\$	\$		
<b>INFRASTRUCTURE</b>						
<b>ROAD ASSETS</b>						
Resheeting Program	Roads Resheeting	500,000	487,126	12,874		
	Elderslie - Bluff Road Resheeting (2.0 km)	30,000	22,152	7,848	WIP \$21,096	
	Stonor - Stonor Road Resheeting	30,000	26,756	3,244	WIP \$22,452	
	Rhyndaston - Rhyndaston Road Resheeting	42,272	42,272	0	WIP \$33,280	
	Campania - Brown Mountain Road	83,000	11,802	71,198	Nominated with savings from original projects	30 June 2024
Reseal Program	Roads Reseal Program (as below)	450,000	as below	203,622		
	Woodsdale Road Reseal Patches	0	16,788			
	Campania - Hall Street (800m <sup>2</sup> )	0	0			
	Campania - Lee Street (120m)	0	11,253			
	Campania - Union Street (300m)	0	18,794			
	Dysart - Dysart Drive (1.1 km)	0	35,677			
	Dysart - Ely Street (400m)	0	11,955			
	Oatlands - Barrack Street (300m)	0	11,713			
	Oatlands - High Street (700m)	0	44,721			
	Oatlands - Inglewood Road (600m + 670m + additional 7700m <sup>2</sup> )	0	84,966			
	Oatlands - Marlborough Street/Esplanade (Stanley St to Wellington St)	0	10,510			
Reconstruct & Seal	Campania - Climie Street (200 metres from Reeve Street to Water Lane)	60,000	39,187	20,813		
	Campania - Climie Street Reconstruct & Seal (including crossover)	20,000	20,924	-924	LRCIP3 \$17,837 (previously Benlwick St)	
	Colebrook - Arthur Street (500 metres)	90,000	80,371	9,629	LRCIP4	30 June 2025
	Dysart - Church Lane & Ely Street (approx. 500 metres combined)	100,000	38,880	61,120		
	Elderslie - Pelham Road (1.0 km)	127,500	130,093	-2,593	RTR \$170K (now \$127,500)	30 June 2024
	Mangalore - Blackbrush Road (1.0 km from Midland Hwy to M/Ford Dr)	95,800	95,844	-44	RTR \$170K (now \$95,800)	30 June 2024
	Oatlands - York Plains Road in two sections (1.0 km)	180,000	133,792	46,208		
	Woodsdale - Woodsdale Road in two sections (2.0 kms)	359,231	359,303	-72	RTR \$325,531 (now \$259,231)	30 June 2024
	Drainage (Reset Drains - various Roads)	250,000	250,048	-48		
Construct & Seal (Unsealed Roads)	Colebrook - Yarlington Road (1.0 km)	180,000	189,890	-9,890	LRCI P4	30 June 2025
Minor Seals (New)	Oatlands - Interlaken Road (full length) - 23/24 Allocation	2,873,090	1,824,226	1,048,864	Budget c/f \$1,169,236 WIP \$151,104	30 June 2026
	Oatlands - Benlwick Street	20,000	0	20,000	Budget c/f \$20,000 (LRCI renominated)	30 June 2024
Junction / Road Realignment	Tin Pot Marsh Road Dust Suppressant	40,000	62,280	-22,280	Budget of 2022/23 Commitment	
Other	Bagdad - Green Valley Road - Guard Rail / Line mark. & Sign.	120,000	108,046	11,954	Safer Rural Roads	
	Campania - Estate Road (vicinity Mallow property)	49,000	14,974	34,026	Budget of WIP \$13,544	
	Campania - Hall Street (Seal and stormwater upgrade)	70,000	91,474	-21,474	C/F WIP \$60,501.71	
	Campania - Reeve St Junction/foolpath/kerb & channel	200,000	275,389	-75,389	WIP \$45,691 Vulnerable Road Users	
	Campania - Structure Plan - Town gateway and Streetscape	40,000	0	40,000		
	Colebrook - Junction Craighourne Road and Colebrook Road	24,000	15,756	8,244	Budget of	
	Elderslie - Elderslie Road Widening Investigation & Trial (Sth Blackbrush Rd)	40,000	14,570	25,430	Budget of WIP \$8,777	
	Elderslie - Bluff Road Intersection Upgrade	1,530	1,530	0	Budget of Black Spot project expenses	
	Kempton - Old Huntingground Road (Foolpath / School Crossing etc.)	80,000	81,483	-1,483	Budget of WIP \$81,483	
	Mt Seymour - Junction Blackgate Road and Tunnack Road	24,000	32,145	-8,145		
	Oatlands - Hastling Street Junction	15,000	959	14,041	Budget of WIP \$959	
	Oatlands - South Parade (including Kerb, Channel and Foolpath)	170,000	246,675	-76,675	C/F WIP \$246,675.02	
	Tea Tree - Grices Road (Tree removal, set-back of embankment, drainage)	15,000	0	15,000	Budget of	
	Turnbridge - Main Street (Kerb & Gutter Renewal)	40,000	0	40,000		
	Turnack - Link Road Landslip	25,000	107	24,893	Budget of WIP \$107	
	Woodsdale Road - Guard Rail	100,000	100,671	-671	Safer Rural Roads	
		<b>6,544,423</b>	<b>5,045,099</b>	<b>1,499,324</b>		



