

SOUTHERN
MIDLANDS
COUNCIL



A G E N D A

ORDINARY COUNCIL MEETING

Tuesday, 25th February 2025
10.00 a.m.

Tunbridge Hall
99 Main Road, Tunbridge

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Dear Sir/Madam

NOTICE OF MEETING

Notice is hereby given that the next ordinary meeting of Council will be held on

Date: Tuesday 25th February 2025

Time: 10.00 a.m.

Venue: Tunbridge Hall, 99 Main Road, Tunbridge

The Local Government Act 1993 section 65 provides the following:

1. *A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.*
2. *A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –*
 - (a) *the general manager certifies, in writing –*
 - (i) *that such advice was obtained; and*
 - (ii) *that the general manager took the advice into account in providing general advice to the council or council committee; and*
 - (b) *a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.*

I therefore certify that with respect to all advice, information or recommendation provided to the Council in or with this Agenda:

- (1) *The advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and*
- (2) *Where any advice is directly given by a person who does not have the required qualification or experience, that person has obtained and taken into account in that person's general advice, the advice from an appropriately qualified or experienced person.*

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tim Kirkwood', written over a faint circular stamp.

Tim Kirkwood
GENERAL MANAGER

OPEN COUNCIL AGENDA

1. PRAYERS

Reverend Dennis Cousens to recite prayers.

2. ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Traditional Custodians of the land on which we meet today, and recognise their continuing connection to the land, water and to community. We pay respects to Elders past and present.

3. ATTENDANCE

4. APOLOGIES

Clr F Miller.

RECOMMENDATION

THAT the apology from Clr F Miller be received and Council grant leave of absence for the meeting.

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. MINUTES

5.1 Ordinary Council Meeting

The Minutes (Open Council Minutes) of the previous meeting of Council held on 22nd January 2025, as circulated, are submitted for confirmation.

RECOMMENDATION

THAT the Minutes (Open Council Minutes) of the Council Meeting held 22nd January 2025 be confirmed.

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

5.2 Special Committees of Council Minutes

5.2.1 Special Committees of Council - Receipt of Minutes

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

- Woodsdale Community Memorial Hall General Meeting – General Committee Meeting – 12th January 2025
- Lake Dulverton & Callington Park Management Committee Minutes – 11th February 2025

RECOMMENDATION

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

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

5.2.2 Special Committees of Council - Endorsement of Recommendations

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

- Woodsdale Community Memorial Hall General Meeting – General Committee Meeting – 12th January 2025
- Lake Dulverton & Callington Park Management Committee Minutes – 11th February 2025

RECOMMENDATION

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

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 Meetings, as circulated, are submitted for receipt:

- Southern Tasmanian Councils Authority Minutes – 16th December 2024
- TasWaste South Local Government Forum Minutes – 7th November 2024

RECOMMENDATION

THAT the Minutes of the above Joint Authorities be received.

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.

A workshop was held on the 11th February 2025 at the Council Chambers, Oatlands commencing at 9.30 a.m.

Attendance: Mayor E Batt (attended at 9.50 a.m.), Deputy Mayor K Dudgeon, Cllrs A E Bisdee OAM, D Blackwell, B Campbell, D Fish and F Miller (remotely).

Also in Attendance: T Kirkwood, A Benson, D Richardson, G Finn, A Burbury (part) and J Thomas.

Apologies: Nil.

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

1. Local Government Priority Reform Program (Information Only)

Copy of Program circulated.

This Program has been prepared and is largely in response to the recommendations contained in the 'Future of Local Government Review' final report. The Tasmanian Government has committed to this Program being implemented before the 2026 local government elections.

2. Targeted Amendments to the Local Government Act 1993 – Discussion Paper

The Tasmanian Government has released for public consultation a Discussion Paper on proposed legislative changes to support the delivery of its Local Government Priority Reform Program 2024-26.

The Priority Reform Program brings together key recommendations from the Future of Local Government Review and the earlier Local Government Legislation Review, alongside several additional reforms which have been included in response to strong feedback from the sector and aspects of council governance.

The Discussion Paper outlines targeted amendments to the *Local Government Act 1993* supporting 11 key reforms:

1. Legislating the Good Governance Principles
2. Introducing serious misconduct provisions for Councillors
3. Broadening Performance Improvement Direction provisions
4. Introducing Temporary Advisors for Councils
5. Clarifying Work Health and Safety obligations
6. Mandating council learning and development obligations
7. Introducing a contemporary role statement and a Charter for local government
8. Improving the strategic planning and reporting frameworks

9. Improving consistency in data collection and reporting methodologies
10. Enhancing transparency of information in council rates notices
11. Mandating internal audit for councils.

Preliminary discussion noting that submissions are sought by 21st March 2025 with the aim of drafting legislation for consultation in May 2025.

3. Oatlands Dog Park

Presentation and update provided by Deputy General Manager.

Refer Council Meeting Agenda for report.

4. Tunnack Victoria Hall (and Tunnack Progress Association)

Preliminary discussion of correspondence received from the Tunnack Vitoria Hall and Progress Association.

Refer Council Meeting Agenda for report.

5. Parattah Jubilee Hall (Community Owned)

As an outcome of the discussion, it was agreed that Council would facilitate a community meeting to discuss the future of the Parattah Jubilee Hall.

6. Kempton – Retention of ‘Village’ Atmosphere

Mayor Edwin Batt raised this issue at the Council Meeting held 22nd January 2025 and requested that it be listed as an item for discussion at a Council Workshop.

Mayor Batt provided further comment. It was acknowledged that an internal officer working group would consider the issues raised and consider:

- a) the existing control measures and are these sufficient?;
- b) the need for any additional control measures (e.g. is an amendment to the Planning Scheme require)?;
- c) the need for any additional plans/designs; and/or
- d) other policy or procedures that can be developed to address the issues raised?

7. Recreation Grounds – Upgrade Program

General Manager provided an update in relation to each of the following grounds:

a) Oatlands Recreation Ground – Capital Improvements

Submitted project details as part of the forthcoming Federal Government election.

b) Bagdad Community Club Property - Capital Improvements

As above.

c) Campania Recreation ground – Open Spaces Grant Program

The LGAT are coordinating this Grant Program and advice has now been received that the full allocation of \$400,000 (as applied for) can be granted.

In reference to the Budget, this will require Council to commit the balance of \$700K to undertake the project.

The Grant Deed will include a March 2026 completion timeframe.

An application for development approval has been submitted and is being processed by an external Consultant as it directly relates to a Council project.

8. Information Item - Telecommunications / Connectivity – What’s happening in this space etc.

8.1 Telstra – the Regional Engagement Manager (Sarah Ebbelaar) is currently on leave but will be available to attend the March workshop. In the meantime, Sarah has listed the following Southern Midlands projects:

- Woodsdale – build this year
- Vincents Hill (Oatlands) – Upgraded this year
- Colebrook – Potential co-investment site

8.2 Vodafone Optus – Upgrade Works at Gangells Lane, Bagdad

8.3 Australian Government – Department of Infrastructure, Transport, Regional Development, Communications and the Arts – On Farm Connectivity Program

On 14 January 2025 the Hon Michelle Rowland MP, Minister for Communications announced \$20 million toward a third round of the On Farm Connectivity Program. Round 3 will open for applications later in 2025, with funding to be delivered across 2025-26.

Consultation with stakeholders will inform the design of Round 3, to ensure lessons and feedback from the previous rounds are well considered. As a result of this process, the Program may see some significant changes in Round 3, including the List of Eligible Equipment, and prior rounds’ Grant Opportunity Guidelines should not be relied on as information for Round 3.

The Minister’s full Media Release is available here: [Backing Aussie farmers with an additional \\$20 million for ag-tech connectivity | Ministers for the Department of Infrastructure](#)

If you wish to be included on the department’s email list to receive updates or information about consultation for Round 3, please send an email to OFCP@infrastructure.gov.au.

9. Other Matters:

10.1 Oatlands Hotel Development

Verbal update following a recent discussion with the preferred proponents THN Hospitality Pty Ltd (Ben Target).

10.2 Council Wheelchair Accessible Bus (Advice)

Council currently owns a 2006 Toyota Wheelchair accessible bus that has travelled in excess of 280,000 klms. There are significant signs of wear and tear (i.e. rust) and it is using oil. Ownership of this type of vehicle dates back to when Council had responsibility for the MMPHC, including the Day Respite Care Centre. It was used to transport MMPHC residents and Respite Care Centre clients on social outings etc.

In recent times the Bus has primarily been used by 'Life Without Barriers' (LWB) for social outings etc.

From a Council perspective there is no need to own such a vehicle and it is planned to dispose through the standard auction process and not replace the vehicle.

LWB, who had previously expressed an interest in purchasing the bus, but declined due to age and condition, has been notified accordingly. The Bus will be retained for a brief period to provide that organisation with an opportunity to identify alternative transport options.

10.3 Exciting Opportunity for Oatlands

Deputy General Manager shared an exciting opportunity that is being progressed by Council in adding value to the historical and cultural significance of Oatlands.

The workshop concluded at approximately 12.20 p.m.

RECOMMENDATION

THAT the information be received.

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		

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.

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*.

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.

RECOMMENDATION

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

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

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

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

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

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

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

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

12.1.1 Development Application (DA24/111) For Alterations, Addition, Refurbishment to Existing Club Rooms, and New Change Room with Facilities at 29 High Street, Oatlands, owned by Southern Midlands Council

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

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

Date: 19 FEBRUARY 2025

Enclosure(s)

Development Application documents

PROPOSAL

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

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

The application seeks approval of the following:

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

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

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

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

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

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

THE SITE

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

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

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

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



Figure 1: Subject site at 29 High St, Oatlands (Source: ListMap)

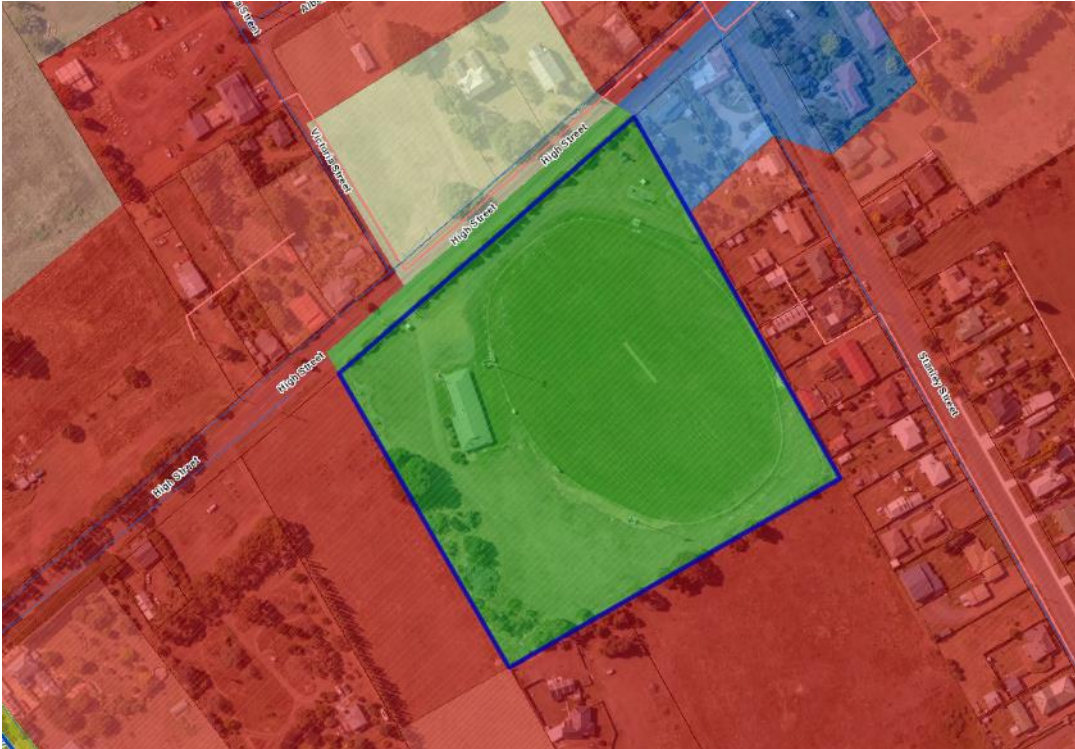


Figure 2: Zoning and overlay map of site and surrounds. Red=General Residential Zone, Blue=General Business Zone, Pale Yellow=Community Purpose Zone, Green hatching Oatlands township local heritage precinct (Source: ListMap).

THE APPLICATION

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

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

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

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

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

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

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

USE/DEVELOPMENT DEFINITION

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

Use/Development Status under the Planning Scheme

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

ASSESSMENT – TASMANIAN PLANNING SCHEME - SOUTHERN MIDLANDS

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

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

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

28.3 Use Standards

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

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

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

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

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

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

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

C2.0 Parking and Sustainable Transport Code

The purpose of the Parking and Sustainable Transport Code is:

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

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

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

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

C2.6.2 Design and layout of parking areas		
That parking areas are designed and laid out to provide convenient, safe and efficient parking.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1.1 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>P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the proposed slope, dimensions and layout;</p> <p>(c) useability in all weather conditions;</p>	<p><i>As the proposal is to retain the current informal parking, which is considered appropriate to preserve the rural atmosphere and maximize the limited funds to enhance players' amenities, it must be assessed against Performance Criteria P1.</i></p> <p><i>The TIS assessment demonstrates that the current parking arrangements will continue to provide convenient, safe, and efficient parking, meeting community expectations.</i></p>

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

Southern Midlands local provisions Schedule

SOU C6.0 Local Historic Heritage Code

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No representation was received during public exhibition of the application.

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

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

RECOMMENDATION

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

CONDITIONS

General

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

Heritage Precinct

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

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

Services

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

Parking and Access

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

Stormwater

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

TasWater

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

Erosion and Sediment Control

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

Construction Amenity

- 16) The developer must make good any damage to the road frontage of the development site including road, kerb and channel, footpath, and nature strip to the satisfaction of Council's General Manager.

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

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

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

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		

12.2 Subdivisions

Nil.

12.3 Municipal Seal (Planning Authority)

Nil.

12.4 Planning (Other)

12.4.1 Minister’s Proposed Amendments to the Southern Tasmanian Regional Land Use Strategy 2010-2035 (STRLUS 2010) Urban Growth Boundary.

Author: MANAGER - DEVELOPMENT & ENVIRONMENTAL SERVICES
(GRANT FINN)

Date: 13 FEBRUARY 2025

Enclosure(s)

1. *Correspondence: State Planning Office, dated 3 February 2025.*
2. *Minister’s Media Release, 2 February 2025.*

Attachment(s)

1. *STRLUS Urban Growth Boundary Update Consultation Paper, February 2025.*

PURPOSE

The purpose of this report is to consider Council’s position regarding the proposed amendments to the Urban Growth Boundary of Greater Hobart in the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS).

These proposed amendments have been proposed by the Minister for Planning, Felix Ellis, in advance of the outcomes of the work currently being undertaken to review STRLUS.

BACKGROUND

The STRLUS is a long-term plan for the southern Tasmanian region to facilitate and manage change, growth, and development, whilst protecting our natural values.

Since the preparation of the current STRLUS in 2010, the Southern Tasmanian region has experienced significant population growth and new economic and social conditions are driving change. There have been several minor amendments to STRLUS in the intervening time but no comprehensive review has occurred as was originally intended to occur every five years.

In 2023 the twelve Southern Councils (LGAs) in conjunction with the State Government committed to undertake a comprehensive review of STRLUS. This is co-funded by the 12 Councils and the State Government. Work has been undertaken throughout 2024 and it is anticipated that a draft new STRLUS will be ready for public consultation in mid-late 2025. It can be estimated that a final new STRLUS would emerge after the consideration of public submissions and subsequent amendments sometime in 2026.

The Urban Growth Boundary of Greater Hobart is a major component of the STRLUS. Land around metropolitan Hobart cannot be proposed for rezoning to a residential zone unless it is within the Urban Growth Boundary.

No part of the Urban Growth Boundary extends up into the Southern Midlands. Growth in the rural & regional areas of the Southern Tasmania region is guided by other strategies within the STRLUS.