**CAPITAL EXPENDITURE PROGRAM 2023-24**  
As at 31 May 2024

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
		\$	\$	\$		
<b>BRIDGE ASSETS</b>	Jones Road Broadmarsh (Jordan River - Bridge 5083) - Flood Damage	130,000	3,302	126,699	C/W WIP \$3,302	
		<b>130,000</b>	<b>3,302</b>	<b>126,699</b>		
<b>WALKWAYS</b>	Footpaths - General Streetscapes	40,000	0	40,000		
	Bagdad - Midland Highway Walking / Riding Path Upgrade	4,160	4,160	0	WIP \$4,160 (project design)	
	Bagdad - Midland Highway Walking / Riding Path Upgrade	145,840	5,771	140,069	LRCIP4	30 June 2025
	Bagdad - Midland Highway Walking / Riding Path Upgrade	370,000	0	370,000	Better Active Transport in Tasmania - Round 1	15 June 2024
	Bagdad - Midland Highway Walking Path Footbridge Repairs	130,000	63	129,937	Budget c/f	
	Campania - Reeve Street - Footpath through to Hall	30,000	432	29,568	Budget c/f	
	Campania - Climie Street - Footpath Railway Crossing	0	5,845	-5,845	Engineering prep for grant application	
	Kempton - Grange Road (Retaining Wall)	30,000	21,895	8,105		
	Kempton - Streetscape Plan - Footpath Renewal Southern End	60,000	50,345	9,655	LRCIP3 c/f WIP \$47,028	30 June 2024
	Kempton - Streetscape Plan - Footpath Renewal	60,000	38,439	21,561		
	Kempton - Midlands Highway/Mood Food	147,565	561	147,004	\$147,565 Budget c/f	
	Oatlands - Campbell Street (scope of works expanded to include kerb/gutter)	85,000	749	84,251	22/23 Budget \$45,000 c/f	30 June 2025
	Oatlands - Church Street (Stn Parade to William St - north side - Footpath - 130 m)	30,000	0	30,000		
	Oatlands - Stanley Street (High Street to Nelson - 280 metres - kerb & footpath)	75,000	221	74,779	LRCIP4	30 June 2025
	Oatlands - Stanley Street (Footpath -120 metre link)	25,000	36,079	-11,079		
		<b>1,232,565</b>	<b>164,560</b>	<b>1,068,005</b>		
<b>PUBLIC TOILETS</b>	Campania - Flour Mill Park - Concrete Pathways/drainage/remove pavers	15,000	0	15,000	Budget c/f	
	Colebrook - History Room Toilets (Tiling etc.)	10,000	812	9,188		
	Oatlands - Callington Park	158,000	22,081	135,919	22/23 Budget \$140,000 c/f WIP \$5,070	
	General Public Toilets - Upgrade Program	20,000	0	20,000	Budget c/f	
		<b>203,000</b>	<b>22,893</b>	<b>180,107</b>		
<b>DRAINAGE</b>	Bagdad / Mangalore - Hydraulic Assessment (Flood Mapping)	161,660	121,671	39,989	Grant Funding \$80,830 WIP \$40,144	31 December 2023
	Kempton - Erskine Street - Stormwater Upgrade& Kerb	60,000	82,534	-22,534		
	Oatlands - Callington Park (Well - piped overflow system)	20,000	0	20,000		
	Oatlands - Glenelg Street (stormwater Upgrade)	0	86,121	-86,121	Partially offset by developer contributions	
	Oatlands -High Street - Repairs to section of convict stormwater system	0	8,140	-8,140		
	Stormwater System Management Plans (Urban Drainage Act 2013)	0	456	-456	Project in 2024-25 Draft Budget	
		<b>241,660</b>	<b>298,922</b>	<b>-57,262</b>		
<b>WASTE</b>	Wheelle Bins and Crates	12,500	13,106	-606		
	WTS Safety & Operational Improvements	22,930	0	22,930		
	Dysart WTS - Oil tank alterations	2,070	2,070	0		
		<b>37,500</b>	<b>15,176</b>	<b>22,324</b>		
<b>GROWTH TOURISM</b>	Kempton - Heritage Interpretation Panel renewal	1,800	1,768	32		
	Oatlands Accommodation Facility	0	42,283	-42,283	WIP \$42,283 (Offset by Barrack Street Property)	
		<b>1,800</b>	<b>44,051</b>	<b>-42,251</b>		

**CAPITAL EXPENDITURE PROGRAM 2023-24**  
As at 31 May 2024

**LANDSCAPES**  
**HERITAGE**

Heritage Collections Store
Heritage Collections - Furniture & Equipment
Jericho - Memorial Avenue - Plaques
Kempton Council Chambers - Clock Restoration Works
Kempton - Memorial Avenue Park - Interps
Melton Mowbray - Streetscape Works (Trough / Shelter etc)
Oatlands - Callington Mill - Structural Repair & External painting
Oatlands - Council Chambers - Internal Toilets & Access Upgrade
Oatlands Court House (Wall Stabilisation)
Oatlands Gaolers Residence (Ceiling Reinstatement)
Oatlands Gaolers Residence (Wingwall)
Oatlands - Heritage Buildings (Security Upgrades)
Oatlands - Roche Hall Forecourt (Interps - Planning Condition of Approval)
Parallah - Railway Station - Shed for Gangers Trolley

	BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
	\$	\$	\$		
	10,000	3,700	6,300	Budget of WIP \$3,700	
	4,177	4,177	0	Budget transferred from Operating	
	20,000	4,300	15,700	Budget of WIP \$4,300	
	10,672	15,341	-4,669	Budget of WIP \$1,334	
	19,545	155	19,390	Budget of WIP \$155	
	30,000	15,673	14,327	Budget of WIP \$5318	
	20,000	26,887	-6,887		
	100,000	9,357	90,643	Budget of WIP \$9,357	
	15,000	1,187	13,813	WIP \$1,187	
	5,000	8,149	-3,149		
	23,000	0	23,000	Budget \$15k off	
	10,000	0	10,000		
	40,000	7,820	32,180	Budget of WIP \$7,820	
	2,000	2,402	-402	Budget of	
	<b>309,394</b>	<b>99,148</b>	<b>210,246</b>		
<b>NATURAL</b>					
Chauncy Vale - Day Dawn Cottage Improvements	12,000	8,557	3,443	WIP \$7,700	
Chauncy Vale - Wombat Walk	39,250	42,513	-3,263	includes \$29,250 grant WIP \$31,358	31 Dec 2022
Campania - Bush Reserve / Cemetery	300,000	92,687	207,313	WIP \$72,489	
	<b>351,250</b>	<b>143,757</b>	<b>207,493</b>		
<b>CULTURAL</b>					
Oatlands - Aquatic Centre (Forecourt - Art Installation)	20,000	895	19,105		
	<b>20,000</b>	<b>895</b>	<b>19,105</b>		
<b>REGULATORY</b>					
<b>- DEVELOPMENT</b>					
Master / Structure Plans (Bagdad / Mangalore / Campania)	50,000	0	50,000		
Oatlands - Stanley Street Master Plan	20,000	172	19,828	Budget of WIP \$172	
Oatlands - Structure Plan	25,000	34,155	-9,155	\$25K Budget of WIP \$34,155	
Oatlands - MMPC Church Street Sub-Division	0	5,219	-5,219	WIP \$4,368 Offset by sale of property	
	<b>95,000</b>	<b>39,546</b>	<b>55,454</b>		
<b>REGULATORY</b>					
<b>- PUBLIC HEALTH</b>					
Oatlands - GP Accommodation Units	600,000	216,481	383,519	Council Commitment \$100K (grant funded)	
	<b>600,000</b>	<b>216,481</b>	<b>383,519</b>		

**CAPITAL EXPENDITURE PROGRAM 2023-24**  
As at 31 May 2024

	BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
	\$	\$	\$		
<b>COMMUNITY FAMILIES</b>					
Bagdad - Child Care Centre Building	237,314	319,235	-81,921	Council Commitment (\$100K grant funded)	30 June 2025
	<b>237,314</b>	<b>319,235</b>	<b>-81,921</b>		
<b>RECREATION</b>					
Facilities & Recreation Committee	16,779	0	16,779	\$30K trf to Broadmarsh Hall \$2,431 trf to Colebrook Hall \$2,790 trf to Oatlands Aquatic Centre	
Community Infrastructure Plan	44,600	55,172	-10,572		
Bagdad - Iden Road Park Development	75,000	0	75,000		
Bagdad - Bagdad Community Club (Precinct Plan)	25,000	23,817	1,183	Budget of WIP \$17,417	
Broadmarsh - Broadmarsh Hall "The Haven"	1,509,673	1,509,673	0	Administration of Progress Assoc. Grant	
Broadmarsh - Broadmarsh Hall "The Haven" - Council's Contribution	30,000	30,000	0		
Campania - Justitia Court POS - Shelter Hut	16,000	15,516	484		30 June 2025
Campania - Public Open Space dev (Justitia Park)	6,375	0	6,375	Budget of	
Campania - Hall (LED Lighting)(alternate quote \$1582)	4,250	4,250	0		
Campania - Recreation Ground (Centre Pitch/Wicket & Nets)	12,004	12,734	-730		
Colebrook - Hall Improvements (Windows and Wall)	2,431	2,431	0		
Kempton - Recreation Ground (Site Dev and Play Equipment)	24,250	5,837	18,413	Budget of	
Kempton - Recreation /Skate Park/ Dog Park	31,000	28,359	2,641		
Kempton - Off-lead Dog Park	60,331	72,093	-11,761.73	LRCI Phase 3 \$43,125 WIP \$72,093	30 June 2024
Kempton - Recreation Ground (Irrigation)	60,000	1,637	58,363	WIP \$1,827 LRCI Phase 4	30 June 2025
Mt Pleasant Rec Ground - Building Improvements	279,000	279,853	-853	Dept of Communities Grant WIP \$278,156	
Oatlands - Aquatic Centre (Construction)	410,501	410,501	0	WIP 2022/23	
Oatlands - Aquatic Centre (Construction)	482,114	33,738	448,376	Balance of construction phase budget of	
Oatlands - Aquatic Centre (CO2 Gas Monitoring)	7,649	7,649	0		
Oatlands - Aquatic Centre (Gymnasium (Mirror & Equipment)	4,400	6,232	-1,832		
Oatlands - Aquatic Centre (Gate between Adult and Junior Pools)	2,790	2,790	0		
Oatlands - Community Hall (Maintenance Program)	51,300	38,477	12,823	Budget of WIP \$38,477	
Oatlands - Gay Street, Hall (Air Lock)	10,000	38,727	-28,727		
Oatlands - Midlands Community Centre (External Painting - Front of Building)	5,000	4,514	486		
Oatlands - Old Swimming Pool (Staged demolition)	200,000	26,081	173,919	WIP \$15,758	
Runnymede Recreation Ground - Play Equipment	20,000	21,828	-1,828		
Water Bottle Refill Stations	7,980	0	7,980	Budget of	
	<b>3,398,427</b>	<b>2,631,908</b>	<b>766,519</b>		
<b>ACCESS</b>					
Tunbridge Community Club - Accessible Toilets	115,000	200	114,800	22/23 Budget \$20,000 of WIP \$200	
	<b>115,000</b>	<b>200</b>	<b>114,800</b>		
<b>CAPACITY &amp; SUSTAINABILITY</b>					
Property Purchase - 9 Barrack Street, Oatlands (Police Residence)	73,248	40,089	33,159	Budget \$519,490 less \$486K spent in 22/23	
Kempton - Carriage Shed - Toilets	15,000	11,144	3,856	WIP \$10,419	
	<b>88,248</b>	<b>51,233</b>	<b>37,015</b>		

**CAPITAL EXPENDITURE PROGRAM 2023-24**  
As at 31 May 2024

**ORGANISATION**  
**SUSTAINABILITY**

Kempton Council Chambers - Office Furniture & Equipment  
 Kempton Depot - Fencing/Kitchen  
 Oatlands Depot - Wash Bay  
 Oatlands - Town Hall (General - Incl. Office Equip/Furniture)  
 Oatlands Council Chambers - Fire Detection & Security System  
 Oatlands - Council Chambers - Damp Issues & Stonemasonry  
 Oatlands - Council Chambers - Works Office (floor coverings/refurbishing)  
 Municipal Revaluation - Final 10%  
  
 Computer Monitor(s)  
 PC's: Keyboards & UPS's  
 Council Website - Upgrade  
 Ipads (2) (Animal & Building Control)

BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
\$	\$	\$		
5,000	0	5,000		
0	16,755	-16,755		
0	8,909	-8,909		
5,000	1,925	3,075		
18,000	24,745	-6,745		
15,000	0	15,000	Budget of	
5,000	16,303	-11,303	Budget of	
0	16,100	-16,100		
		0		
8,000	7,453	547		
14,000	0	14,000		
20,000	0	20,000		
4,000	0	4,000		
<b>94,000</b>	<b>92,189</b>	<b>1,811</b>		