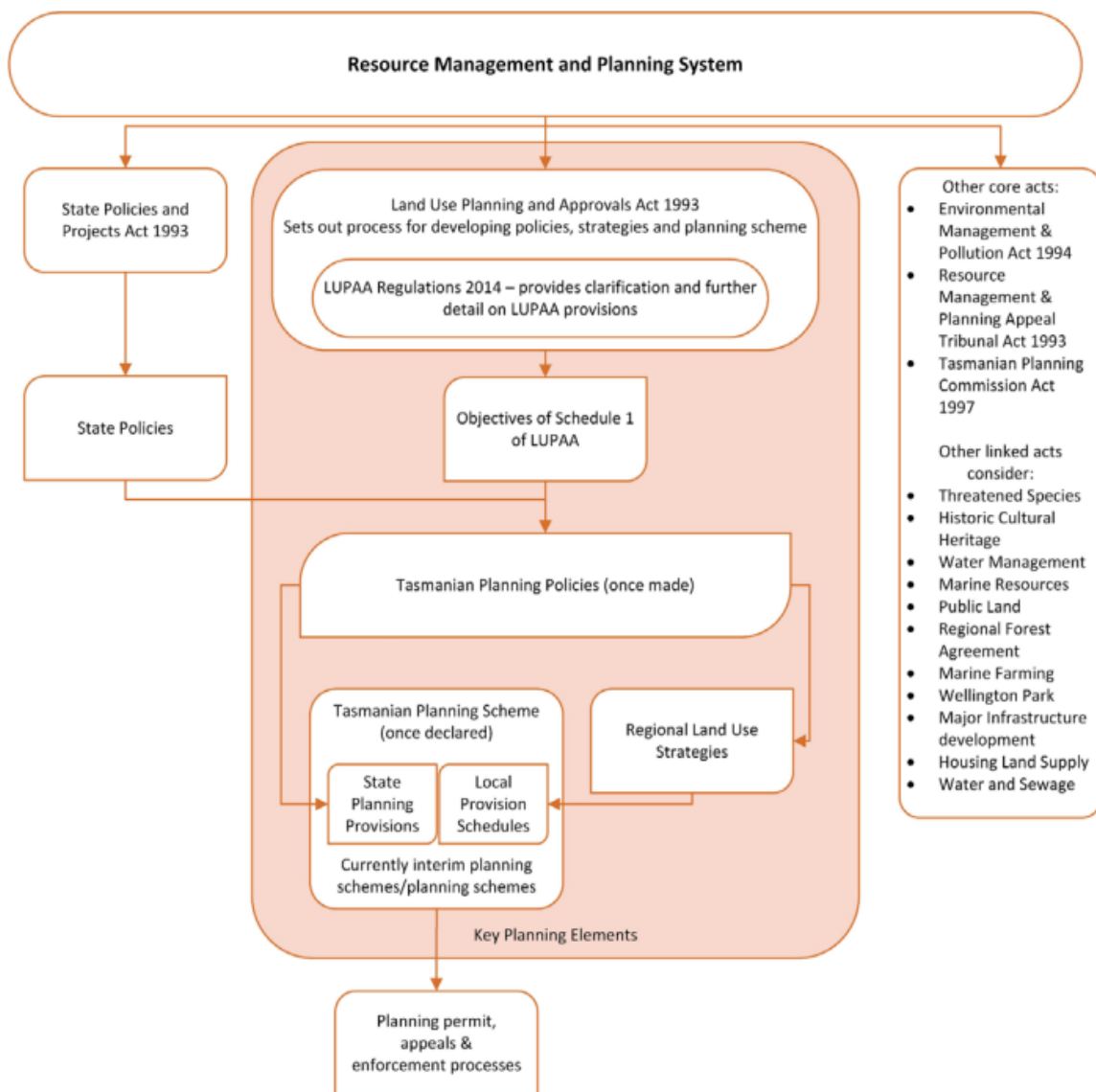
The Minister has now determined to progress significant amendments to the Urban Growth Boundary.

All proposed amendments to STRLUS are referred to the twelve Southern Councils for comment.

It is noted that, through the course of 2024 Council considered a number of reports regarding various aspects of the STRLUS Review, the latest at the November meeting.

REGIONAL LAND USE STRATEGIES WITHIN THE PLANNING SYSTEM

Each of the three regions in Tasmania has a Regional Land Use Strategy, all developed around 2010-2011. They play a key role in Tasmania’s planning system, known as the *Resource Management and Planning System*:



All three regions are now embarking on projects to review their existing Regional Land Use Strategies.

THE MINISTER’S PROPOSED AMENDMENTS

The Planning Minister has taken the view that the Urban Growth Boundary of Greater Hobart is in need of expansion in order to allow for more homes to be built sooner, and thereby help address the current housing crisis.

The Minister appears to also believe this matter is urgent and cannot wait until the review of STRLUS is finalised, which is likely to be in a year or more. Further, it may be the case that the Minister is not confident that the STRLUS Review will deliver the level of expansion to the Urban Growth Boundary that he considers is necessary to make a sufficient impact on the housing crisis.

Subsequently, the Minister has determined to initiate amendments to the current STRLUS, and not wait for the STRLUS Review to be completed.

Enclosed are documents that set out the Minister’s intent:

- Correspondence from the State Planning Office, dated 3 February 2025.
- The Minister’s Media Release, dated 2 February 2025.
- STRLUS Urban Growth Boundary Update Consultation Paper, dated February 2025.

In summary, the amendments would provide for an additional 615 hectares of land to be encompassed by the Urban Growth Boundary (UGB), ultimately providing an additional 10,000 new residential lots. These would be across 15 expansion areas around Brighton, Clarence, Sorell and Kingborough LGAs.

Note that land included within the UGB is not automatically rezoned for residential subdivision. There is still need for individual rezonings (via planning scheme amendments) in which the usual matters are considered, such as the ability of the land to be serviced for water, sewer, stormwater, roads, electricity, public open space, etc.).

RAMIFICATIONS FOR SOUTHERN MIDLANDS

The proposed amendments only relate the Urban Growth Boundary of Greater Hobart, no part of which is located in Southern Midlands. Therefore, it is considered that there are no direct impacts on the municipality.

However, this Ministerial initiative could potentially signal a new attitude from the State’s planning apparatus, wherein the expansion of some towns outside Greater Hobart may be more readily contemplated, where appropriate.

Council has already put forward the position into the STRLUS Review that the Review’s ‘*State of Play*’ background report does not adequately recognise the housing crisis in Tasmania, and the Review’s population projections, which forecast only modest population growth for the next 25 years, are flawed, and that planning based on them will only further entrench the housing crisis.

RECOMMENDATION

THAT Council determine that it has no objection to the proposed amendments to the Urban Growth Boundary as set out in the ‘*STRLUS Urban Growth Boundary Update Consultation Paper, February 2025.*

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 1
Agenda Item 12.4.1

Department of State Growth
State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia
GPO Box 536 HOBART TAS 7001 Australia
Ph: 1300 703 977
Email: spo@stateplanning.tas.gov.au
Web: www.stateplanning.tas.gov.au
Our Ref: D24/352186



Councillor Edwin Batt
Mayor
Southern Midlands Council
PO Box 21
OATLANDS TAS 7120

By email: mail@southernmidlands.tas.gov.au

Dear Mayor

**Southern Tasmania Regional Land Use Strategy 2010 – 2035 (STRLUS):
Consultation on Proposed Changes to the Urban Growth Boundary (Map 10)**

The Hon Felix Ellis MP, Minister for Housing, Planning and Consumer Affairs, has commenced public consultation on potential changes to the Greater Hobart Urban Growth Boundary (UGB). This would amend Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS).

Map 10 of the STRLUS shows the preferred extent of urban development for Greater Hobart, and also includes identified densification areas and greenfield development precincts. It is a key tool to support the implementation of both the regional strategy and policies for managing residential growth within the UGB and its immediate surroundings.

The UGB facilitates a more orderly and sustainable use and development of land in Greater Hobart by helping to contain development to areas already zoned for urban purposes, or identified as being suitable for growth from an economic, environmental and liveability perspective.

Periodic review of the Urban Growth Boundary is important to ensure the strategy remains relevant and fit for purpose, and also to ensure the supply of land for residential development is sufficient to meet projected demand.

The existing STRLUS was first declared on 27 October 2011 and has since undergone several amendments, the most recent being 17 May 2023 in response to residential growth needs identified as part of the Greater Hobart Plan. That amendment involved the following:

- Changes to the UGB on Map 10 to rectify some anomalies and errors and provide for logical, moderate extensions to the UGB; and
- An amended Settlement and Residential Development Regional Policy SRD 2.12 to allow for land adjoining the UGB but currently outside it to be considered for urban development, if it meets all requirements in that policy.

Concurrent with the proposed UGB changes described above, the STRLUS is undergoing a comprehensive review to ensure that it is best positioned to respond to Southern region's strategic land use planning needs into the future. The revised draft STRLUS is expected to be released for

MIG25/137/2

public consultation by mid-2025. The proposed UGB changes include those areas identified by councils through the current comprehensive review process.

In accordance with section 5A(4) of the *Land Use Planning and Approvals Act 1993*, the Minister is required to consult with all councils in the Southern region, the Tasmanian Planning Commission, and relevant State Agencies and authorities on the proposed amendment to the STRLUS. Given the extent of changes proposed, the Minister is undertaking a full public consultation process. The proposed UGB changes are outlined in the *STRLUS Urban Growth Boundary Update Consultation Paper - February 2025* which is available on the [Planning in Tasmania website](https://www.stateplanning.tas.gov.au): www.stateplanning.tas.gov.au

If you wish to provide any comment, please make a submission by email to haveyoursay@stateplanning.tas.gov.au by **5:00 PM, Friday 14 March 2025**.

If you have any questions or would like to discuss this further, please contact the State Planning Office by email at spo@stateplanning.tas.gov.au, or phone on 1300 703 977.

Yours sincerely



Sean McPhail
Acting Director, State Planning Office

CC: General Manager - Mr Tim Kirkwood

3 February 2025

Enclosure 2
Agenda Item 12.4.1

Minister's Media Release

2 February 2025

Felix Ellis,

Land that will unlock thousands of new homes is on the horizon for home builders and developers with the Tasmanian Liberal Government proposing the extension of the Urban Growth Boundary across Greater Hobart.

The proposed extension would see 615 hectares of land freed up across Brighton, Clarence, Glenorchy, Hobart, Kingborough, and Sorell.

Opening consultation today, Minister for Housing, Planning, and Consumer Affairs, Felix Ellis, said the Tasmanian Government is pulling out all the stops to get homes delivered for Tasmanians.

“The proposed extension of the Urban Growth Boundary will free up more than 615 hectares across Greater Hobart – that’s enough land for almost 10,000 new homes,” Minister Ellis said.

“Paired with other key development incentives and initiatives brought forward by this Liberal Government, the extension of the Urban Growth Boundary will see more Tasmanians realise the dream of homeownership.

“Through our 2030 Strong Plan for Tasmania’s Future, we’re ensuring that our planning system is fairer, faster and simpler.

“We’re backing in the builders to get more roofs over the heads of Tasmanians.

“By unlocking more opportunities for homes to be built, we’re sending a message to home builders and developers far and wide: come and build your homes in Tasmania.”

Changes to the current Southern Tasmania Regional Land Use Strategy will also be brought forward to ensure the Strategy remains practical and up to date, enabling sustainable growth across southern towns.

Tasmanians can provide their feedback [here](#).

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

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 Roads

Strategic Plan Reference 1.1
Maintenance and improvement of the standard and safety of roads in the municipal area.

Nil.

13.2 Bridges

Strategic Plan Reference 1.2
Maintenance and improvement of the standard and safety of bridges in the municipality.

Nil.

13.3 Walkways, Cycle Ways and Trails

Strategic Plan Reference 1.3
Maintenance and improvement of the standard and safety of walkways, cycle ways and pedestrian areas to provide consistent accessibility.

Nil.

13.4 Lighting

Strategic Plan Reference 1.4
Ensure adequate lighting based on demonstrated need / Contestability of energy supply.

Nil.

13.5 Buildings

Strategic Plan Reference 1.5
Maintenance and improvement of the standard and safety of public buildings in the municipality.

Nil.

13.6 Sewers / Water

Strategic Plan Reference(s) 1.6
Increase the capacity of access to reticulated sewerage services / Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water.

Nil.

13.7 Drainage

Strategic Plan Reference 1.7
Maintenance and improvement of the town storm-water drainage systems.

Nil.

13.8 Waste

Strategic Plan Reference 1.8

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

Nil.

13.9 Information, Communication Technology

Strategic Plan Reference 1.9

Improve access to modern communications infrastructure.

Nil.

13.10 Officer Reports – Infrastructure & Works

13.10.1 Manager – Infrastructure & Works Report

Author: MANAGER INFRASTRUCTURE & WORKS (DAVID RICHARDSON)

Date: 20 FEBRUARY 2025

Attachment(s):

High Street Oatlands Traffic Counter Report

Roads Program

Maintenance grading works will continue throughout the municipality.

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

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

Nala Road and Inglewood Road junction has been asphalted.

Advanced warning signage has been installed on the approach to a corner on Stone house road to mitigate against a road safety concern raised further surfacing and drainage works at the site have been completed.

Current Capital Works

Interlaken Road upgrade works are completed.

Road reseal works are scheduled to be completed by the end of February on various roads.

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

Callington Park new toilet works are completed.

Council's annual road stabilization programme has been completed.

Tunbridge kerb and gutter replacement is programmed to commence in February.

Parks and Reserves

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

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

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

Oatlands Recreation Ground has been completed.

Bridge Works

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

Building Services Unit

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

Construction of toilets at Callington Park is completed.

A number of stone-masonry works are commencing shortly.

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

The old pool building has been removed, the pool structure will be demolished starting the week of the 24th February 2025.

Planned Works

- Drainage and pavement repairs various roads;
- Undertake various bridge maintenance repairs;
- Continue footbridge/pathway works Bagdad;
- Commence planning of works for Kempton-Mood Food pathway;
- Commence Tunbridge kerb replacement works Main Road Tunbridge;
- Edge break repairs on various roads;
- Continue roadside slashing programme;
- Building maintenance works will continue.

Questions Raised at January 2025 Council Meeting

1. Footpath condition between the club and hall

Council officers have investigated the issue raised and will propose a budget allocation for the 2025/26 financial year to replace a section of kerb and gutter including footpath re-newel (as part of a proposed 3 year allocation)

2. A crest-junction warning sign will be installed on Eldon Road south of Gettington Road
3. Drainage works will be programmed for a section of New Country Marsh Road
4. Fairhaven Road Junction sight distance (not a lot that can be done)
5. Council officers have discussed a proposed kerb side waste and recycling bin service for Tunnack with the collection contractor, the contractor has advised it is possible for the Tunnack Township to be added to the current collection route. Council will now proceed with surveying residents to gauge the level of support and give a 6 week period for the return of the survey.

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

RECOMMENDATION

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

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

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

14.1 Residential

Strategic Plan Reference 2.1

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

Nil.

14.2 Tourism

Strategic Plan Reference 2.2

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

Nil.

14.3 Business

Strategic Plan Reference 2.3

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

Nil.

14.4 Industry

Strategic Plan Reference 2.4

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

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

15.1 Heritage

Strategic Plan Reference – Page 22

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

15.1.1 Heritage Project Program Report

Author: HERITAGE PROJECTS OFFICER (ALAN TOWNSEND)

Date: 17 FEBRUARY 2025

ISSUE

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

DETAIL

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

- Ongoing collaboration with the Royal Society for the upcoming exhibition to be held as part of the Heritage & Bullock Festival. The exhibition will spread over three venues and include a representative for the speaker series
- Demolition of old pool premises proceeding with demolition of main pool starting next week. Precautionary survey marks and vibration monitoring equipment have been installed.
- Collaboration with Architects Institute of Australia (AIA) for Open House Southern Midlands. With funding from Heritage Tasmania, AIA will provide volunteers & support to enable as many properties as possible to be open. Planned for November 2025
- Planning for upgrade of Roche Hall facilities to enable the Performing Artist in Residence Space (PRISM) and development of appropriate policies
- Continuing appearances on ABC 936 regarding the history of the Southern Midlands
- Ongoing projects with volunteers Ruby Dano and Linda Clarke including 'Escape from Oatlands' series
- Creating material for YouTube series 'True Crime Oatlands 1829'
- Engineering and building surveyor advice gained for the potential Oatlands Town Hall lift project. Currently in the design phase together with the toilet and entry project.

RECOMMENDATION

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

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

5.2 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 FEBRUARY 2025

ISSUE: Southern Midlands NRM Unit Monthly Report.

DETAIL

- The toilet block build at Callington Park has been completed. The official first use of the facility was on Thursday 13th February. Since opening there has been a considerable amount of positive feedback from the local community that had been waiting for this to be completed for a few years. This is largely due to it taking just over two years to get all approvals through the various agencies that had involvement in the proposal - Callington Park area through to connecting to the Crown land foreshore TasWater maintained toilet block on the Lake edge. The sewer line works and the building of the block was very quick by comparison.
- Maria continues to work on a few Lake Dulverton and other Callington Park matters, including weed related queries on plants found growing in the Lake, which are actually native plants. See minutes of recent meeting.
- Helen has been assisting David Richardson with waste facility matters.
- Helen has been working on signage for various locations, and a traffic counter report for the High Street of Oatlands. The people counter on the Dulverton Walkway also required some maintenance as it had stopped working. Helen has assisted Mary with weed related work on relation to Lake Dulverton.

Weeds Officer Report, Mary Smyth

13th January 2025 – 17th February 2025

Enquiries/feedback

A local resident called in to the office to enquire about hardwood stakes, and another resident dropped by to mention the seeding Cumbungi on Lake Dulverton. A third resident dropped in to collect some weed pamphlets.