**WORKS**

Minor Plant Purchases  
 Quickspray Unit (c/w Pump etc)  
 Radio System  
  
**Plant Replacement Program**  
 Heavy Vehicles - Refer separate Schedule  
 (Trade Allowance - \$334)  
 Light Vehicles (Net Changeover)  
 (Trade Allowance - \$132)

9,500	12,413	-2,913		
12,670	14,978	-2,308		
50,000	44,102	5,898		
678,867	741,109	-62,242		
249,639	396,243	-146,604		
<b>1,000,676</b>	<b>1,208,845</b>	<b>-208,169</b>		
<b>14,700,257</b>	<b>10,397,439</b>	<b>4,302,817</b>		

**GRAND TOTALS**

**Southern Midlands Council**  
Minutes – 26<sup>th</sup> June 2024

<b>CASH FLOW</b> <b>2023/2024</b>	INFLOWS (OUTFLOWS) July 2023 \$	INFLOWS (OUTFLOWS) Aug 2023 \$	INFLOWS (OUTFLOWS) Sep 2023 \$	INFLOWS (OUTFLOWS) Oct 2023 \$	INFLOWS (OUTFLOWS) Nov 2023 \$	INFLOWS (OUTFLOWS) Dec 2023 \$	INFLOWS (OUTFLOWS) Jan 2024 \$	INFLOWS (OUTFLOWS) Feb 2024 \$	INFLOWS (OUTFLOWS) Mar 2024 \$	INFLOWS (OUTFLOWS) Apr 2024 \$	INFLOWS (OUTFLOWS) May 2024 \$	INFLOWS (OUTFLOWS) (Year to Date) \$
<b>Cash flows from operating activities</b>												
<b>Payments</b>												
Employee costs	(369,019)	(578,131)	(416,390)	(420,834)	(373,508)	(406,392)	(471,180)	(386,363)	(388,921)	(332,409)	(284,474)	(4,427,621)
Materials and contracts	(865,696)	(514,063)	(383,016)	(348,088)	(389,169)	(378,240)	(501,013)	(370,884)	(372,645)	(234,019)	(310,511)	(4,667,343)
Interest	(2,917)	0	0	0	(645)	(22,840)	(2,749)	0	0	0	(325)	(29,476)
Other	(20,710)	(59,400)	(97,533)	(168,081)	(45,872)	(90,007)	(139,441)	(58,193)	(35,884)	(95,871)	(30,988)	(841,980)
	<b>(1,258,343)</b>	<b>(1,151,593)</b>	<b>(896,939)</b>	<b>(937,003)</b>	<b>(809,194)</b>	<b>(897,478)</b>	<b>(1,114,382)</b>	<b>(815,440)</b>	<b>(797,450)</b>	<b>(662,300)</b>	<b>(626,298)</b>	<b>(9,966,420)</b>
<b>Receipts</b>												
Rates	393,738	710,319	2,117,560	547,800	703,244	371,567	639,004	427,580	556,823	556,564	179,788	7,203,988
User charges	228,018	120,782	117,009	31,823	662,843	215,801	73,499	149,792	674,210	43,417	41,965	2,359,160
Interest received	44,460	51,157	63,218	76,056	62,791	73,370	73,917	64,550	88,116	53,188	64,641	715,465
Subsidies	0	0	0	0	0	22,840	0	0	0	0	0	22,840
Other revenue grants	0	103,038	2,983	2,440	105,232	718	0	104,288	1,131	0	138,252	458,083
Other	65,230	245,462	12,054	161,652	(228,807)	246,136	46,159	(131,557)	(185,203)	157,848	(128,590)	260,382
	<b>731,446</b>	<b>1,230,759</b>	<b>2,312,823</b>	<b>819,770</b>	<b>1,305,303</b>	<b>930,432</b>	<b>832,579</b>	<b>614,653</b>	<b>1,135,078</b>	<b>811,018</b>	<b>296,056</b>	<b>11,019,918</b>
<b>Net cash from operating activities</b>	<b>(526,897)</b>	<b>78,165</b>	<b>1,415,885</b>	<b>(117,233)</b>	<b>496,109</b>	<b>32,954</b>	<b>(281,803)</b>	<b>(200,787)</b>	<b>337,628</b>	<b>148,718</b>	<b>(330,241)</b>	<b>1,053,498</b>
<b>Cash flows from investing activities</b>												
Payments for property, plant & equipment	(111,762)	(321,353)	(470,999)	(283,748)	(631,756)	(685,513)	(287,523)	(901,335)	(1,574,782)	(894,425)	(1,454,579)	(7,617,776)
Proceeds from sale of property, plant & equipment	17,818	58,095	0	28,077	133,309	0	21,936	41	48,182	60,464	75,000	442,923
Proceeds from Capital grants	102,500	1,534,236	0	0	1,085,301	0	0	39,643	40,830	47,500	169,623	3,019,633
Proceeds from Investments	0	0	0	0	0	0	0	0	0	0	0	0
Payment for Investments	0	0	0	0	0	0	0	0	0	0	0	0
<b>Net cash used in investing activities</b>	<b>8,556</b>	<b>1,270,979</b>	<b>(470,999)</b>	<b>(255,671)</b>	<b>586,854</b>	<b>(685,513)</b>	<b>(265,587)</b>	<b>(861,651)</b>	<b>(1,485,770)</b>	<b>(786,462)</b>	<b>(1,209,956)</b>	<b>(4,155,220)</b>
<b>Cash flows from financing activities</b>												
Repayment of borrowings	(8,291)	0	0	0	(16,899)	(99,627)	(8,460)	0	0	0	(17,218)	(150,496)
Proceeds from borrowings	0	0	0	0	0	0	0	0	0	0	0	0
<b>Net cash from (used in) financing activities</b>	<b>(8,291)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(16,899)</b>	<b>(99,627)</b>	<b>(8,460)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(17,218)</b>	<b>(150,496)</b>
Net increase/(decrease) in cash held	(526,632)	1,350,144	944,886	(372,904)	1,066,064	(752,187)	(555,849)	(1,062,438)	(1,148,142)	(637,743)	(1,657,416)	(3,252,218)
Cash at beginning of reporting month	17,408,041	16,881,409	18,231,553	19,178,438	18,803,535	19,869,599	19,117,412	18,561,563	17,499,124	16,350,982	15,713,239	17,408,041
<b>Cash at end of reporting period</b>	<b>16,881,409</b>	<b>18,231,553</b>	<b>19,176,438</b>	<b>18,803,535</b>	<b>19,869,599</b>	<b>19,117,412</b>	<b>18,561,563</b>	<b>17,499,124</b>	<b>16,350,982</b>	<b>15,713,239</b>	<b>14,155,822</b>	<b>14,155,822</b>

## 17.3.2 2024/2025 Annual Plan & Budgets (Operating & Capital)

**Author:** FINANCE OFFICER (MANDY BURBURY)

**Date:** 18 JUNE 2024

**Attachment(s):**

*Attachment 1 – 2024/25 Annual Plan & Operating Budget*

*Attachment 2 – 2024/25 Capital Works Program Budget Estimates*

### ISSUE

Formal adoption of the 2024/25 Annual Plan and Budget (Operating and Capital).