Councillor Dudgeon also called in to the NRM office and we chatted about a couple of weed issues, and Councillor Campbell phoned with concerns about Yarrow.

A couple of keen local trout anglers had a chat to me when I was working at the tip: they were interested in the aquatic plant which has taken over much of the lake; is it a weed or not?

Travelled along Interlaken Road in response to a report of Great mullein and Wild mignonette; spread around due to the recent roadworks. Control of these (and the broom and gorse too) will be undertaken by Council's contractors as a priority.

Site visits

Total = 7+

Checked out a report of possible Nodding thistles along the southern entrance road into Oatlands. Thankfully the thistles were actually sprayed spear thistles (which nod their heads when they're on the way out).

A single nodding thistle found along the Dulverton track. Unfortunately, it had already produced some seeds from a seed head which was on the ground adjacent. Plant and seeds were removed but the location will need to be kept an eye on in case any missed seeds germinate.

161 Cumbungi seed heads removed from a patch near the end of Interlaken Road. Control to follow.

Control of a line of cumbungi, and a clump of Shasta daisies along separate sections of Interlaken Road last year has been 100% successful.

Control of Cumbungi in Lake Dulverton has begun and this is considerably easier (and quicker) due to the receding water line leaving all the remaining Cumbungi exposed. This does mean the plants are not as lush as usual, and have been eaten off quite a bit, but results should be very good this year.

Control of St John's wort along Antill Ponds Road, Little Plains Road and the end of Sorell Springs Road completed. Follow-up was essential on Antill Ponds Road due to a massive germination of seedlings not long after the larger plants died off. A new infestation discovered over the far side of the railway tracks was also controlled.

Communication

There was no February edition of the Southern Midlands Regional News so no article required this month.

Research

In response to a question from Council, researched the process undertaken for declaring a weed in Tasmania (see separate report).

Researched Water ribbons in Lake Dulverton in reply to a letter from a local resident.

A sample of the aquatic plant (which has taken over the majority of Lake Dulverton between the two bunds) was gathered and taken to the Tasmanian Herbarium for accurate identification. It is Water milfoil (*Myriophyllum integrefolium*), a native plant first recorded in Lake Dulverton in 1926!

Researched wild mignonette and fat hen control methods for a concerned potential buyer of a property in Tunbridge.

Whilst checking out various weeds along Interlaken Road, I noticed a couple of weeds I have not seen before. One was a type of nightshade, and the other was a mystery to me. I posted both photos on iNaturalist and soon found out that the nightshade was Green nightshade (*Solanum nitidibaccatum*) and the other plant was Aztec tobacco (*Nicotiana rustica*). Both picked up by Matt Baker of the Tasmanian Herbarium for inclusion in the collection. The single small, flowering Aztec tobacco plant was a particularly interesting find. This species had only one other record in Tasmania (Betsey Island) and only two records on the mainland (one in Melbourne and the other in Brisbane). How it came to be on the side of Interlaken Road is anyone's guess!

Caught up with the most recent posts on the Tasmanian Weeds Facebook page.

Related and extra-curricular activities

Went through the process to register the Personal Locator Beacon purchased for work in remote/phone signal free areas of SMC.

Assisted HG with Dulverton Track counter work, and we perused the results of the broom/gorse control along a section of the Track.

When checking out cumbungi adjacent Marys Island, I noticed a clump of Tansy near the Lake. This will be dug out before seed set.

Watered the seedlings in the old cattle yards next to the Callington Park playground. Of the 7 natives planted, only 2 have died.

Watered the remaining young seedlings planted on the mounds at Kempton Recreation Ground.

Watered the remaining seedlings planted at the far end of the horse arena at Mangalore. There has been some vandalism at this site, but the majority of the plants are intact and thriving.

Weed of the Week

Aaron's rod, Californian thistle, boxthorn, hawthorn and English ivy displayed at Oatlands front office this month.

The process to declare a weed in Tasmania.

Following on from a request from a Councillor at the January 2025 Council meeting, the process to declare a new plant species as a weed was investigated. Karen Stewart from the Invasive Species Branch of Biosecurity Tasmania was phoned on 3rd February and as I suspected, there is currently no **formal** outline of a process to declare a weed in Tasmania yet. This is mainly due to the new Biosecurity Act 2019 (which has taken over from the former Weed Management Act 1999) not having its regulations finalised until 2022.

The first weed to go through the new Biosecurity Regulations 2022 is Foxglove, and to get the ball rolling on this weed, 3 documents were prepared prior to the public (and all the Councils in the State) having an opportunity to comment earlier last year.

These were:

- 1) Statement of Intent – Foxglove Declaration
- 2) Digitalis – Biosecurity Program
- 3) Digitalis species Weed Risk Assessment.

Foxglove declaration is a little different from previously declared weeds in that (if approved by the Minister in due course) its declaration is **targeted**. This means you can still have foxgloves in your garden (if you are not in a “designated” area) but “designated areas” and “buffer zones” will be no-go areas for this plant. Interestingly, the process is not quite completed for Foxgloves, and my first email on this weed was back on 21st February 2024.

However, despite this, Karen said that the Invasive Species Branch is happy to receive nominations for weeds to be declared. If Council would like to put forward a nomination for Yarrow (*Achillea millefolium*) – or any other weed - to be declared, a nomination could be prepared for submission. As you may expect, there are a number of other weeds waiting for assessment at Biosecurity Tasmania, and a shortage of personnel available to undertake this work. The first step would be getting the nomination in the system.

RECOMMENDATION

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

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

15.3 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: 19 FEBRUARY 2025

Enclosure(s):

Animal Management Statement 2025

ISSUE

Consideration of the Animal Management/Compliance Officer's report for February 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 February; *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:

Failing to ensure dog is not at large – Oatlands area

Failing to ensure dog is not at large – Campania area

Dog attacking causing non serious injury – Campania area

Dog not under effective control of a person on private premises – Oatlands area

Dog attacking causing non serious injury – Colebrook area

ATTACK DETAILS:

Dog harassed/chased horse – Colebrook area

ENCLOSURE
 Agenda Item 15.6.1

**YTD ANIMAL MANAGEMENT STATEMENT
 2025**

DOG IMPOUNDS	RECLAIMED	ADOPTED/DOGS HOME	EUTHANISED	OTHER IMPOUNDS
3	2	1		

**JOBS ATTENDED
 February 2025**

DOGS AT LARGE	DOG ATTACKS	DOG BARKING	DOG GENERAL
4	1	2	7
NEW KENNEL LICENCES	WELFARE	STOCK	Central Highlands
1 pending		5	0

REGISTERED DOGS: 1738
KENNEL LICENCES: 67
INFRINGEMENTS ISSUED: 5

RECOMMENDATION:

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

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

15.6.2 Oatlands Off-Lead Dog Park

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 19 FEBRUARY 2025

Attachment(s):
Slide Presentation

ISSUE

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

BACKGROUND

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

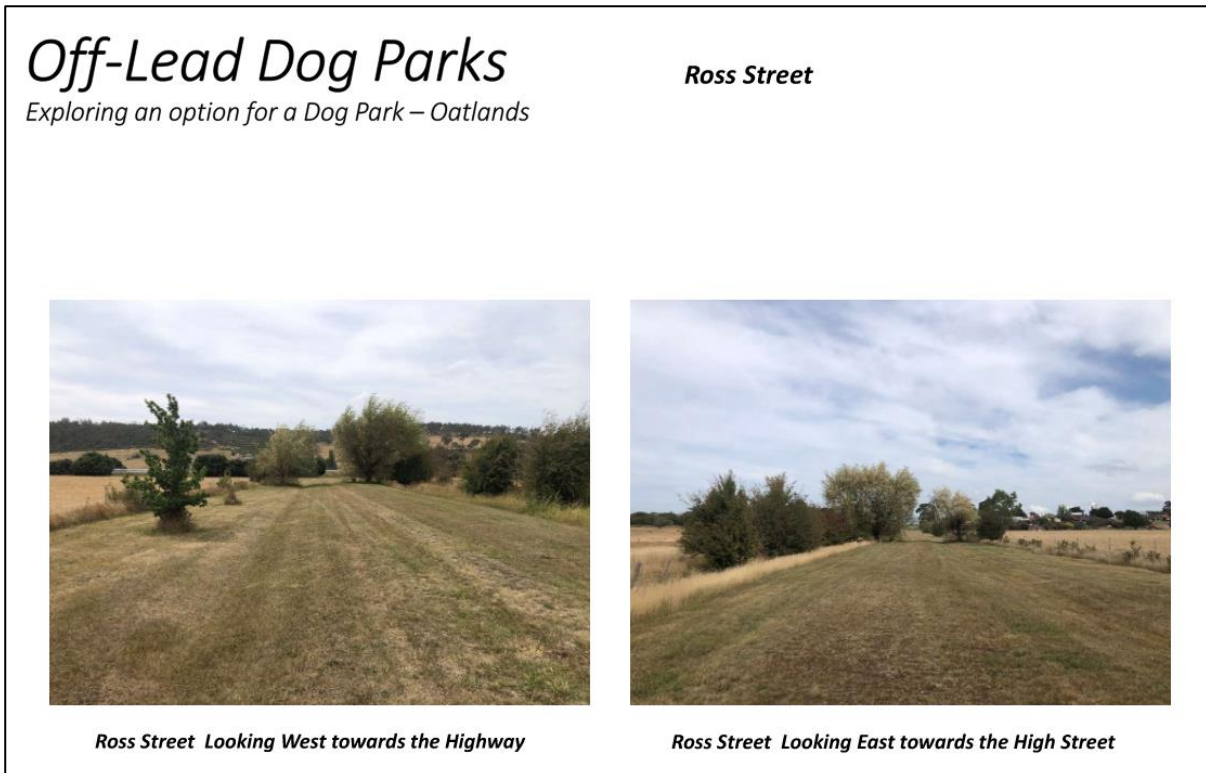
DETAIL

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

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

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

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



Human Resources & Financial Implications –

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

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

Policy Implications – Nil

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

For Discussion

Following advice from Crown Land Services.

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

15.7 Environmental Sustainability

Strategic Plan Reference 3.7

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

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Community Health and Wellbeing

Strategic Plan Reference 4.1
Support and improve the independence, health and wellbeing of the Community.

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: 4 FEBRUARY 2025

ISSUE

Oatlands Aquatic Centre – Coordinator's Report for the month of January 2025.

BACKGROUND

Nil.

DETAIL

The purpose of the report is twofold:

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

Financial Reporting:

OATLANDS AQUATIC CENTRE - OPERATING BUDGET

INCOME		Annual Budget 2024/25	Jan 2025	Jan 2024	2024/25 Year to Date	2023/24 Year to Date	% of Budget 2024/25
Admission Fees		\$237,500	\$19,937	\$17,185	\$115,483	\$105,936	48.6%
Sale of Goods		\$12,500	\$2,371	\$2,012	\$10,117	\$7,964	80.9%
Charging Station Energy Use Reimbursement		\$14,000	\$6,148	\$3,272	\$15,177	\$6,550	108.4%
Sub-Total		\$264,000	\$28,456	\$22,469	\$140,776	\$120,450	53.3%

EXPENDITURE		Annual Budget 2024/25	Jan 2025	Jan 2024	2024/25 Year to Date	2023/24 Year to Date	% of Budget 2024/25
Salaries (incl. On-Costs)		\$473,945	\$39,496	\$56,503	\$282,377	\$305,509	59.6%
Operating Costs - Other		\$260,395	\$13,771	\$24,618	\$187,535	\$172,085	72.0%
Total Expenditure		\$734,340	\$53,267	\$81,121	\$469,912	\$477,594	64.0%

Budgeted Deficit		-\$470,340	-\$24,810	-\$58,652	-\$329,136	-\$357,144	70.0%
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Group Bookings & Programs – January (9/1/25 - 4/2/25):

Event / Booking	School / Group	Participation Numbers
Physio Rehab Sessions	Annabel Butler – Physiotherapist	17 individual bookings
Centre Visits	Parkside Support Group	2 individual bookings 20 participants (total)
Lane Hire	Uniting School Care Program	45 participants
Centre Visits	Campbell Town – Thrive Group Program	13 participants
Centre Visits	Fitness Passport Program	43 participants
Lane Hire	PCYC Bridgewater	3 individual bookings 140 participants (total)
Centre Visits	Home Care – Ouse Community Group	7 participants
Lane Hire	Clarence City Council – Youth Services	20 participants

USAGE FOR THE PERIOD 9/1/2025 – 4/2/2025

PAID UPFRONT

Type	Units
Gym	
PAYG – Gym (17 years)	40
PAYG – Gym (Concession)	9
Gym/Pool Combo	
Gym/Pool Pass 10 Sessions (17 years)	2
Gym/Pool Pass 10 Sessions (Concession)	20
PAYG – Gym/Pool Combo (17 years)	4
PAYG – Gym/Pool Combo (Concession)	1
Learn to Swim (Total Numbers)	
Term 1, 2025 Program Enrolments (Currently)	121
Pool	
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)	306
PAYG – Pool (5-16)	659
PAYG – Pool (17)	448
PAYG – Pool (Concession)	317
PAYG – (Family)	93

DIRECT DEBITS – Current Numbers

Type	Units
DD Pool/Gym	14
DD Gym	8
DD 6 Months Pool – 17 years +	0
DD 6 Months Pool – Child/Concession	21
DD 6 Months Centre – Family	1

Grant Applications & General Information

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

- **Ticket to Wellbeing Program for 2025:**
This program is now LIVE and the Community can now access the vouchers through “Ticket to Wellbeing” website. We have already processed 4 vouchers in the first month with staff assisting several other patrons with the applying process.
- **Corumbene “Health & Wellbeing Program” for 2025:**
Corumbene sessions kicked off on Wednesday 5th February with both the GYM exercise and pool session both currently being booked out at this stage.
- **BBQ Court Yard Area:**
The new BBQ addition to the court yard area has now been completed with several of the group bookings during January using the space. The feedback on the Centre’s social media page has also been extremely positive with patrons very appreciative of the forward thinking and the now usable space outside.

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		
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.

16.4.1 Tunnack Victoria Hall – Future Ownership

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 14 FEBRUARY 2025

Enclosure(s)

Tunnack Hall and Progress Association – Letter dated 18th January 2025

ISSUE

Council to consider taking on the ownership of the Tunnack Victoria Hall.

BACKGROUND

The Tunnack Victoria Hall is located at 2147 Tunnack Road, Tunnack.

It consists of two Titles with a total area of 3,369 m².

The current Government Valuations are Capital Value: \$235,000, with a Land Value: \$82,500

Two Titles - refer copies attached:

1. CT 231763 / 1

Owners: 10 listed owners

2. CT 61967 / 1

Owners: 13 listed owners (none of which are included in the list of owners for the first Title).

Property is treated as 'Rates Exempt' and as such no rates and charges are levied.

DETAIL

Following preliminary discussion of this matter at the Council Workshop held 11th February 2025, the following issues were considered:

- The Complexity (and cost) of any formal transfer of ownership
- Financial implications - recognition and accounting for depreciation of the asset
- Insurance liability
- Stamp Duty payable on valuation of property (estimate - \$7,500 but likely to be higher following valuation)
- Any proposal to take on ownership of Community Halls was not raised (or considered) as part of the process of preparing the '*Southern Midlands Community Infrastructure Plan*'
- In the absence of any criteria to make a sound decision, there is potential to create a precedent with the Parattah and Tunbridge Community owned Halls being examples where there are similar circumstances

- Future management and operation of the facility (in the absence of a Management Committee) at any stage in the future
- Ongoing maintenance responsibilities (offset by any fundraising activities by Management Committee)

Human Resources & Financial Implications – refer comment above.

Whilst it is possible to place an estimate on the cost of ownership and ongoing maintenance of the facility, the substantial unknown is the cost of actually securing transfer of the Title(s). This would require a significant investment in research of the listed Owners and identifying whatever steps may be required to achieve marketable Titles

Community Consultation & Public Relations Implications – to be considered.

Policy Implications – To some extent this is a policy issue. Any decision to take ownership without having determined any clear criteria has the potential to create a precedent for other similar facilities within the Council rea.

Priority - Implementation Time Frame – N/A.

RECOMMENDATION

THAT:

- The information be received and noted;**
- Council acknowledge and record its appreciation of the Tunnack Hall and Progress Association and its commitment to manage this community asset (and likewise to all community owned Halls);**
- Council determine that the request to transfer ownership of the Tunnack Victoria Hall be declined. The primary reasons being:**
 - **The anticipated up-front cost of securing ownership;**
 - **The ongoing financial implications from an asset management perspective (including future maintenance and upkeep etc.); and**
 - **General recognition of the issues listed above.**

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 16.4.1

TUNNACK HALL AND PROGRESS ASSOCIATION

2147 Tunnack Main Road
TUNNACK 7120

18 January 2025

Southern Midlands Councillors

Re: ownership of Tunnack Hall

I am writing on behalf of the current committee of volunteers who manage the running of the Tunnack Victoria Hall. We are a small and aging band, who care enough to keep the hall running, to provide a venue for all kinds of activities, from pickle ball to birthday parties to a training venue for a state indoor hockey team member who recently competed interstate, election polling booths, markets and council meetings.