### BACKGROUND

Under section 71 of the *Local Government Act 1993*, Council is required to have an annual plan.

Section 82 of the *Local Government Act 1993* (the Act) requires the General Manager to prepare estimates of the Council's revenue and expenditure for each financial year. The Council's 2024/25 Budget estimates have been prepared in accordance with the Act.

### DETAIL

The following documents have been updated following the workshops held 8<sup>th</sup> April 2024; 13<sup>th</sup> May 2024; and 4<sup>th</sup> June 2024.

1. 2024/25 Annual Plan and Program Budget (Operating);
2. 2024/25 Capital Expenditure Program Budget Estimates

The documents are submitted for formal endorsement and approval at this meeting.

### **Commentary**

#### **2024/25 BUDGET**

The Annual Plan aligns to those strategies identified in the *Southern Midlands Council Strategic Plan 2024 to 2034*. The specific actions have been extracted and included in the Annual Plan under each of the respective Programs.

The Annual Plan is coupled to the budget development process recognising the direct influence on the allocation of resources.

The key features of the 2024/25 Budget estimates are:

- Total estimated operating revenue of \$17.742 million
- Total estimated operating expenditure of \$14.319 million
- Total estimated depreciation and asset write off of \$4.12 million
- Estimated net operating deficit of \$482K in comparison to the Long Term Financial Management Plan deficit of \$602K

- Total estimated capital expenditure of \$9.452 million (excluding carry forward amounts unspent)
- Total estimated capital grant funding of \$3.906 million
- Total estimated asset sales of \$495K
- New borrowings – Nil
- Cash Reserves are forecast to reduce by \$301K
- Increase in total Rates collected of \$403K – the total increase includes an increase in Waste Management Program charges (i.e. Waste Management Levy and Household Collection Charge) of \$131,000, the Fire Service Levy \$15,000, and the balance of \$257,000 resulting from a 4.0% increase in the total General Rates demanded after allowance for growth in the Rate base.

Section 82 of the Act requires the General Manager to prepare estimates of the Council's revenue and expenditure for each financial year. Section (82 (2) and (3) read as follows:

**“82. Estimates**

....

(2) *Estimates are to contain detail of the following:*

- (a) the estimated revenue of the council;*
- (b) the estimated expenditure of the council;*
- (c) the estimated borrowings of the council;*
- (d) the estimated capital works of the council;*
- (e) any other detail required by the Minister.*

(3) *Estimates for each financial year must –*

- (a) be adopted by the council, with or without alteration, by absolute majority; and*
- (b) be adopted before 31 August in each financial year; and*
- (c) not be adopted more than one month before the start of that financial year.”*

The following Attachments are included:

- Attachment 1 – 2024/25 Annual Plan and Operating Budget
- Attachment 2 – 2024/25 Capital Works Program Budget Estimates

**Budgeted Operating Income and Expenditure 2024/25**

The net operating result is a deficit of \$482K exclusive of capital funding and net revenue from sale of assets. This compares to a \$444K deficit forecast for 2023/24.

This operating position has resulted primarily through an increase in Operating revenue of \$817K, and an increase in Operating expenditure of \$855K.

Table 1.1 – Budget Income Statement

<b>REVENUE</b> <i>(Excluding Capital Grants &amp; Property Sales)</i>	<b>2022/23 Actual (\$'000)</b>	<b>2023/24 Forecast (\$'000)</b>	<b>2024/25 Budget (\$'000)</b>
Rates & Charges	\$6,422	\$6,972	\$7,375
User Fees	\$1,991	\$1,333	\$1,304
Grants - Recurrent	\$5,460	\$3,991	\$4,427
Interest	\$476	\$435	\$486
Contract Income	\$110	\$0	\$0
Other Income	\$134	\$107	\$62
Investment Revenue from Water Corp	\$182	\$182	\$182
<b>Total Revenue</b>	<b>\$14,775</b>	<b>\$13,020</b>	<b>\$13,836</b>
<b>EXPENDITURE</b>	<b>2022/23 Actual (\$'000)</b>	<b>2023/24 Forecast (\$'000)</b>	<b>2024/25 Budget (\$'000)</b>
Employee Costs	\$4,577	\$5,534	\$5,735
Materials & Contracts	\$3,815	\$3,712	\$3,997
Deprec. & Amortisation	\$4,068	\$3,723	\$4,120
Contributions	\$258	\$272	\$287
Finance Costs	\$56	\$53	\$5
Commercial Expenses	\$0	\$0	\$0
Other Expenses	\$724	\$170	\$174
<b>Total Expenses</b>	<b>\$13,498</b>	<b>\$13,464</b>	<b>\$14,318</b>
<b>Operating Surplus / (Deficit)</b>	<b>\$1,277</b>	<b>(\$444)</b>	<b>(\$482)</b>
Add Grants – Capital	\$3,033	\$3,201	\$3,905
Add / (Less) Proceeds from Disposal (NCA'S)	(\$24)	(\$0)	\$0
Assets Taken Up	\$0	\$0	\$0
Revaluation & Val Adjustments – NCA's	\$5,307	\$0	\$0
<b>Total Comprehensive Result</b>	<b>\$9,593</b>	<b>\$2,757</b>	<b>\$3,423</b>

## REVENUE

### Revenue – Rating Income

**General Rate** - The Budget is based on a 4.0% increase in the General Rate, plus an allowance of growth in the rate base (i.e. new development).

This compares to the LGAT Cost Index of 3.74%, and CPI for the period ending March 2024 (Hobart 3.1% and weighted average all capital cities of 3.6%).

*Note: The LGAT provided Council Cost index (CCI) is a tool to assist councils to appropriately set rates to reflect the costs of providing assets, service and support for their communities.*



The CCI differs from the Consumer Price Index in that it provides an indication of how Council expenditure might change over a time period even though what council is spending money on has not changed.

The CCI is based on ABS data. The CCI formula comprises: wage price index (WPI (50%), road and bridge construction index (30%) and the consumer price index (20%).

The CCI of 3.74% follows 8.11% (2023) and 4.06% (2022).

**Fire Service Levy** – the Fire Service Levy is an amount determined by the State Fire Commission under the *Fire Service Act 1979*, which Council is required to collect. The Levy is paid direct to the Commission, less retention of 4% commission.

Fire Service Levy	2023/24	2024/25
Oatlands and Kempton Volunteer Fire Brigade Rating District	0.30295c in \$AAV (Minimum \$48)	0.303363 in \$AAV (Minimum \$49)
Rural Land Other	0.265415c in \$AAV (Minimum \$48)	0.277687c in \$AAV (Minimum \$49)

The total levy to be collected in 2024/25 is \$287,371 – an increase of \$15,133 or 5.55%.

**Waste Management Levy** – this is a charge levied on all rateable land. Multiple charges are levied where there is more than one dwelling on the property capable of being occupied.

Waste Management Charge	2023/24	2024/25
	\$274 (Occupied)	\$300 (Occupied)
	\$100 (Vacant Allotment)	\$100 (Vacant Allotment)

The need to increase the Waste Management Charge is influenced by:

- The Tasmanian Government has introduced for a Waste Levy that Council must collect. The Levy is based on Council's refuse tonnage at a cost of \$44.88 per tonne (\$21.36 per tonne in 2023/24).
- The ever-increasing amount of waste that this being disposed of at the Stations and the resultant transport / disposal costs; and
- Significant increase in the costs per tonne being levied at the landfill disposal sites.

**Household Collection Charge** - This charge is only levied on properties that receive the fortnightly collection service. The level of charges must be sufficient to meet the total cost of providing the services (both domestic and recycling).

Household Garbage and Kerbside Recycling Charge	2023/24	2024/25
	\$232	\$248

The increase in annual charge reflects the higher cost of collection and subsequent disposal at landfill and/or the recycling centre.

**Revenue - Operating Grants (excludes Capital Grants) -** Budgeted Operating Grant Income of \$4.427 million (confirmed Grant of 4.2 million in 2023/24).

The total budgeted amount relates solely to the General Purpose Financial Assistance Grant (FAGS) provided by the Australian Government. An increase of 5.0% has been forecast.

**Revenue Other -** The 2024/25 Budget for Other Revenue (\$61,700) relates to Heavy Vehicle Licence Fees (\$11,700) and Public Open Space contributions (\$50,000).

The Local Government Loans Program Interest Subsidy on the Oatlands Aquatic Centre Loan has concluded and the loan has been fully paid. The previously budgeted MAIB Reimbursements for the SES Road Crash Rescue Unit are now paid directly to the State Emergency Service.

**Investment Revenue from Water Corporation -** The 2024/25 Budget for Investment Revenue (\$182,400) relates to distributions received from the Tasmanian Water Corporation (TasWater). The level of distribution is determined by the percentage of ownership. The Southern Midlands Council holds a 0.76% ownership in TasWater. We are expecting to receive our full annual distribution of \$152K in 2024/25, plus \$30,400 of previously forgone dividends of \$152K (to be paid out over 5 years).

## EXPENDITURE

**Employee Expenses -** Employee expenses are budgeted to increase by \$201,137 (includes on-costs). This represents a 3.63% increase. This is due to:

- a) A salary increment payable from 1<sup>st</sup> July 2024; and
- b) An allowance to provide for increased servicing due to development within the municipal area.

The amount of Employee Expenses in the Operating Budget is also influenced by the extent of Capital Works undertaken by Council employees (i.e. Wages are allocated in the Capital Budget).

**Materials & Contracts -** The budgeted amount of \$3.997 million represents a 7.7 percent increase above the forecast 2023/24 allocation. This is mainly due to:

- a) The continued increase in payments to external Contractors to provide waste collection, transport and disposal services; and
- b) General increase in the cost of purchasing materials and engaging contractors in the current market.

**Capital Grant Funding -** Council has budgeted to receive \$3.905 million in total, consisting of:

- a) \$665,531 'Roads to Recovery' Grant;
- b) \$2,673,090 from the Australian Government's Rural Remote Roads Program (Interlaken road);
- c) \$130,124 under the Vulnerable Road Users Program;
- d) \$397,584 from the Australian Government's "Local Roads and Community Infrastructure Program – Stage 4"; and
- e) \$39,246 Department of State Growth – Bus Stop Program.

## RECOMMENDATION

**THAT Council, by absolute majority, formally approve the 2024/25 Annual Plan and Budget (Operating and Capital).**

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

THAT Council, by absolute majority, formally approve the 2024/25 Annual Plan and Budget (Operating and Capital).

## AMENDMENT

Moved By Clr F Miller, seconded by .....

THAT Council, by absolute majority, formally approve the 2024/25 Annual Plan and Budget (Operating and Capital) subject to the inclusion of a budget allocation to implement security measures on the Craighourne Road (north-eastern section accessed via Link Road, Colebrook) aimed at monitoring trespass and other activities impacting on the adjoining property.

The Amended Motion (which did not receive a seconder) was rejected by the Chair (Mayor E Batt) on the basis that the proponent had a direct interest in the subject matter.

The original Motion was put and carried by absolute majority, with Clr F Miller abstaining.

## DECISION

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

**THAT Council, by absolute majority, formally approve the 2024/25 Annual Plan and Budget (Operating and Capital).**

## CARRIED BY ABSOLUTE MAJORITY

<b>DECISION (by absolute majority)</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		✓

### 17.3.3 Adoption of the 2024 / 2025 Rates and Charges Resolution

**Author:** FINANCE OFFICER (MANDY BURBURY)

**Date:** 16 JUNE 2024

#### ISSUE

Formal adoption of the 2024 / 2025 Rates and Charges Resolution under the *Local Government Act 1993* and the *Fire Service Act 1979*.