Some decades ago, the operating committee at that time were approached by council, and asked if they would like council to take over the ownership and upkeep of the hall. The offer was declined. We are now in a different era, with a different committee, who all lead busy lives. We are finding that the upkeep of the hall and surrounds is really beyond us, and our constant requests of more locals to come on board have fallen on deaf ears.

We are requesting council to consider once again, taking on the ownership and maintenance of our hall. We would still act as a sub-committee, organising markets and other events. We cannot afford to insure the building. It is our feeling that Tunnack as a township does not ask for much, in the way of infrastructure improvements (think: footpaths), and streetscaping (until recent planting of trees). Colebrook and Campania, for instance, look a bit smarter than our town.

We are fortunate to have great support from the Blue Gum Rovers, a campervan group who use the recreation ground regularly for gatherings, and support the Community Club. Without local football and cricket teams now, we need to ensure that the hall is still seen as a viable gathering place.

It is our hope that you will give our request your serious consideration at the council meeting to be held at Tunnack this coming week.

Yours Sincerely

Susan G Scott

Secretary, Tunnack Victoria Hall and Progress Association

0429 858 498

susanscotteditor@gmail.com



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 231763	FOLIO 1
EDITION 1	DATE OF ISSUE 18-May-1995

SEARCH DATE : 21-Jan-2025
SEARCH TIME : 10.08 AM

DESCRIPTION OF LAND

Parish of BISDEE, Land District of MONMOUTH
Lot 1 on Plan 231763
Derivation : Part of Lot 6524 Gtd. to T. Turner
Prior CT 3209/77

SCHEDULE 1

26979 THOMAS MACKEY, PATRICK MACKEY, SAMUEL DWYER, JOHN
HENRY HYLAND, TIMOTHY MCAULIFFE, NICHOLAS JOHN BROOKS,
MICHAEL CLEARY, JAMES KELLY, EDWARD SHARP and
ALEXANDRA JOSEPH O'CONNOR

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN
 RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



ORIGINAL: NOT TO BE REPRODUCED FROM TITLES OFF.

R.P. 1489
 TASMANIA
 REAL PROPERTY ACT, 1862, as amended
 NOTE—REGISTERED FOR OFFICE
 CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book
 Vol. Fol.
 3209 77

Cert. of Title Vol. 160 Fol. 59

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

[Signature]

Recorder of Titles.



IF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

CANCELLED UNDER

REGISTERED NUMBER

231763

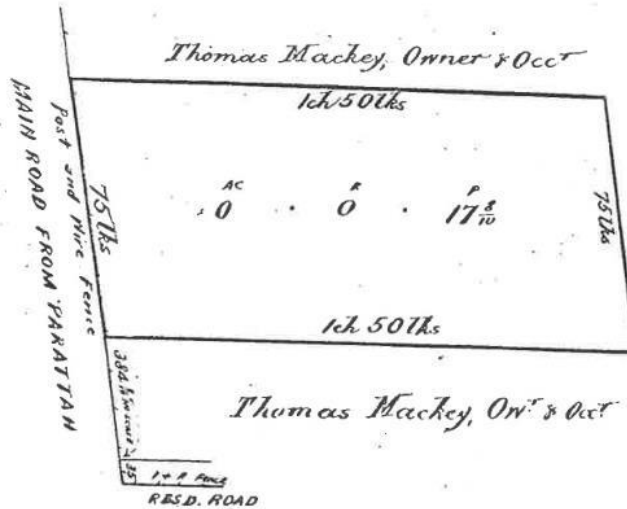
DESCRIPTION OF LAND
 PARISH OF BISDBE LAND DISTRICT OF MONMOUTH
 SEVENTEEN PERCHES AND EIGHT TENTHS OF A PERCH on the Plan hereon.

FIRST SCHEDULE (continued overleaf)

THOMAS MACKAY, PATRICK MACKAY, SAMUEL DWYER, JOHN HENRY HYLAND, TIMOTHY MCAULIFFE, NICHOLAS JOHN BROOKS, MICHAEL CLEARY, JAMES KELLY, EDWARD SHARP AND ALEXANDRA JOSEPH O'CONNOR all of Tunnack, Farmers.

SECOND SCHEDULE (continued overleaf)

NIL



Part of Lot 6524 Gtd. to T. Turner - Meas. in Links.

FIRST Edition. Registered

Derived from C.T. Vol. 160 Fol. 59 - Transfer 26979 T. Mackay *[Signature]*



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 61967	FOLIO 1
EDITION 1	DATE OF ISSUE 01-Mar-1994

SEARCH DATE : 21-Jan-2025
SEARCH TIME : 10.10 AM

DESCRIPTION OF LAND

Parish of BISDEE, Land District of MONMOUTH
Lot 1 on Sealed Plan 61967 (formerly being SP1021)
Derivation : Part of Lot 6524 Gtd. to T. Turner.
Prior CT 2212/83

SCHEDULE 1

A258803 TRANSFER to LAWRENCE IAN SCOTT, DEREK THOMAS SCOTT,
NEIL PALMER, THOMAS JOHN BURKE, OWEN INGLE SCOTT,
MICHAEL STANISLAUS BRESNEHAN, JOHN VIVIAN EARLEY,
BARBARA ANN BRESNEHAN, JUANITA JEAN SCOTT, PHYLLIS
MOLLY LYNCH, EDNA MARY SCOTT, PAULIEN ELIZABETH SCOTT
and MERLENE MARY BRESNEHAN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

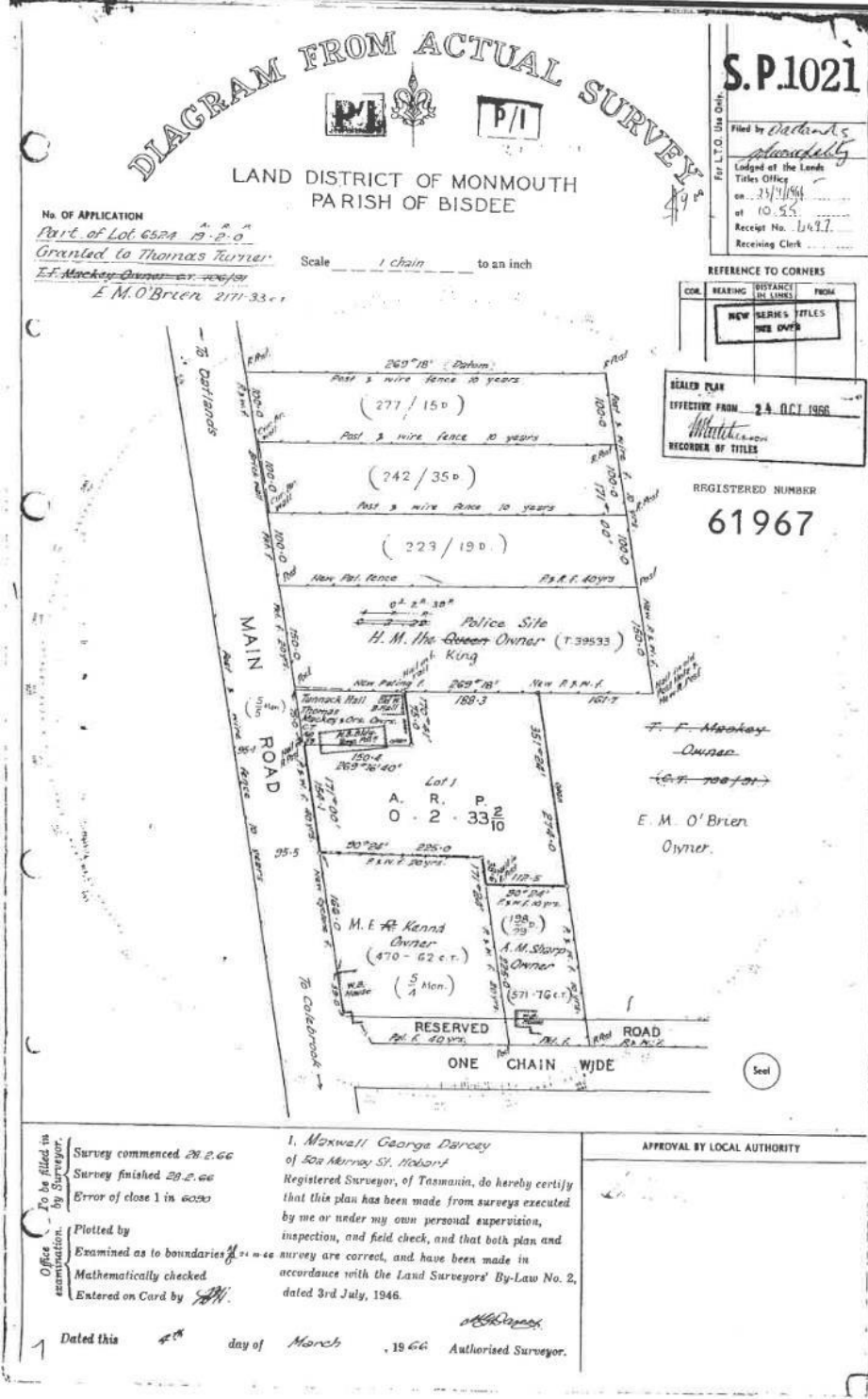
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN
 RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



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 - Body Worn Camera (BWC)

Author: EXECUTIVE ASSISTANT (JEMMA THOMAS)

Date: 12 FEBRUARY 2025

Enclosure(s):

Body Worn Camera Policy

ISSUE

Council are required to review and update its various policies from time to time. The Body Worn Camera Policy has been reviewed, no amendments made, and now requires consideration and adoption by Council.

DETAIL

With this policy having been available for consideration by Council at the December 2024 Council Meeting, the proposed draft version of the *Body Worn Camera Policy* is enclosed with no recommendations for change.

Human Resources and Financial Implications

The assessment and application of the Policy will require both officer time and other operational resources.

Policy Implications

N/A

RECOMMENDATION

THAT Council formally adopt the Body Worn Camera Policy.

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 17.1.1



Council Policy
BODY WORN CAMERA POLICY

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

1. PURPOSE

The Southern Midlands Council continually strives to provide the safest possible working environment. The introduction of body worn cameras (BWC) for Council staff (where deemed appropriate and necessary) further contributes to this commitment.

The primary purpose of a BWC is to securely capture and store quality evidence via audio and/or visual recording.

2. OBJECTIVE

The Policy's objectives are to ensure:

- The correct use of BWC by staff of the Southern Midlands Council.
- That all staff that have access to either the BWC equipment or the data contained within, or captured by the device, comply with legislative and policy requirements.

3. SCOPE

Council employees may commence BWC recording in the following circumstances unless there are legal reasons not to do so:

- When an employee could be reasonably expected to act in an enforcement capacity;
- When an employee decides to use statutory powers;
- Prior to entering any privately owned land, including building, in order to search those premises;
- When an employee believes an interaction presents, or is likely to present a risk to the safety of the employee or other person

Employees are not required to verbally announce the fact that they are recording an interaction, however may use their discretion to do so. Making a verbal announcement may, in some circumstances, assist to calm a volatile situation.

4. POLICY

When responding to an incident involving contact with a member of the public, in line with policy requirements, employees should commence recording at the earliest possible opportunity in order to maximise the opportunities to capture evidence. Best practice should involve activation of recording shortly before arriving at the destination. The decision to stop recording rests with the individual employee. However, employees should be satisfied that, in making the decision to stop recording, the risk of not capturing evidential material is minimised.

BWC is an additional tool, and does not replace existing requirements, procedures or policies in respect of recording statements or declarations.



Council Policy
BODY WORN CAMERA POLICY

Approved by:
Approved date:
Review date:

Council
Insert date
Insert date

Council employees must be conversant with relevant legislation, including relevant provisions of the *Listening Devices Act 1991 (Tas)*.

Employees should be aware recording in the following situations may require additional consideration and assessment by an employee prior to recording:-

- Near a public toilet block or public changing room facilities
- At a childcare centre or school
- Recording conversations and other activities within Council facilities unless authorised to do so.

At the conclusion of use, the employee in the possession of the BWC device must:

- a) dock the device in the supplied docking station for charging and data upload;
- b) ensure all measures are taken to protect the security and integrity of evidence;
- c) appropriately tag and categorise captured BWC footage as soon as practicable; and
- d) ensure that the BWC device is fully charged at all times and the security and integrity of the BWC device is maintained at all times.

BWC recordings do not replace the need for formal written statements from complainants and witnesses, but shall rather be used as supporting evidence for written statements and other evidence obtained.

The admissibility of evidence obtained by a BWC is subject to the provisions, exceptions and limitations imposed by the *Evidence Act 2001 (Tas)* and relevant case law.

Access to and use of recorded material will be in accordance with Council's Closed Circuit Television (CCTV) Policy.

Members of the public requesting access to BWC footage will have the release dealt with under the current requirements of the *Right to Information Act 2009 (Tas)*. BWC footage is considered 'information' pursuant to the *Right to Information Act 2009 (Tas)* and as such, all footage captured by a BWC device is subject to the disclosure and protection provisions specified under that Act.

5. LEGISLATION

Local Government Act 1993 (Tas).
Dog Control Act 2000 (Tas).
Listening Devices Act 1991 (Tas).
Evidence Act 2001 (Tas)
Right to Information Act 2009 (Tas).

6. RELATED DOCUMENTS

Closed Circuit Television (CCTV) Policy



Council Policy
BODY WORN CAMERA POLICY

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

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.

17.1.2 Policy Development – Private Works

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 17 FEBRUARY 2025

Enclosure(s):
Private Works Policy

ISSUE

Final adoption of the Private Works Policy.

DETAIL

This policy has been available for consideration by Council since the December 2024 Council Meeting. The draft *Private Works Policy* is enclosed with two changes made following the December 2024 Meeting, as highlighted in the document.

Human Resources and Financial Implications

The assessment and application of the Policy will require officer time.

Policy Implications

N/A

RECOMMENDATION

THAT Council formally adopt the Private Works Policy.

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 17.1.2



Council Policy
PRIVATE WORKS POLICY

Approved by: Council
Approved date:
Review date:

1. PURPOSE

The purpose of this policy is to provide a framework for performing private works that is applicable to everyone, transparent, objective and consistent.

2. SCOPE

This policy applies to any work undertaken by the Southern Midlands Council upon agreement with a landowner, on private lands and/or public lands which is outside the responsibility of Council. This policy applies to hire of Council resources such as items of plant and equipment (P&E) and/or other goods and services that council may provide.

3. OBJECTIVES

The Council's objective is to:

- a) have a consistent and transparent approach in the provision of private works and associated costs for the work; and
- b) ensure that the Council undertakes private works that is consistent with anti-competitive requirements of the *Trade Practices Act 1974* and the no advantage requirements of the *Local Government Act 1993*.

4. POLICY

Priority for use of Council's plant, equipment, labour and other resources is to be given to Council's own work program at all times, before entering into a private works arrangement. It is Council's preference that all private works be undertaken by private contractors in the first instance.

Council reserves the right to refuse a request for private works if it is deemed to be outside of Council's capabilities, resource availability or for any other reason deeming the works unachievable by Council.

Major Private Works

Major Private Works will only be considered in the following circumstances:

- There is no private contractor available to undertake the work; and
- The project would be of strategic economic, social or environmental benefit to the community; and
- The Staff and Council have the capacity to engage in the project; and
- It may provide a valuable training opportunity for the Staff.

Major Private Works with an estimated valued over and above \$20,000 (excl. GST) will require the consent of Council by resolution.

Minor Private Works

Minor Private Works with an estimated valued at or below ~~\$20,000~~50,000 (excl. GST) will require the consent of the relevant Department Manager.

Plant Hire

- Council will not hire plant without an approved Council operator and in accordance with this Policy.
- Council is responsible for the payment of Council operators engaged on private works. No other payment arrangements are permissible.
- Where Council agrees to undertake Private Works and the works are not on private property engaged directly by the land owner, the hirer shall have adequate public liability insurance to cover the activities of the hired plant. Evidence for that insurance and permission of the land owner must be provided to Council prior to commencement of the works.

Scope of Works

- A scope of works is to be included with estimates and quotes for all private works.
- The scope of works for Minor Private Works must be clearly outlined, including the works to be undertaken, permits required, estimated quantities of materials to be used and a timeframe in which the work is to be carried out.
- All scopes of works for Major Private Works must include design drawings, specifications where appropriate and all permits required to be provided to Council prior to commencement of works.

Costings

- Where a Major Private Works project has been approved, it is desirable that the project be undertaken on a 'do and charge' basis with an agreed schedule of rates provided prior to the commencement of works.
- Where a Major Private Works has been approved, and a quotation is to be provided, then the quotation must be in writing and must be accepted by the applicant in writing prior to the commencement of works. A quotation shall be valid for 30 days only, after which an updated quotation will be provided on request.
- Where a Minor Private Works project has been approved, an estimate of costs will be provided.
- All estimates and quotes provided are GST exclusive.
- Hire rates for Council plant must comply with Council's external plant hire rates.
- A minimum charge rate of one (1) hour for both labour and plant hire for each machine engaged will apply to private works, followed by charges in half hourly increments.;
- Hourly rates for staff must include on-costs for wages.
- Where plant / equipment is hired outside of normal working hours, the applicant will be charged the operator time or penalty rates as prescribed in the relevant Award and Council's Enterprise Agreement.
- All private works fees are to be charged based on the following formula, unless a

variation is approved by the General Manager due to special circumstances:

- Actual wages, plus 45% on-costs
 - Plant & machinery – nominated charge rate which applies to all Council works
 - Actual cost of Materials (if applicable)
 - Actual cost of subcontractors (if applicable)
 - Actual cost of any sundry items
 - All of the above costs are then sub-totalled and a 20% administration charge is applied;
 - GST is then applied to the above amount which is inclusive of the administration charge.
- Quotations may include a contingency.
 - Variations to scope may incur additional changes to the original quote and must be agreed to in writing by both parties before commencing the additional works.

Council Employees, Elected Members, Volunteers, Consultants and Contractors

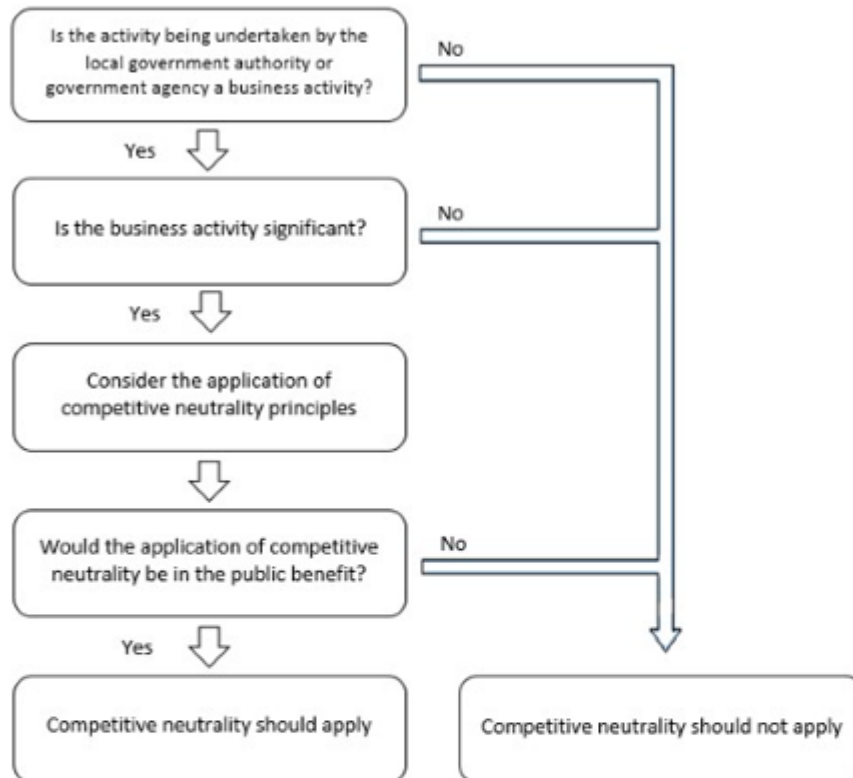
- Council employees, elected members, volunteers, consultants and contractors must pay the same rates and charges for private works that would apply to anyone else.
- All other rules contained within this policy also apply to any Council employees, elected members, volunteers, consultants and contractors requesting private works.
- Council employees, elected members, volunteers, consultants and contractors must not gain an advantage over the general public; for example, they cannot get an advantage in relation to GST, or purchase items on Council's accounts to gain a corporate discount.
- Council employees, elected members, volunteers, consultants and contractors will not receive favorable payment terms.
- Applications for private works for Council employees, elected members, volunteers, consultants and contractors must be approved by the General Manager or a Department Manager (*refer to Internal Private Works Request form*).
- Applications for private works for Department Managers or the General Manager require the approval of Council.

Payment

- Upon completion the relevant Department Manager will arrange for the private works to be invoiced.
- Payment terms are 30 days.
- The applicant is responsible for paying the invoiced amount in full by the due date.
- A deposit or milestone payment maybe required for Major Private Works.

Competitive Neutrality

All private works undertaken by the council will be evaluated and assessed against the principles of competitive Neutrality as outlined by Treasury and the Office of the Tasmanian Economic Regulator (OTTER). These key principles will determine whether proposed private works are constituted as a significant business activity and therefore competitive neutrality should apply. Where competitive neutrality does apply the Council will document their reasoning behind taking on the proposed works.



Dispute Resolution

Council recognises the importance of dispute management as part of its quality customer service and its core business of serving the community. Members of the public have various avenues to raise issues with Council and will be actively supported during this process.

Whilst most problems can be resolved through initial communication with Council Officers, there may be occasions where members of the public wish to make a formal complaint. Formal complaints lodged with Council will be assessed in accordance with our Complaints & Grievances Policy.

5. REVIEW & APPROVAL PROCESS

Responsible Officers – General Manager and Department Managers

Document Controller – General Manager

Disclaimer

That this policy be read in conjunction with any or all other Council Policies.

DRAFT



INTERNAL- PRIVATE WORKS REQUEST FORM

Southern Midlands Council, ABN: 68 653 459 589 of 71 High Street, Oatlands TAS 7120 being the owner of the item(s) of plant, machinery and/or goods listed below, agree to:

- Provide the item of Plant/Machinery and/or Goods in good mechanical and working order and in a safe condition.
- Cover any breakdown of hired plant due to normal wear and tear.

The hirer/purchaser of the plant/goods agrees to:

- Being responsible for any damage or breakage other than reasonable wear and tear.
- Paying for the hire of the plant unless otherwise agreed to by Council.
- Paying for the goods as agreed



Staff Member Name:		Phone Number:		
Property Address:				
Address for invoice: (if different to above)				
Plant Details	Plant No:	Make / Model		
Condition prior to hire:	Hr/Km on Plant	Hourly Rate	Rate per km	
Attachments:				
Authority to hire Plant:	Supervisor Signature:Date:			
After Hire Inspection Report	In good working order	YES/NO		
Hr/Km on Return:	Comment:			
Supervisor Signature:				Date:
Hirer Signature:				Date:

OFFICE USE ONLY

COPY 2 TIMES WHEN COMPLETED

Date/s of Hire:	Supervisor Signature:	WP No:
Date Invoiced:	Invoice No:	Debtors Signature:

*If prices are indicated, this is only an estimation of works, NOT a quote.

Where the operator of the item of plant is not being paid by Council and is either volunteering his/her labour or being paid by the hirer, the operator is not deemed to be an **employee of the Council.
 Any damage to, or lost Council property is at the expense of the hirer listed above.

17.1.3 Policy Development – Rates and Charges Policy

Author: FINANCE OFFICER (MANDY BURBURY)

Date: 17 FEBRUARY 2025

Enclosure(s):

Rates and Charges Policy

ISSUE

Council are required to review and update its various policies from time to time. The Rates and charges Policy has been reviewed, no amendments made, and now requires consideration and adoption by Council.

DETAIL

With this policy having been available for consideration by Council at the January 2025 Council Meeting, the proposed draft version of the *Rates and Charges Policy* is enclosed with no recommendations for change.

Human Resources and Financial Implications

The assessment and application of the Policy will require officer time.

Policy Implications

N/A

RECOMMENDATION

THAT Council formally adopt the Rates and Charges Policy.

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 17.1.3



Council Policy
RATES AND CHARGES POLICY

Approved by: Council
Approved date: ~~28 June 2017~~ 2025
Review date: ~~June 2024~~ 2025

1. PURPOSE

Part 9 of the *Local Government Act 1993* (the Act) provides Council with the legislative power to raise rates and charges.

Section 86B of the Act provides that each Council must adopt a rates and charges policy consistent with the provisions of the Act.

2. OBJECTIVE

Section 86B of the Act provides that each Council must adopt a rates and charges policy, which must be reviewed by the end of each successive 4-year period after adoption, or alternatively, at the same time as, or before, making a significant change in how it applies rates and charges.

The purpose of the Council's rates and charges policy is to:

- Comply with the requirements of the *Local Government Act 1993*;
- Inform the community; and
- Outline Council's approach to levying and collecting rates from its community.

The Act specifically requires Council's policy to take account of the following matters:

- The rates constitute taxation for the purposes of local government, rather than a fee for service.
- The value of rateable land is an indicator of the capacity of the ratepayer in respect of that land to pay rates.

3. SCOPE

This policy provides clear principles and direction to guide Councils decision making process in making rates and charges. It provides a high level framework, however does not represent the making of specific decisions with respect to property rating. Such decisions will be made annually, or as required, in accordance with relevant legislative requirements.

4. POLICY

In response to the purpose of the policy and legislative requirements under which it is bound, Council determines the following policy details:

1. General Rates

General rates will be levied on all rateable properties, regardless of the extent to which Council services are used by the owners or residents of those properties. This is consistent with the principle of rates being a form of taxation (as determined by [S86A\(1\)](#) of the *Local Government Act 1993*).



Council Policy
RATES AND CHARGES POLICY

Approved by: Council
Approved date: 28 June 2017/XXX 2025
Review date: June 2024/XXX 2025

Valuation Methodology:

Council has adopted the assessed annual value (AAV) as the basis for levying rates as it considers this method provides the fairest method of distributing the rate burden across all ratepayers as property rental value is a relatively good indicator of capacity to pay (or wealth).

A general revaluation of the Municipality was undertaken by the Valuer-General effective 1st July, 2015/2022. The next general revaluation is due in 2024/2028. Assessed annual values for each property are provided as part of this process, and adjustment factors are provided by the Valuer-General bi-annually. The adjustment factors are applied to existing valuations in between the revaluation cycle in an attempt to minimise large fluctuations in valuations that can occur following the completion of a general revaluation.

Supplementary valuation adjustments are provided on an ongoing basis where the status of a property changes, e.g. subdivision, construction of a dwelling.

The general rate will recover the cost of services for which specific users cannot readily be identified, or for which a regime of full cost recovery through user charges has not been established by Council.

A minimum amount will be levied in respect of the general rate in recognition that each rateable property should bear a reasonable portion of the total rate burden.

2. *Fire Service Levy*

The *Fire Service Act 1979* requires Council to collect a fire service contribution payable to the State Government. The contributions will be levied in accordance with notifications provided by the State Fire Commission under relevant legislation.

3. *Household Garbage and Recycling Collection Service*

Council will levy a service charge in respect of household garbage and recycling service. This will be based on an amount per property which reflects the level of service.

4. *Waste Management Charge*

Council will levy a service charge in respect of general waste management which primarily relates to the cost of operating the waste disposal transfer sites.

5. *Variations*

Variations to rates will be applied, in accordance with the Local Government Act 1993, in circumstances where Council determines there is a reasonable basis for charging differentiation to occur.



Council Policy
RATES AND CHARGES POLICY

Approved by: Council
Approved date: 28 June 2017/XX 2025
Review date: June 2024/XX 2025

- In respect of the Household Garbage and Recycling Collection Service Charge, a variation **is** **may be** made to recognise the level of service provided including bin size and/or frequency of service.
- In respect of the Waste Management Charge, a variation is made according to whether there are any dwellings constructed on the land, and secondly, the number of dwellings on the rateable land (capable of being occupied).
- In respect of the Fire Service Contribution, a variation is made in accordance with the statutory notice provided to Council by the State Fire Commission.

Objections

Section 123 of the Local Government Act 1993 provides that a person may object to a rates notice on the ground that:

- a) the land specified in the rates notice is exempt from the payment of those rates; or
- b) the amount of those rates is not correctly calculated having regard to the relevant factors; or
- c) the basis on which those rates are calculated does not apply; or
- d) he or she is not liable for the payment of the rates specified in the rates notice; or
- e) he or she is not liable to pay those rates for the period specified in the rates notice.

An objection must be in writing to the General Manager, and be made within 28 days after receipt of the rates notice. The General Manager may amend the rates notice if considered appropriate or refuse to amend the rates notice.

A person may appeal to the Magistrates Court (Administrative Appeals Division) for a review if the General Manager:

- a) fails to amend the rates notice within 30 days after lodging the objection; or
- b) refuses to amend the rates notice.

If a ratepayer has enquiries related to their property valuation or is dissatisfied with a property valuation then an objection may be made to the Office of the Valuer-General by contacting:-

Office of the Valuer-General
GPO Box 44
Hobart, Tas, 7001
Phone: 03 6165 4444
E-mail: ovg@nre.tas.gov.au

Website:
<https://nre.tas.gov.au/land-tasmania/office-of-the-valuer-general/objecting-to-a-statutory-valuation>

Pensioner Remissions



Council Policy
RATES AND CHARGES POLICY

Approved by: Council
Approved date: ~~28-June-2017~~ 2025
Review date: ~~June-2021~~ 2025

The *Local Government (Rates and Charges Remissions) Act 1991* provides that eligible pensioners as at 1 July each year are entitled to a State Government rate remission of 30 per cent up to a specified maximum. Eligible pensioners are also entitled to an additional remission of 20 per cent of the fire levy.

An eligible pensioner is a person who holds one of the following cards that has been granted on or before 1 July in the year of application:

- Services Australia Pensioner Concession Card (PCC); or
- Department of Veterans Affairs Gold Card endorsed with TPI or War Widow/Widower; or
- Services Australia Health Care Card (HCC) (~~Excludes Commonwealth Seniors Health Care Card~~).

Note: The cardholder must be legally responsible for the rates and the property must be their principal place of residence as at 1st July.

Remission applications are verified and approved by the State Government each year and for previously verified pensioners, the remission is deducted from the rates account prior to issue. New pensioners or any pensioner who believes they should be eligible for a rate remission are required to show their card for verification and complete an application form with Council ~~for verification~~.

Payments

Rates and charges are payable by four equal instalments, the first payable 30 days after the issue of the rates notices, the second at the end of November, the third at the end of January and the fourth by the end of March. The actual payment due date will appear on the rates notice.

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 the end of the applicable financial year. Penalty and interest will not be applied on any of the current 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.

Payment Methods

The following payment methods are available:

- By mail to PO Box 21, Oatlands Tas 7120;
- In person at Council offices, 71 High Street, Oatlands or 85 Main Street, Kempton;
- Direct debit;
- Credit card by phone - 1300 886 451;
- Australia Post (at any post office or ~~POST~~ Billpay phone and internet)
- Council website www.southernmidlands.tas.gov.au
- BPay - telephone and internet banking



Council Policy
RATES AND CHARGES POLICY

Approved by: Council
Approved date: 28 June 2017/XX 2025
Review date: June 2024/XX 2025

Late Payments

Penalty: ~~PA penalty may be adopted by Council in the annual Rates and Charges Resolution of 5%. The penalty~~ -applies to any rate or charge that is not paid on or before the date it falls due.

Interest: In addition to the penalty, interest under section 128 of the *Local Government Act 1993* will be charged at the adopted rate per annum.

Discount

A discount rate ~~may be~~ adopted each year, ~~applying and is applied~~ 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 rationale for the discount is that the benefits to Council (being the earlier access to the funds and reduced processing costs of subsequent instalments) is greater than the cost of the discount.

Payment Methods

~~The following payment methods are available:~~

- ~~• By mail to PO Box 21, Oatlands Tas 7120~~
- ~~• In person at Council offices, 71 High Street, Oatlands or 85 Main Street, Kempton~~
- ~~• Direct debit~~
- ~~• By phone 1300 886 451~~
- ~~• Australia Post (at any post office or POSTBillpay phone and internet)~~
- ~~• Councils website www.southernmidlands.tas.gov.au~~
- ~~• BPay telephone and internet banking~~

Postponement of Payment

~~A ratepayer may apply to the Council for a postponement of payment of rates on the grounds of financial hardship. Applications are to be in writing and lodged with the general manager.~~

~~Council may grant a postponement of payment of rates:~~

- ~~a) on the condition that the ratepayer pay interest on the amount of rates postponed at a rate fixed by the council; and~~
- ~~b) on any other condition the council determines.~~

~~Council does have the right to revoke a postponement arrangement by giving sixty (60) days' notice.~~

Remission of Rates

~~A ratepayer may apply to the Council for remission of all or part of any rates payable, including any penalty and interest imposed. Applications are to be in writing and lodged with the general manager. Council may grant a remission, noting that any decision requires an absolute majority.~~



Council Policy
RATES AND CHARGES POLICY

Approved by: Council
Approved date: ~~28-June-2017~~XXX 2025
Review date: ~~June-2024~~XXX 2025

Recovery of Rates

Council will issue a final notice if any instalments remain outstanding. A ratepayer who is having difficulty in paying rates should contact council at the earliest opportunity to arrange a payment schedule. This is essential to avoid council taking legal action to recover the outstanding rates.

If a ratepayer does not pay the rates on his or her property, a council may commence legal action against the ratepayer to recover the outstanding amount. If council takes such legal action the ratepayer may also be liable for the councils legal costs associated with the action.