#### DETAIL

The following Rates & Charges Resolution (draft) has been based on the outcome of discussions through the budget workshops.

#### 2024 / 2025 RATES AND CHARGES RESOLUTION - SOUTHERN MIDLANDS COUNCIL

THAT under the *Local Government Act 1993* and the *Fire Service Act 1979*, the Southern Midlands Council has made the following rates and charges upon rateable land within the municipal area of Southern Midlands ("the municipal area"):

##### 1. General Rates

Pursuant to section 90 of the *Local Government Act 1993* ("the Act") Council makes a general rate of 6.0196 cents in each dollar of Assessed Annual Value for all rateable land within the municipal area shown on the valuation list prepared under the *Valuation of Land Act 2001* ("the valuation list"), subject to a minimum amount of \$370.00.

##### 2. Waste Management Charge

Under section 94 (1) of the Act Council makes a separate services charge in respect of the service of waste management called the Waste Management Charge upon all rateable land, which is capable of use for residential purposes, and Council declares that the charge is to be calculated in accordance with the following formulae:

- a) for rateable land upon which a dwelling or dwellings are constructed:  
Waste Management Charge = \$300 x D, where D is the number of dwellings on the rateable land, capable of being occupied.
- b) for rateable land upon which no dwelling is constructed:  
Waste Management Charge = \$100.00

##### 3. Garbage Removal Charge

- a) Under section 94 (1) of the Act Council makes a separate services charge of \$248.00 in respect of the service of waste management called the Garbage Removal Charge upon all rateable land.
- b) Under section 94 (3A) of the Act the Council declares that the Garbage Removal Charge is varied according to the level of service provided as follows:

- (i) for the land identified by Property Identification Number 3124789 the charge is \$5,208.00;
- (ii) for land to which the Council does not provide a fortnightly garbage removal service and kerbside recycling service, the charge is zero.

#### **4. Fire Service Contributions**

For the Council's contribution to the State Fire Commission:-

- (a) for land within the Oatlands & Kempton Volunteer Brigade Rating District an amount of 0.303363 cents in the dollar on the assessed annual value of all rateable land subject to a minimum amount of \$49.00;
- (b) for all other land in the municipal area an amount of 0.277687 cents in the dollar on the assessed annual value of the land subject to a minimum amount of \$49.00.

#### **5. Instalments**

These rates and charges are for the year commencing 1st July, 2024 and ending 30th June 2025 and are payable by 4 equal instalments, the first payable 30 days after the issue of the rates notices, the second by 4.30 p.m. on 29<sup>th</sup> November 2024, the third by 4.30 p.m. on 31<sup>st</sup> January 2025 and the fourth by 4.30 p.m. on 31<sup>st</sup> March 2025.

Where a ratepayer elects to enter into an arrangement to pay the current rates and charges by monthly, fortnightly, or weekly instalments via one of the electronic payment options (including direct debit), then the instalment amounts will be calculated to settle the debt by 30<sup>th</sup> June 2025. Penalty and interest will not be applied on any of the 2024-25 rates and charges at the relevant date, provided that the instalment arrangements are adhered to. In the event of default, penalty and interest is to be calculated on the outstanding amounts.

#### **6. Late Payments**

- a) Penalty: A penalty of 5% applies to any rate or charge that is not paid on or before the date it falls due.
- b) Interest: In addition to the penalty, interest under section 128 of the *Local Government Act 1993* will be charged at the rate of 6.8% per annum.

#### **7. Discount**

A discount of 2.0% will apply to all rates and charges paid in full within 30 days after the date of issue. This discount is not applicable to rates and charges which are paid in instalments. The payment due date will appear on the rates notice.

## RECOMMENDATION

**THAT Council, by absolute majority, adopt the 2024-2025 Rates and Charges Resolution as presented.**

## DECISION

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

**THAT Council, by absolute majority, adopt the 2024-2025 Rates and Charges Resolution as presented.**

## 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	✓	

### 17.3.4 Adoption of Schedule of Fees and Charges 2024-2025

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

**Date:** 16 JUNE 2024

**Attachment(s):**

*Schedule of Fees and Charges 2024-2025*

#### INTRODUCTION

The purpose of this report is to confirm and adopt the Schedule of Fees and Charges for the upcoming 2024-2025 financial year.

#### BACKGROUND

In order to charge a fee for goods and services it is a requirement of Division 7 of the *Local Government Act 1993* (“the Act”) that Council must first specify the fee and include such a fee in the “Schedule of Fees and Charges”. An extract from the Act is provided as follows:

*Division 7 - Fees and charges*

*205. Fees and charges*

- 1) In addition to any other power to impose fees and charges but subject to subsection , a council may impose fees and charges in respect of any one or all of the following matters:
  - a. the use of any property or facility owned, controlled, managed or maintained by the council;*
  - b. services supplied at a person's request;*
  - c. carrying out work at a person's request;*
  - d. providing information or materials, or providing copies of, or extracts from, records of the council;*
  - e. any application to the council;*
  - f. any licence, permit, registration or authorization granted by the council;*
  - g. any other prescribed matter.**
- 2) A council may not impose a fee or charge in respect of a matter if –
  - a. a fee or charge is prescribed in respect of that matter; or*
  - b. this or any other Act provides that a fee or charge is not payable in respect of that matter.**
- 3) Any fee or charge under subsection (1) need not be fixed by reference to the cost to the council.*

*206. List of fees and charges*

*A general manager of a council is to –*

- a) keep a list of all fees and charges fixed under this Division; and*
- b) make the list available for public inspection during ordinary hours of business at the public office.*

*207. Remission of fees and charges*

*A council may remit all or part of any fee or charge paid or payable under this Division.*

In considering the fees and charges Council are reminded that the schedule of fees for the schedule of fees for Animal Control was adopted by Council separately at the April 2023 meeting. Accordingly these components of the proposed schedule are not under consideration.