Postponement of Payment

~~A ratepayer may apply to the Council for a postponement of payment of rates on the grounds of financial hardship. Applications are to be in writing and lodged with the general manager. Council will then determine the application and determine appropriate conditions of postponement.~~

~~Council does have the right to revoke a postponement arrangement by giving sixty (60) days' notice.~~

Remission of Rates

~~A ratepayer may apply to the Council for remission of all or part of any rates payable, including any penalty and interest imposed. Applications are to be in writing and lodged with the general manager. Council may grant a remission, noting that any decision requires an absolute majority.~~

Sale of Land for Non-Payment of Rates

Section 137 of the Act provides that a Council may sell any property where the rates have been in arrears for three (3) years or more. Council is required to notify the owner of the land of its intention to sell the land, provide the owner with details of the period for which rates have been in arrears, the outstanding amounts, and advise the owner of its intention to sell the land if payment of the outstanding amount is not received within ~~one month~~90 days.

Objections

~~Section 123 of the Local Government Act 1993 provides that a person may object to a rates notice on the ground that:-~~

- ~~a) the land specified in the rates notice is exempt from the payment of those rates; or~~
- ~~b) the amount of those rates is not correctly calculated having regard to the relevant factors; or~~
- ~~c) the basis on which those rates are calculated does not apply; or~~
- ~~d) he or she is not liable for the payment of the rates specified in the rates notice; or~~
- ~~e) he or she is not liable to pay those rates for the period specified in the rates notice.~~



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RATES AND CHARGES POLICY

Approved by: Council
Approved date: ~~28 June 2017~~ 2025
Review date: ~~June 2021~~ 2025

~~An objection must be in writing to the General Manager, and be made within 28 days after receipt of the rates notice. The General Manager may amend the rates notice if considered appropriate or refuse to amend the rates notice.~~

~~A person may appeal to the Magistrates Court (Administrative Appeals Division) for a review if the General Manager;~~

- ~~a) — fails to amend the rates notice within 30 days after lodging the objection; or~~
- ~~b) — refuses to amend the rates notice.~~

~~If a ratepayer has enquiries related to their property valuation or is dissatisfied with a property valuation then an objection may be made to the Office of the Valuer General by contacting:-~~

~~Office of the Valuer General
GPO Box 44
Hobart Tas 7001
Phone: 03 6165 4444
E mail: ovg.enquiries@dpiwve.tas.gov.au~~

Disclaimer

A rate cannot be challenged on the basis of non-compliance with this policy and must be paid in accordance with the required payment provisions. If a ratepayer believes that the Council has failed to properly apply this policy they should advise the General Manager.

Availability of Policy

This policy is available from the Council offices during ordinary working hours or is available to download from Council's website www.southernmidlands.tas.gov.au

5. DOCUMENT ADMINISTRATION / REVIEW

This policy is a managed document and is to be reviewed every four years or when Council makes a significant change in how it applies rates and charges, whichever is the earlier.

This policy is Version 1.4-2 effective ~~28th June 2017~~ 2025. The document is maintained by the Manager, Corporate Services, for the Southern Midlands Council.

17.1.4 Southern Tasmanian Councils Authority – Future Structure

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 18 FEBRUARY 2025

Enclosure(s):

Regional Development Australia (RDA) Tasmania – Proposal – RDA Tasmania Secretariat Function for Southern Tasmanian Councils Network

ISSUE

Council to consider its support for the formation and funding of a Southern Tasmanian Council Network (STCN).

BACKGROUND

For some time now the Southern Tasmanian Councils Authority (STCA) has struggled to be effective in representing all 12 southern councils and facilitate regional collaboration. This is due to a range of factors, including the cost of running a standalone organisation and meeting the requirements of a legislated authority with the corresponding administrative overhead.

As a result, the STCA has recently experienced the withdrawal of five (5) of the southern councils and accordingly is representing less than half of the southern population. Clearly change is needed.

DETAIL

At its meeting on 16 December 2024, the STCA unanimously supported a motion proposing the formation and funding of a Southern Tasmanian Council Network (STCN) which is to be hosted by RDA Tasmania for an initial 2-year period as a replacement of the STCA.

The specifics of the agreement are now being developed and a Terms of Reference drafted to define the purpose and structure.

For the STCN to be successful, it must be supported and funded by all 12 southern councils.

The focus of the network is proposed to be:

- **Facilitate Collaboration:** Provide a structured platform for councils to exchange knowledge, align priorities, and foster partnerships
- **Leverage Data and Insights:** Enable evidence-based decision-making by sharing regional data, analytics, and trends
- **Drive Strategic Projects:** Support collaborative projects that address regional challenges and opportunities
- **Enhance Governance:** Provide administrative, financial and logistical support
- **Regional Communication:** Provide a point of contact for stakeholders to engage at a southern scale.

Human Resources & Financial Implications – The proposed budget for the Secretariat function as outlined in the RDA Tasmania proposal is \$75,500. It is proposed that this cost be shared across the southern councils on a population basis but within broad payment categories.

LGA	Estimated Population 30 June 2023	Proposed Annual Fee
Brighton	19,998	\$6,500
Central Highlands	2,595	\$3,000
Clarence	63,663	\$9,500
Derwent Valley	11,341	\$4,000
Glamorgan-Spring Bay	5,237	\$4,000
Glenorchy	50,808	\$9,500
Hobart	55,964	\$9,500
Huon Valley	19,454	\$6,500
Kingborough	41,179	\$9,500
Sorell	17,635	\$6,500
Southern Midlands	6,912	\$4,000
Tasman	2,686	\$3,000
Total	297,472	\$75,500.00

Council budgeted an amount of \$2,666 in 2024/25 as its annual contribution, however this was just a base line amount that enabled the Southern Tasmanian Council Authority structure to be maintained.

Community Consultation & Public Relations Implications – N/A.

Priority - Implementation Time Frame – Following agreement on the formation and funding of the network, the intent is to then draft (and agree) on the Terms of Reference and a name.

A Memorandum of Understanding (or Service Agreement) will then be developed with RDA Tasmania. The aim is to wind-up the Southern Tasmanian Councils Authority and finalise the transition arrangements by 30 June 2024 or prior.

RECOMMENDATION

THAT Council confirm its support for the formation and funding of a Southern Tasmanian Council Network (STCN).

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 17.1.4



www.rdatasmania.org.au
Email: rdatasmania@rdatasmania.org.au
P. (03) 6334 9822
20 Charles Street
Launceston 7250
PO Box 85, Launceston
Tasmania 7250

13 December 2024

Proposal – RDA Tasmania Secretariat Function for Southern Tasmanian Councils Network

Purpose

This proposal outlines how RDA Tasmania could act as the Secretariat for a collaborative network of Southern Tasmanian Councils in lieu of the formal STCA model. The network aims to foster quarterly collaboration forums and joint policy setting focused on data and insights as well as managing shared service opportunities and regional project collaboration on an as needs basis.

Background

Southern Tasmanian Councils share overlapping priorities and challenges, including economic development, infrastructure, community well-being, and sustainable growth. A coordinated approach is crucial to maximise resources, improve efficiencies, and address shared challenges effectively.

RDA Tasmania, with its expertise in regional collaboration, strategic planning, and data-driven decision-making, is well-positioned to support this initiative.

Objectives

To deliver a network of Southern Councils to:

- **Facilitate Collaboration:** Provide a structured platform for councils to exchange knowledge, align priorities, and foster partnerships
- **Leverage Data and Insights:** Enable evidence-based decision-making by sharing regional data, analytics, and trends
- **Encourage Efficiency:** Identify shared service opportunities and streamline resource allocation
- **Drive Strategic Projects:** Support collaborative projects that address regional challenges and opportunities
- **Enhance Governance:** Provide administrative and logistical support to ensure forums are effective and outcomes focused
- **Regional Communication:** Provide a point of contact for stakeholders to engage at a southern scale.



An Australian Government Initiative



www.rdatasmania.org.au
Email: rdatasmania@rdatasmania.org.au
P: (03) 6334 9822
20 Charles Street
Launceston 7250
PO Box 85, Launceston
Tasmania 7250

Proposed Role of RDA Tasmania

1. Secretariat Services (base function)

- Meeting Coordination: Plan, organise, and facilitate quarterly CEO/GM collaboration forums
 - Arrange venues (or virtual platforms)
 - Prepare agendas in consultation with member councils
 - Distribute meeting materials in advance.
- Documentation: Record minutes, track actions, and circulate summaries post-forum
- Membership Liaison: Be the point of contact and maintain communication with nominated council representatives, ensuring consistent engagement and participation
- Centralised Communication: Support (media and social media) content and presence as required
- Financial Administration: Provide financial services and reporting.

2. Data and Insights (base function)

- Maintain a repository of regional data and analytics, including:
 - Economic trends, workforce statistics, and infrastructure needs
 - Social and environmental indicators.
- Distribute relevant contemporary information and data across the member councils.

3. Strategic Project Support (as required and funded separately)

Subject to the agreement of the southern Councils:

- Provide tailored data analysis to inform discussions and support evidence-based decisions
- Facilitate identification of shared priority projects
- Assist in grant applications and project governance (eligible NFP entity)
- Coordinate project development and monitoring across councils
- Project administration and support for whole of region or sub-regional projects.

4. Shared Service Opportunities (as requested and funded separately)

Subject to the agreement of the southern Councils:

- Identify services with potential for regional collaboration
- Develop business cases for shared services to improve efficiency and reduce costs
- Monitor and evaluate shared service implementations.



An Australian Government Initiative



www.rdatasmania.org.au
Email: rdatasmania@rdatasmania.org.au
P: (03) 6334 9822
20 Charles Street
Launceston 7250
PO Box 85, Launceston
Tasmania 7250

5. Advocacy and Reporting (base funding)

- Coordinate joint advocacy efforts to state and federal governments
- Prepare quarterly progress reports summarising outcomes and key insights from forums.

The proposed annual budget for this support role is \$75,500, with additional project funding and grants being pursued on an agreed and case-by-case basis.

This funding would support administrative tasks as well as resource dedicated to coordination (within the network and with external parties as required), communication and engagement and facilitating network gatherings and occasional activities arising.

Governance Structure

- Membership: CEO/GM or delegate from each Southern Tasmanian Council
- Chairperson: Rotational leadership among councils, supported by RDA Tasmania
- Secretariat: RDA Tasmania as the operational backbone of the network
- Working Groups: Ad-hoc groups formed for specific initiatives or projects
- Terms of Reference: To underpin functioning including annual report and financial statements.

Expected Benefits

- Stronger regional collaboration and shared vision
- Enhanced capacity for data-driven decision-making
- Cost savings through shared services and coordinated efforts
- Increased success in securing funding for joint projects
- A unified voice in advocating for regional priorities
- Efficiency of using existing NFP entity and regional capacity.

RDA Tasmania would welcome the opportunity to serve as the Secretariat for the Southern Tasmanian Councils Network in the short to medium term, fostering collaboration and driving positive outcomes for the region. We look forward to engaging with council representatives to refine this proposal and begin implementation.



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We propose this function could be a two-year commitment to begin with, with an annual review, then reconsideration after two years.

Yours faithfully

A handwritten signature in black ink, appearing to be "James McKee".

James McKee
CEO & Director of Regional Development
Regional Development Australia – Tasmania Inc.



An Australian Government Initiative



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.

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 January 2025)

Author: FINANCE OFFICER (MANDY BURBURY)

Date: 7 FEBRUARY 2025

ISSUE

Provide the Financial Report for the period ending 31st January 2025.

BACKGROUND

The Operating Expenditure Report includes a Year to Date (YTD) Budget Column, with variations (and percentage) based on YTD Budgets.

Note: Depreciation is calculated on an annual basis at the end of the financial year. The budget and expense for depreciation are included in the June period.

DETAIL

The enclosed Report incorporates the following: -

- Statement of Comprehensive Income – 1 July 2024 to 31 Jan 2025.
- Operating Expenditure Report – 1 July 2024 to 31 Jan 2025.
- Capital Expenditure Report – 1 July 2024 to 31 Jan 2025.
- Cash Flow Statement – 1 July 2024 to 31 Jan 2025.

OPERATING EXPENDITURE (OPERATING BUDGET)

Overall operating expenditure to end of January was \$5,767,844 which represents 91.1% of the Year to Date Budget.

Whilst there are some variations within the individual Program Budgets (refer following comments), expenditure is consistent with the Budget.

Strategic Theme - Infrastructure

Sub-Program – Public Toilets - expenditure to date (\$64,937 – 113.38%). Employee and contractor expenses are higher than anticipated due to an increase in vandalism and associated maintenance required.

Strategic Theme – Growth

Nil.

Strategic Theme – Landscapes

Sub-Program – Regulatory (Animals) - expenditure to date (\$80,119 – 117.25%). Additional expenditure relates to increased resources required to address non-compliance issues.

Strategic Theme – Community

Sub-Program – Capacity & Sustainability - expenditure to date (\$40,545 – 110.83%). Increased expenditure is due to costs relating to the Heritage and Bullock Festival.

Strategic Theme – Organisation

Sub-Program – Sustainability - expenditure to date (\$1,609,112 – 110.01%). The year to date variance is not related to over expenditure in any particular budget item within Sustainability, but due to the timing of payments. We will continue to monitor expenditure against this Sub-Program.

CAPITAL EXPENDITURE PROGRAM

Capital expenditure projects are colour coded to signify the grant program and show the completion deadlines. A legend of the colour coding is as below:

Legend – Source and completion deadlines for grant funded projects

Roads to Recovery	It is the Government’s intention that the full allocation is budgeted and spent in the year allocated
Local Road and Community Infrastructure (LRCI)	Phase 4 – 30 June 2025 (use or lose)
Other Specific Purpose Grants	Completion date as per grant deed or approved extension date

RECOMMENDATION

THAT the Financial Report be received and the information noted.

DECISION		
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 2024 to 31 January 2025

	Annual Budget \$	Year to Date Actual \$	%	Comments
Income				
Rates	7,375,148	7,465,046	101.2%	Includes Interest & Penalties on rates
User Fees (refer Note 1)	1,304,313	780,583	59.8%	Includes Private Works
Interest	486,000	338,012	69.5%	
Government Subsidies	11,700	0	0.0%	Heavy Vehicle Licence Fees
Other (refer Note 2)	232,400	403,848	173.8%	Includes TasWater Distributions
Sub-Total	9,409,561	8,987,488	95.5%	
Grants - Operating	4,562,388	396,369	8.7%	
Total Income	13,971,949	9,383,857	67.2%	
Expenses				
Employee benefits	-5,770,244	-2,823,611	48.9%	Less Roads - Resheeting (Capitalised) / inc. \$35K increase to Budget 12/2024
Materials and contracts	-3,996,965	-2,668,309	66.8%	Less Roads - Resheeting (Capitalised), Includes Land Tax & Private Works
Depreciation and amortisation	-4,120,000	-2,426,849	58.9%	Percentage Calculation (based on year-to-date)
Finance costs	-4,979	-4,979	100.0%	Interest
Contributions	-287,371	-143,686	50.0%	Fire Service Levies
Other	-173,993	-116,985	67.2%	Audit Fees and Councillor Allowances
Total expenses	-14,353,552	-8,184,419	57.0%	
Surplus (deficit) from operations	-381,603	1,199,439	-314.3%	
Grants - Capital (refer Note 3)	4,219,950	803,064.00	19.0%	
Capital Contributions - Campania Halls Committee	15,000	0.00	0.0%	
Sale Proceeds (Plant & Machinery)	0	66,591		
Sale Proceeds (Land & Buildings)	145,000	145,000		Formal amendment to Budget 12/2024 - \$145,000 Church Street Outlands
Sale Proceeds (Other Assets)	0	614		
Net gain / (loss on disposal of non-current assets)	0	0		
Surplus / (Deficit)	3,998,347	2,214,707	55.4%	

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 July 2024 to 31 January 2025

	Annual Budget \$	Year to Date Actual \$	%	Comments
NOTES				
1. Income - User Fees				
- All other Programs	919,613	621,352	67.6%	
- Private Works	384,700	159,231	41.4%	
	1,304,313	780,583	59.8%	
2. Income - Other				
- Tas Water Distributions	182,400	76,000	41.67%	
- Public Open Space Contributions	50,000	49,000	98.00%	
- Landholder contributions to White Kargaroo Rivulet Road	0	7,273		
- Regional Community Learning Centre Levendale Contribution	0	776		
- Insurance Recoveries	0	9,348		Includes Premium Recoveries and JLB Trust Interest Distribution
- MMPHC Community Advisory Committee Cont. to GP Units	0	50,000		
- MMPHC Auxiliary Contribution to GP Units	0	49,999		
- TasWater Contribution to OAC Sculpture	0	5,000		
- Blue Gum Rovers donation to Tunnack Rec. Ground	0	365		
- Committee Contribution for Broadmarsh Hall Variations	0	85,708		
- Broadmarsh Hall Loan - as approved by Council	0	70,000		Included in assets as a Sundry Debtor
- Transfer from HBS	0	379		
	232,400	403,848	173.8%	