## **DETAIL**

The fees and charges of the Southern Midlands Council are captured in the succinct document *Schedule of Fees and Charges: 2024-2025*. The document is typically reviewed each financial year to account for changes to legislation, review of services and review of charges in line with other Councils in Tasmania.

The current *Schedule of Fees and Charges: 2023-2024* is based on the Schedule adopted by Council in June 2023 with the exception of Animal Control and the Oatlands Aquatic Centre fees that have been updated and approved during 2023-24.

## **DISCUSSION**

The CPI increase for the March quarter 2024 for Hobart is 3.1%. That is based on the percentage change from the March Quarter from the previous year. The CPI for the prior period ending March 2023 was 6.9%.

Whilst this cumulative percentage increase could be applied across the board, this approach has not been taken and each individual fee has been reviewed and adjusted where necessary. The percentage increase has varied.

**Human Resources & Financial Implications** – Refer comment provided.

**Community Consultation & Public Relations Implications** – The adopted Fees will be displayed on the website and are available at each Council Office. Ratepayers and members of the public can also request a copy of the Schedule.

**Priority - Implementation Time Frame** - The 2023-24 Schedule of Fees and Charges if adopted by Council will be effective from 1<sup>st</sup> July 2024.

## **RECOMMENDATION**

**THAT:**

- A. This report be received by Council; and**
- B. The Schedule of Fees and Charges for 2024-2025 be adopted.**



**DECISION**

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

**THAT:**

- A. This report be received by Council; and**
- B. The Schedule of Fees and Charges for 2024-2025 be adopted.**

**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	✓	

## 18. MUNICIPAL SEAL

### 18.1 Reeve Street and Climie Street Pedestrian Footpaths - Grant Deed Vulnerable Road Users Program 2023/2024

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

**Date:** 20 JUNE 2024

**Attachment(s)**

*Three Grant Deeds - VRUP 2023/2024*

#### ISSUE

Signing and Sealing the three Grant Deeds for the construction of footpaths in Reeve Street & Climie Street, Campania, under the Vulnerable Road Users Program 2023/2024 with the Department of State Growth.

#### BACKGROUND

As an extension of the Reeve Street / Climie Street junction improvements in Campania, the two bus stops at the junction were required to be relocated because of safety reasons. The new location for the north bound and the south bound buses through Campania were required to be moved and through consultation with the Department of State Growth, the only place for the relocation was to outside the two Community Halls in Reeve Street. These footpath projects provide key connections to the bus stops from the centre of Campania and also from the subdivisions south of Campania.

#### DETAIL

The three Grant Deeds consist of the following projects, which are part of Councils gentrification of the footpath network in Campania.

**VRUP-23/24-R1-20 - Grant Deed** – Construction of a pedestrian maize and footpath across the TasRail property in Climie Street, Campania to connect the recently constructed footpath from Water Lane to the TasRail crossing as well as the footpath from Reeve Street to the TasRail crossing. Grant contribution by the Department of State Growth is \$ \$35,250.00.

**VRUP-23/24-R1-31 - Grant Deed** – Construction of a 1.5m wide reinforced concrete footpath along Reeve Street, (western side, adjacent to Flour Mill Park) Campania from the entrance to the TasRail property (end of the previous footpath construction), to the Campania Community Hall. Grant contribution by the Department of State Growth is \$58,616.00.

**VRUP-23/24-R1-32 - Grant Deed** – Construction of a 1.5m wide reinforced concrete footpath along Reeve Street, (eastern side, adjacent to the Recreation Ground) Campania from the entrance to the Campania Recreation Ground, to the existing footpath at Villeneuve Street. Grant contribution by the Department of State Growth is \$36,258.00

Given the Grants Deeds were required to be returned to the Department of State Growth as a matter of urgency, therefore this is a retrospective approval. However Council have been aware that these grants could have been successful and the corresponding DSG/Council contributions have been detailed in the draft Capital Works Budget.

## RECOMMENDATION

**THAT Council approve the Signing and Sealing the Grant Deeds for the funding agreements between the Tasmanian Government through the Department of State Growth and the Southern Midlands Council for the following Campania projects as detailed within the report:**

- **VRUP-23/24-R1-20 - Grant Deed - Grant contribution by DSG is \$35,250.00.**
- **VRUP-23/24-R1-31 - Grant Deed - Grant contribution by DSG is \$58,616.00.**
- **VRUP-23/24-R1-32 - Grant Deed - Grant contribution by DSG is \$36,258.00**

## DECISION

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

**THAT Council approve the Signing and Sealing the Grant Deeds for the funding agreements between the Tasmanian Government through the Department of State Growth and the Southern Midlands Council for the following Campania projects as detailed within the report:**

- **VRUP-23/24-R1-20 - Grant Deed - Grant contribution by DSG is \$35,250.00.**
- **VRUP-23/24-R1-31 - Grant Deed - Grant contribution by DSG is \$58,616.00.**
- **VRUP-23/24-R1-32 - Grant Deed - Grant contribution by DSG is \$36,258.00**

## 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. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA**

Nil.

## 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 Clr A E Bisdee OAM*

**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.**

Matter	Local Government ( <i>Meeting Procedures</i> ) Regulations 2015 Reference
<i>Closed Council Minutes - Confirmation</i>	15(2)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Southern Midlands Council – Enterprise Bargaining Agreement (No 12 of 24)</i>	15(2)(b)
<i>Levendale Community Centre (former Levendale Primary School) – 1315 Woodsdale Road, Levendale – Area for Community Purposes</i>	15(2)(f)
<i>Property Matter - Kempton</i>	15(2)(f)

## 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	✓	

## 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 Clr 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	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr 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 Southern Midlands Council - Enterprise Bargaining Agreement (No 12 of 2024)**

*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.*

*Clr A E Bisdee OAM departed the meeting at 1.13 p.m.*

#### **20.4 Levendale Community Centre (former Levendale Primary School) – 1315 Woodsdale Road, Levendale – Area for Community Purposes**

*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.*

#### **20.5 Property Matter - Kempton**

*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.*

**RECOMMENDATION**

**THAT Council move out of “Closed Session”.**

**DECISION**

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

**THAT Council move out of “Closed Session”.**

**CARRIED**

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



## OPEN COUNCIL MINUTES

### 21. CLOSURE

The meeting closed at 1.29 p.m.