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 July 2024 to 31 January 2025

	Annual Budget \$	Year to Date Actual \$	%	Comments
3. Grants - Capital				
- Roads To Recovery	819,906	304,000	37.08%	Formal amendment to Budget 12/2024 - \$154,375 increase
- Rural & Remote Roads Program	2,673,090	0	0.00%	Interlaken Road Project (\$1,069,236 in 2022-23 budget)
- LRCI - Phase 4	397,584	0	0.00%	
- Vulnerable Road User Program	130,124	0	0.00%	Included in 2022-23 budget
- Tas Govt (Bus Stop Program) - Oatlands & Campania	39,246	0	0.00%	1st Instalment - Total of grants \$39,246
- Tas Govt (Election Commitment) - Kempton Rec. Ground	80,000	80,000	100.00%	Formal amendment to Budget 12/2024
- Tas Govt (Election Commitment) - Chauncy Vale	80,000	0	0.00%	Formal amendment to Budget 12/2024
- Tas Govt (Better Active Transport) - Kempton Pathway	0	278,000		
- Tas Govt (Better Active Transport) - Bagdad Shared Walkway	0	0		
- Aust Govt - BS Bushfire Recovery Grant - The Haven	0	0		Broadmarsh/Elderslie Progress Association Inc Grant
- Tas Govt (Dept Health) - Oatlands Medical Accommodation	0	50,000		
- Tas Govt (State Growth) - VRUP Round 1 1st Instalment	0	0		2024-25 budget items - 2 Projects Reeve St & 1 Project Climie St. Campania
- Tas Govt (State Growth) - Safer Rural Roads	0	55,000		2023-24 Projects - Woodsdale & Green Valley Rds Guard Rail
- Aust Govt - DVA Saluting their Service	0	6,680		
- Tas Govt (SES) - NDRGP Bagdad/Mangalore Hydraulic Asses	0	20,000		Final Instalment
- Tas Govt (DPAC) - Isolated Communities Resilience Grant	0	9,384		Equipment for The Haven Recovery Centre
	<u>4,219,950</u>	<u>803,064</u>	19.03%	
4. Grants - Operating				
- FAGS 2024/25	4,562,388	389,097	8.53%	Formal amendment to Budget 12/2024 - \$135,588 increase
- Navigate Family Services (School Holiday Program)	0	2,559		
- Australia Day Grant	0	364		
- NRM - Serrated Tussock Suvey	0	4,350		
	<u>4,562,388</u>	<u>396,369</u>	8.7%	

**SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE 2024/25
 SUMMARY SHEET**

PROGRAM	ACTUAL (to 31 Jan 25)	BUDGET (to 31 Jan 25)	YTD VARIANCE	YTD %	FULL YEAR BUDGET - INC. GRANTS & OTHER
INFRASTRUCTURE					
Roads	815,489	886,298	70,809	92.01%	3,856,649
Bridges	11,140	41,150	30,010	27.07%	543,731
Walkways	158,454	151,829	-6,624	104.36%	261,470
Lighting	28,528	54,796	26,268	52.06%	93,936
Public Toilets	64,937	57,275	-7,662	113.38%	98,945
Sewer/Water	-	-	-	-	-
Stormwater	11,140	17,412	6,272	63.98%	87,850
Waste	843,140	874,678	31,538	96.39%	1,526,949
Information, Communication	-	11,667	11,667	0.00%	20,000
INFRASTRUCTURE TOTAL:	1,932,828	2,095,106	162,277	92.25%	6,489,530
GROWTH					
Residential	-	-	-	-	-
Tourism	20,939	32,178	11,239	65.07%	41,102
Business	189,074	196,985	7,911	95.98%	337,689
Industry	-	-	-	-	-
GROWTH TOTAL:	210,013	229,163	19,150	91.64%	378,790
LANDSCAPES					
Heritage	160,430	302,374	141,944	53.06%	503,706
Natural	132,537	142,877	10,340	92.76%	251,075
Cultural	464	11,667	11,203	3.98%	20,000
Regulatory - Development	472,336	634,682	162,346	74.42%	1,098,105
Regulatory - Public Health	10,727	11,830	1,103	90.68%	20,280
Regulatory - Animals	80,119	68,331	-11,788	117.25%	118,340
Environmental Sustainability	152	2,917	2,765	5.22%	5,000
LANDSCAPES TOTAL:	856,766	1,174,679	317,912	72.94%	2,016,506
COMMUNITY					
Community Health & Wellbeing	167,148	206,925	39,777	80.78%	351,872
Recreation	702,946	782,442	79,496	89.84%	1,185,900
Access	-	-	-	-	-
Volunteers	21,154	33,750	12,596	62.68%	40,000
Families	908	3,500	2,592	25.94%	6,000
Education	-	-	-	-	-
Capacity & Sustainability	40,545	36,584	-3,961	110.83%	51,645
Safety	4,695	19,871	15,176	23.63%	34,064
Consultation & Communication	4,557	21,758	17,201	20.94%	37,300
LIFESTYLE TOTAL:	941,954	1,104,831	162,877	85.26%	1,706,781
ORGANISATION					
Improvement	1,961	48,418	46,457	4.05%	83,002
Sustainability	1,609,112	1,462,731	-146,380	110.01%	3,295,271
Finances	215,211	215,927	716	99.67%	383,671
ORGANISATION TOTAL:	1,826,283	1,727,076	-99,207	105.74%	3,761,944
TOTALS	\$5,767,844	\$6,330,854	\$563,010	91.1%	\$14,353,552

CAPITAL EXPENDITURE PROGRAM 2024-25

As at 31 January 2025

		BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
INFRASTRUCTURE						
ROAD ASSETS						
Resheeting Program	Roads Resheeting	586,107	254,720	331,387		
	Dysart - Clifton Vale Road Resheeting	113,893	40,835		LRCI - \$113,893	30 June 2025
Reseal Program	Roads Reseal Program (as below)	456,787	-	383,069		
	Bagdad - Green Valley Road (towards Huntingdon Tier Rd Jnct) - 2200m2		10,583			
	Campania - Estate Road (370m from Reeve St to bridge) - 7000m2		18,837			
	Colebrook - Station Street - 400m2 - 2 Coat Seal				Originally Reconstruct & Seal	
	Kempton - Sugarloaf Road (Main Street to Bridge) - 8800m2 (150m)		7,131		Originally Reconstruct & Seal	
	Kempton - Council Office (Rear Carpark) - 470m2 - 2 Coat Seal					
	Oatlands - High Street (Wellington Street to Barrack Street) - 9400m2		8,281			
	Oatlands - Stanley Street (Midland Hway to Marlborough Street) - 6000m2		28,886			
	Orielton - Aldridge Road (off Tasman Highway) - 3300m2	80,000	12,443	67,557	Roads to Recovery - \$70,000	30 June 2025
	Pontville - Brighton Road - 6000m2	60,000	3,790	56,210	Roads to Recovery - \$56,687	30 June 2025
	Sealed Roads - Edge Breaks (as below)	300,000		195,050		
	Woodsdale Road		104,950			
	York Plains Road		-			
Minor Seals (New)	Oatlands - Bentwick Street	20,000	-	20,000	Budget c/f	
Reconstruct & Seal	Elderslie - Pelham Road (1km)	160,000	186,976	- 26,976	Funded from Projects moved to Reseal / RTR	30 June 2025
	York Plains - Vicinity of 'Handroyd' - 800 metres	130,000	135,029	- 5,029	Roads to Recovery - \$130,000 (originally \$168K)	30 June 2025
	Woodsdale - Woodsdale Road (2.4 kms) Cricket Ground towards Quarry	370,000	395,583	- 25,583	Roads to Recovery - \$370,000 (originally \$288,750)	30 June 2025
	Tunnack - Eldon Road	100,000	-	100,000	LRCI P4 (funding previously Campana Rec.)	30 June 2025
	Colebrook - Station Street (includes drainage)	25,000	21,564	3,436	Seal component moved to Reseal Program	
Construct & Seal	Oatlands - Interlaken Road	5,746,180	5,871,129	- 124,949	23/24 WIP - \$2,983,324	31 December 2024
Junction / Road Realignment	Andover - Nala Road Junction with Inglewood Road (Asphalt junction)	30,000	-	30,000		
Other	Campania - Car Park Improvements	67,600	171	67,429	LRCI - \$65,816	30 June 2025
	Campania - Estate Road (vicinity Mallow property)	49,000	14,974	34,026	Budget c/f - WIP \$14,974	
	Campania - Structure Plan - Town Gateway and Streetscape	40,000	-	40,000		
	Campania - White Kangaroo Rvt Road (Construct)	-	19,718	- 19,718	Partially offset land owner contributions \$7272.72	
	Elderslie - Cliftonvale Road (Guard Rail) - 600 metres	90,000	-	90,000	Roads to Recovery - \$78,506	30 June 2025
	Oatlands - Hasting Street Junction	15,000	959	14,041	Budget c/f - WIP \$959	
	Oatlands - Stanley Street (from Midland Highway junction to Nelson Street)	35,000	32,354	2,646	Shoulder Repairs & Drainage (i.e. piping)	
	Oatlands - William Street (from Wellington Street towards Stanley Street)	13,500	16,475	- 2,975	Approx. 100 metres - Shoulder Repairs & Drainage (i.e. piping)	
	Tunbridge - Main Street (Kerb & Gutter Renewal)	40,000	-	40,000		
	Tunnack - Link Road Landslip	25,000	107	24,893	Budget c/f - WIP \$107	
	York Plains Road (vicinity of Rooney's Road) - Guard Rail - approx. 50 metres	7,250	-	7,250		
		8,560,317	7,185,494	1,301,765		
BRIDGE ASSETS	Nil	-	-	-		
		-	-	-		

CAPITAL EXPENDITURE PROGRAM 2024-25

As at 31 January 2025

	BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
	\$	\$	\$		
WALKWAYS					
Footpaths - General Streetscapes	40,000	-	40,000		
Bagdad - Midland Highway Pathway (Primary School north to Community Club)	240,000	628	239,372	Election Commitment - \$150,000	
Bagdad - Midland Highway Pathway (north of Bagdad Community Club)	645,840	564,230	81,610	Better Active Transport in Tas - \$370K; LRCI - \$145	31 December 2024
Campania - Climie Street (Across Railway)	41,250	44,879	- 3,629	VRUP Grant - \$35,250	30 June 2025
Campania - Reeve Street (West - adjacent to Flour Mill Park)	100,209	601	99,608	VRUP Grant - \$58,616	30 June 2025
Campania - Reeve Street (East - Rec Ground entrance to Villeneuve Street)	51,158	-	51,158	VRUP Grant - \$36,258	30 June 2025
Campania - Reeve Street - Footpath through to Hall	30,000	432	29,568	Budget c/f	
Campania - Reeve Street Bus Stop - All Access All Weather Bus Stop Upgrade Progn	40,696	120	40,576	Bus Stops Grant - \$26,246	30 June 2025
Kempton - Burnett Street to Mood Food	425,565	4,177	421,388	\$147,565 Budget c/f Better Active Transport \$278K	30 June 2025
Oatlands - High Street Bus Stop - All Access All Weather Bus Stop Upgrade Program	28,300	243	28,057	2024-25 budget project	30 June 2025
Oatlands - Stanley Street (High Street to Nelson - 280 metres - kerb & footpath)	75,000	114,945	- 39,945	LRCI P4 - \$75,000	30 June 2025
Oatlands - Campbell Street (scope of works expanded to include kerb/gutter)	85,000	85,074	- 74	LRCI P4 - \$85,000	30 June 2025
Oatlands - Church Street (Sth Parade to William St - north, side - Footpath - 130 m)	30,000	-	30,000		
	1,833,018	815,329	1,017,689		
PUBLIC TOILETS					
Oatlands - Callington Park Toilet	203,000	167,286	35,714	Election Commitment - \$45,000 & 23/24 Budget c/f of \$158,000	
General Public Toilets - Upgrade Program	20,000	-	20,000	Budget c/f	
Oatlands Public Toilets - rear of Town Hall		1,056	- 1,056		
	223,000	168,342	54,658		
DRAINAGE					
Stormwater System Management Plans (<i>Urban Drainage Act 2013</i>)	50,000	456	49,544		
Bagdad / Mangalore - Hydraulic Assessment (Flood Mapping)	221,460	159,835	61,625	Grant Funding \$80,830 WIP \$127,285	31 December 2024
	271,460	160,292	111,168		
WASTE					
Wheelee Bins and Crates	5,000	10,270	- 5,270		
WTS Safety & Operational Improvements	25,000	-	25,000		
	30,000	10,270	19,730		
GROWTH					
TOURISM					
Oatlands - Heritage Interpretation Panel renewal	2,000	-	2,000		
Oatlands Accommodation Facility	-	42,283	- 42,283	WIP \$42,283 (Offset by Barrack Street Property)	
	2,000	42,283	- 40,283		

CAPITAL EXPENDITURE PROGRAM 2024-25

As at 31 January 2025

	BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
	\$	\$	\$		
LANDSCAPES					
HERITAGE					
Jericho - Memorial Avenue - Plaques	20,000	4,300	15,700	Budget c/f WIP \$4,300	
Kempton - Memorial Avenue Park - Interps	19,545	374	19,171	Budget c/f WIP \$155	
Melton Mowbray - Recognition plaque JH Bisdee VC OBE (DVA Grant)	8,480	240	8,240	Saluting Their Service Grant \$7,480	30 April 2025
Oatlands - Callington Mill - Structural Repair & External painting	40,000	-	40,000		
Oatlands - Council Chambers - Internal Toilets & Access Upgrade	100,000	9,357	90,643	Budget c/f WIP \$9,357	
Oatlands - Court House (Wall Stabilisation)	15,000	4,764	10,236	WIP \$1,187	
Oatlands - Gaolers Residence (Chimney Capping & Fireplace Repairs)	5,000	-	5,000		
Oatlands Gaolers Residence (Wingwall)	23,000	-	23,000	Budget \$15K c/f	
Oatlands - Heritage Buildings (Security Upgrades)	10,000	-	10,000		
Oatlands - Heritage Collections Store	10,000	3,700	6,300	Budget c/f WIP \$3,700	
Oatlands - Roche Hall (Building Improvements)	90,000	-	90,000		
Oatlands - Roche Hall Forecourt (Interps - Planning Condition of Approval)	40,000	7,820	32,180	Budget c/f WIP \$7,820	
Parattah - Railway Station -Shed for Gangers Trolley	2,000	11,771	-	9,771	Budget c/f
	383,025	42,326	340,699		
NATURAL					
Campania - Bush Reserve / Cemetery	300,000	96,403	203,597	WIP \$93,346	
Chauncy Vale - Day Dawn Cottage Improvements	12,000	8,557	3,443	WIP \$8,557	
Chauncy Vale - Toilet & Interps Upgrade	80,000	-	80,000	Election Commitment \$80,000	
	392,000	104,960	287,040		
CULTURAL					
Oatlands - Aquatic Centre (Forecourt - Art Installation)	20,000	24,083	-	4,083	TasWater Contribution \$5,000
	20,000	24,083	-	4,083	
LANDSCAPES					
REGULATORY					
- DEVELOPMENT					
Master / Structure Plans (Bagdad / Mangalore / Campana)	50,000	47,714	2,286		
Kempton Council Chambers - Office Furniture & Equipment	7,500	2,958	4,542		
Property Purchase - 10 Barrack Street, Oatlands (Police Residence)	530,000	-	530,000		
Oatlands - Stanley Street Master Plan	20,000	172	19,828	Budget c/f WIP \$172	
Oatlands - MMPC Church Street Sub-Division	-	7,307	-	7,307	WIP \$4,988 Offset by sale of property
	607,500	58,151	549,349		
REGULATORY					
- PUBLIC HEALTH					
Oatlands - GP Accommodation Units	500,000	462,437	37,563	Council Commitment \$100K (grant funded)	
Woodsdale - Cemetery	-	3,264	-	3,264	
	500,000	465,701	34,299		
ANIMAL CONTROL					
Oatlands - Off-Lead Dog Park	35,000	-	35,000	Previously LRCI P4, now SMC funded	
	35,000	-	35,000		

CAPITAL EXPENDITURE PROGRAM 2024-25

As at 31 January 2025

	BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
	\$	\$	\$		DEADLINE
COMMUNITY RECREATION					
Facilities & Recreation Committee	44,600	-	44,600	Includes \$6400 previously allocated to Mangalore Rec (Horse Arena) \$1800 to Colebrook Hall - Stage Flooring Budget c/f WIP \$17,416.55	
Bagdad - Bagdad Community Club (Precinct Plan)	25,000	17,417	7,583		
Bagdad - Bagdad Community Club (Redevelopment)	-	43,062	- 43,062		
Bagdad - Bagdad Community Club (Sports Pavilion)	-	48,316	- 48,316	WIP \$6400 Grant Application Pending	
Bagdad - Bagdad Community Club (Multi-purpose Sports Hall)	-	71,500	- 71,500	Grant Application Pending	
Bagdad - Bagdad Community Club (Oval Relocation)	-	5,800	- 5,800	Grant Application Pending	
Bagdad - Iden Road Park Development	75,000	-	75,000		
Broadmarsh - Broadmarsh Hall "The Haven"	1,737,247	1,737,247	-	Administration of Progress Assoc. Grant (incl SMC Cont \$30K)	
Campania - Justitia Court POS - Shelter Hut	16,000	15,516	484	LRCI P4 - WIP \$15,516	30 June 2025
Campania - War Memorial Hall (External Repainting)	10,600	10,867	- 267		
Campania - Hall (External Painting)	36,800	-	36,800	LRCI P4 \$15K, Committee 15K, SMC \$6,800	30 June 2025
Campania - Recreation Ground (Electronic Scoreboard)	47,875	-	47,875	Election Commitment - \$35,000 & LRCI - \$12,875	30 June 2025
Campania - Recreation Ground (Landscaping & Tiered Seating)	270,000	249	269,751	Election Commitment - \$200,00 & LRCI - \$70,000	30 June 2025
Campania - Recreation Ground (All abilities Car Parking)	26,750	-	26,750	Election Commitment - \$18,000	
Campania - Recreation Ground (Upgrade Change rooms)	1,100,000	3,850	1,096,150	SMC - \$100,000 - Bal. Subject to Grant Funding	
Colebrook - Hall Improvements (Resurface Timber Flooring)	1,800	9,000	- 7,200	\$7,200 reimb by Tas Electoral Commission	
Kempton - Acquisition 160 Main Street	187,900	187,907	- 7	Off-set by sale of land - Erskine Street	
Kempton - Memorial Avenue Park (Land Acquisition Fees)	-	3,552	- 3,552		
Kempton - Recreation Ground (Irrigation)	80,000	38,680	41,320		30 June 2025
Kempton - Recreation Ground (Site Dev and Play Equipment)	24,250	14,118	10,132	Budget c/f	
Kempton - Recreation Ground (Cricket Net, basket ball / pickle ball court)	80,000	2,164	77,836	Active Tasmania - Election Commitment	30 June 2026
Melton Mowbray - Streetscape Works (Trough / Shelter etc)	60,000	19,523	40,477		
Oatlands - Aquatic Centre (Courtyard Development -Shelter / BBQ)	30,000	37,559	- 7,559		
Oatlands - Aquatic Centre (Gymnasium - Mirror & Equipment)	16,400	8,020	8,380		
Oatlands - Aquatic Centre (Replace pump)	-	2,360	- 2,360		
Oatlands - Gay Street, Hall (Air Lock & Heating)	30,000	-	30,000		
Oatlands - Midlands Community Centre (External Painting - Front of Building)	8,000	-	8,000		
Oatlands - Old Swimming Pool (Staged demolition)	200,000	42,659	157,341	WIP \$26,081.22	
Oatlands Recreation Ground (Redevelopment)	-	67,273	- 67,273	Subject to Grant Funding	
Woodsdale Recreation Ground	45,000	-	45,000		
Water Bottle Refill Stations	7,980	-	7,980	Budget c/f	
	4,161,202	2,386,638	1,774,564		
CAPACITY & SUSTAINABILITY					
Property Purchase - 9 Barrack Street, Oatlands (Police Residence)	73,248	49,861	23,386	Budget \$519,490 less \$446K spent in 22/23	
Levendale Community Centre - Depl. Natural Resources & Env. Trf Fees	45,000	40,826		Formal amendment to Budget 12/2024	
	118,248	90,687	23,386		

CAPITAL EXPENDITURE PROGRAM 2024-25
As at 31 January 2025

	BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
	\$	\$	\$		DEADLINE
ORGANISATION					
SUSTAINABILITY					
Monitors; PC's; Keyboards & UPS's	7,500	-	7,500		
Communications Link (possible transfer to Tasmanet)	16,000	-	16,000		
WiFi Equipment	7,000	-	7,000		
Asset Management Software	-	2,680	2,680		
Council Website - Upgrade	25,000	-	25,000		
New Phone System	-	10,836	10,836		
Oatlands - Town Hall (General - Incl. Office Equip/Furniture)	7,500	2,495	5,005		
Oatlands - Town Hall (Replacement Heat Pumps x3)	-	8,009	8,009		
Oatlands - Town Hall (External Painting Doors & Window Frames)	7,600	7,605	5	Formal amendment to Budget 12/2024	
	70,600	31,625	38,975		
WORKS					
Minor Plant Purchases	12,000	3,089	8,911		
Survey Equipment (Road Layout & Stormwater Projects)	25,000	21,342	3,658		
Variable Message Board	20,000	-	20,000		
Radio System	5,000	-	5,000		
Plant Replacement Program					
Heavy Vehicles - Refer separate Schedule (Trade Allowance - \$227)	1,044,800	47,390	997,410		
Light Vehicles (Net Changeover) (Trade Allowance - \$178)	340,257	74,194	266,063		
	1,447,057	146,015	1,301,042		
GRAND TOTALS	18,654,427	11,732,196	6,844,999		

Southern Midlands Council
Agenda – 25th February 2025

CASH FLOW 2024/2025	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS
	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)
	July 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	(Total 2024/25)	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Cash flows from operating activities														
Payments														
Employee costs	(407,267)	(381,825)	(373,541)	(379,639)	(366,412)	(623,132)	(317,004)							(2,848,819)
Materials and contracts	(1,634,717)	(331,633)	(234,312)	(258,485)	(697,068)	(422,275)	(506,853)							(4,085,343)
Interest	(2,577)	0	0	0	0	0	(2,402)							(4,979)
Other	(23,300)	(43,531)	(152,853)	(79,383)	(29,523)	(40,910)	(105,573)							(475,073)
	(2,067,861)	(756,988)	(760,706)	(717,507)	(1,093,003)	(1,086,317)	(931,832)	0	0	0	0	0	0	(7,414,214)
Receipts														
Rates	387,766	855,775	2,038,182	705,240	766,534	355,488	709,154							5,818,140
User charges	67,092	198,531	47,643	159,883	(14,486)	30,612	81,711							570,986
Interest received	53,664	54,327	15,409	67,608	43,991	44,851	58,162							338,012
Subsidies	0	0	0	0	0	0	0							0
Other revenue grants	0	197,107	0	364	194,549	308,350	0							700,369
Other	86,726	112,946	232,743	41,435	(176,485)	309,782	11,481							618,627
	595,249	1,418,685	2,333,976	974,531	814,102	1,049,082	860,509	0	0	0	0	0	0	8,046,134
Net cash from operating activities	(1,472,612)	661,698	1,573,270	257,023	(278,901)	(37,235)	(71,323)	0	0	0	0	0	0	631,919
Cash flows from investing activities														
Payments for property, plant & equipment	(211,844)	(830,072)	(956,248)	(463,891)	(1,071,099)	(1,363,791)	(938,774)							(5,835,720)
Proceeds from sale of property, plant & equipment	159	0	0	36,000	300,000	26,500	4,545							367,205
Proceeds from Capital grants	61,680	0	0	0	328,000	80,000	29,384							499,064
Proceeds from Investments	0	0	0	0	0	0	0							0
Payment for Investments	0	0	0	0	0	0	0							0
Net cash used in investing activities	(150,005)	(830,072)	(956,248)	(427,891)	(443,099)	(1,257,291)	(904,844)	0	0	0	0	0	0	(4,969,451)
Cash flows from financing activities														
Repayment of borrowings	(8,632)	0	0	0	0	0	(8,807)							(17,438)
Proceeds from borrowings	0	0	0	0	0	0	0							0
Net cash from (used in) financing activities	(8,632)	0	0	0	0	0	(8,807)	0	0	0	0	0	0	(17,438)
Net increase/(decrease) in cash held	(1,631,248)	(168,375)	617,021	(170,868)	(722,000)	(1,294,526)	(984,974)	0	0	0	0	0	0	(4,354,970)
Cash at beginning of reporting month	14,547,299	12,916,051	12,747,676	13,364,697	13,193,829	12,471,829	11,177,303	10,192,329	10,192,329	10,192,329	10,192,329	10,192,329	10,192,329	14,547,299
Cash at end of reporting period	12,916,051	12,747,676	13,364,697	13,193,829	12,471,829	11,177,303	10,192,329	10,192,329	10,192,329	10,192,329	10,192,329	10,192,329	10,192,329	10,192,329

17.3.2 Murray Jones and Sons Pty Ltd – Proposed Subdivision (Station Street, Kempton) – Request for Remission of Development Application Fee

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 18 FEBRUARY 2025

Enclosure(s)

Murray Jones and Sons Pty Ltd – Letter received 27th January 2025

ISSUE

Council to consider a request for a remission of the Development Application fee relating to a proposed subdivision of land at Kempton (off end of Station Street, Kempton) for the reasons mentioned in the enclosed letter.

BACKGROUND

Nil.

DETAIL

Murray Jones and Sons Pty Ltd has submitted a Development Application to subdivide a portion of land which is described as that area of land on the western side of the Midland Highway which currently forms part of the larger farming property known as 'The Grange'. The Grange property extends across to the eastern side of the Highway.

In submitting the application, two fees are payable - an Assessment Fee of \$900 and an Advertising Fee of \$500.

It is confirmed that the advertising fee has been paid and the applicant is awaiting a Council decision in relation to waiving of the application fee.

Council will note from the correspondence the applicant is seeking a remission to recognise that an area of land (approximately 100 m²) was donated to Council in 2022. Securing this section of land was necessary to proceed with a subdivision to create a separate Title for the 'Blue Place' property – 88 Main Street, Kempton.

A formal valuation of the 100m² was not obtained but the \$1,000 mentioned would certainly be an approximate value at that time.

Section 77 of the *Local Government Act 1993* states:

"77. Grants and benefits

(1) A council may make a grant or provide a pecuniary benefit or a non-pecuniary benefit that is not a legal entitlement to any person, other than a councillor, for any purpose it considers appropriate.

(1A) A benefit provided under [subsection \(1\)](#) may include –

(a) in-kind assistance; and

(b) fully or partially reduced fees, rates or charges; and

(c) remission of rates or charges under [Part 9](#) .

(2) *The details of any grant made or benefit provided are to be included in the annual report of the council.*

Human Resources & Financial Implications – the value of the remission being sought is \$900.00. This is an internal charge to offset the costs associated with assessment of the application.

Alternative Option:

As an alternative, should the subdivision be approved, a condition of approval will include a requirement for the applicant to make a Public Open Space contribution equivalent to 5% of the unimproved value of the land. The likely POS contribution would certainly exceed \$900.

It follows that Council could reject the request for remission but be prepared to reduce the assessed amount of POS payable by \$900.00. This option is one way to ensure that the development proceeds (if approved).

Community Consultation & Public Relations Implications – N/A

Policy Implications – Nil.

Priority - Implementation Time Frame – Immediate.

RECOMMENDATION

Option 1

THAT, in accordance with section 77 of the *Local Government Act 1993*, Council grant a remission of the \$900 Development Application Fee relating to the subdivision proposal submitted by Murray Jones and Sons Pty Ltd.

OR

Option 2

THAT Council decline the request for a remission of the Development Application Fee and acknowledge (and approve) that the calculated amount payable for Public Open Space will be reduced by \$900 should the subdivision be approved and proceed.

OR

Option 3

THAT Council decline the request for a remission of the Development Application Fee.

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 17.3.2

Murray Jones and Sons Pty Ltd
P.O.Box 10
Kempton Tas 7030

Dear Sir(s)

Regarding the block of land at the apex of Station Street Kempton, owned by Murray Jones and Sons PTY LTD.

I refer to our conversation in respect of the Development Application for a Boundary Adjustment (fee of \$900.00) for the separation of the western side of the Midland Highway of the property known as the 'Grange', from the eastern side of the Midland Highway. This is a DA that has been recently submitted to Council.

You may recall with the Council subdivision of the Kempton property known as the 'Blue Place', where the old Church/Council Store was required to be subdivided from the Overnight Camping Stopover Area, to enable the 'Blue Place' to be sold. As part of that subdivision process, it was noted that the rear of the 'Blue Place' did not comply with site set back requirements for the building on the site, and I was approached by Deputy General Manager, Andrew Benson to explore the possibility of subdividing a three metre wide parcel from the 'Grange' title and adhering it to the rear of the 'Blue Place' title to ensure that the saleable property was not in contradiction to the site setback requirements.

After some discussion, Murray Jones and Sons Pty Ltd agreed to provide that three metre wide parcel to be adhered to the Blue Place title, therein making it a viable saleable Lot. We provided that land free of charge to Council, although it was valued at \$1,000.

I am respectfully asking if Council would see, that it would be appropriate to offset that \$1,000 land donation that Murray Jones and Sons Pty Ltd made towards the 'Blue Place' with the DA fees that I currently have to find for my boundary adjustment. I would add that this is relevant as it is from the same overall parcel of land in question.

I look forward to your reply.

Yours sincerely

18. MUNICIPAL SEAL

18.1 Signing & Sealing Grant Deed – Department of State Growth, Active Tasmania Upgrades to the Campania Recreation Ground plus a new Scoreboard

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 19 FEBRUARY 2025

Attachment(s)

Grant Deed – DSG Active Tasmania

ISSUE

Signing and Sealing a Grant Deed. This project is being funded through the Department of State Growth – Active Tasmania.

BACKGROUND

The upgrading of Campania Recreation Ground was identified in the Southern Midlands Community Infrastructure Plan 2024 and this project is part of that suite of infrastructure upgrades.

DETAIL

The Approved Purpose of this Grant with the State Government is to provide support to Council in the upgrading of the Campania Recreation Ground, which includes a new electronic scoreboard, retaining wall/seating as well as all-weather DDA compliant access / car parking. The Grant Deed provides \$253,000 ex GST, with the completion date no later than the June 2026.

This Grant Deed was required to be signed and returned before the scheduled Council meeting.

Human Resources & Financial Implications – The value of the Grant is \$253,000 with no Council contribution. The projects fit within the objectives of the Southern Midlands Community Infrastructure Plan 2024.

Community Consultation & Public Relations Implications – Extensive community consultation was undertaken in respect of the Campania Recreation Ground as part of the Community Infrastructure Plan development.

Policy Implications – Nil

Priority - Implementation Time Frame – to be completed no later than June 2026.

RECOMMENDATION

That Council endorse the Signing and Sealing the Grant Deed for the funding agreement between the Tasmanian Government through the Department of State Growth / Active Tasmania and the Southern Midlands Council for the amount of \$253,000.00 for the upgrading of the Campania Recreation Ground.

DECISION		
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		

**18.2 Signing & Sealing Grant Deed – Department of Premier and Cabinet
Installation of a Unisex Accessible Toilet in Callington Park Oatlands**

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 19 FEBRUARY 2025

Attachment(s)

Grant Deed – Department of Premier and Cabinet

ISSUE

Signing and Sealing a Grant Deed. This project is being funded through the Department of Premier and Cabinet.

BACKGROUND

The upgrading of Callington Park with an accessible unisex toilet was identified in the Southern Midlands Community Infrastructure Plan 2024.

DETAIL

The Approved Purpose of this Grant with the State Government is to provide support to Council in the the establishment of an accessible unisex toilet facility at Callington Park. The Grant Deed provides \$45,000 ex GST, with the completion date as soon as possible.

This Grant Deed was required to be signed and returned before the scheduled Council meeting.

Human Resources & Financial Implications – The value of the Grant is \$45,000. The projects fits within the objectives of the Southern Midlands Community Infrastructure Plan 2024.

Community Consultation & Public Relations Implications – Extensive community consultation was undertaken in respect of the Callington Park as part of the Community Infrastructure Plan development.

Policy Implications – Nil

Priority - Implementation Time Frame – to be completed in the first quarter of 2025.

RECOMMENDATION

That Council endorse the Signing and Sealing the Grant Deed for the funding agreement between the Tasmanian Government through the Department of Premier and Cabinet and the Southern Midlands Council for the amount of \$45,000.00 for the upgrading of the Campania Recreation Ground.

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		

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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.

Matter	Local Government (Meeting Procedures) Regulations 2015 Reference
<i>Closed Council Minutes - Confirmation</i>	15(2)(g)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Audit Panel Minutes</i>	15(2)(b)
<i>Staff Matter</i>	15(2)(a)

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 (MUST BE BY ABSOLUTE MAJORITY)		
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		

CLOSED COUNCIL AGENDA

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 Audit Panel Minutes

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 15(2)(b) of the Local Government (Meeting Procedures) Regulations 2015.

20.3.1 Audit Panel Receipt of Minutes

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 15(2)(b) of the Local Government (Meeting Procedures) Regulations 2015.

20.3.2 Audit Panel Endorsement of Recommendations

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 15(2)(b) of the Local Government (Meeting Procedures) Regulations 2015.

20.4 Staff Matter

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 15(2)(a) of the Local Government (Meeting Procedures) Regulations 2015.

RECOMMENDATION

THAT Council move out of “Closed Session”.

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

OPEN COUNCIL AGENDA

21. CLOSURE