

SOUTHERN
MIDLANDS
COUNCIL



AGENDA

ORDINARY COUNCIL MEETING

Wednesday, 22nd March 2023
10.00 a.m.

Tunnack Hall
2147 Tunnack Main Road, Tunnack

INDEX

1. PRAYERS	6
2. ACKNOWLEDGEMENT OF COUNTRY	6
3. ATTENDANCE	6
4. APOLOGIES	6
5. MINUTES	6
5.1 ORDINARY COUNCIL MEETING.....	6
5.2 SPECIAL COMMITTEES OF COUNCIL MINUTES	6
5.2.1 <i>Special Committees of Council - Receipt of Minutes</i>	6
5.2.2 <i>Special Committees of Council - Endorsement of Recommendations</i>	7
5.3 JOINT AUTHORITIES (ESTABLISHED UNDER DIVISION 4 OF THE LOCAL GOVERNMENT ACT 1993).....	7
5.3.1 <i>Joint Authorities - Receipt of Minutes</i>	7
5.3.2 <i>Joint Authorities - Receipt of Reports (Annual & Quarterly)</i>	8
6. NOTIFICATION OF COUNCIL WORKSHOPS	9
7. COUNCILLORS – QUESTION TIME	11
7.1 QUESTIONS (ON NOTICE)	11
7.2 QUESTIONS WITHOUT NOTICE	12
8. DECLARATIONS OF PECUNIARY INTEREST	13
9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA	14
10. PUBLIC QUESTION TIME (SCHEDULED FOR 10.30 A.M.)	15
10.1 PERMISSION TO ADDRESS COUNCIL.....	15
11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2015	16
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	17
12.1 DEVELOPMENT APPLICATIONS	17
12.1.1 <i>Development Application (DA230005) for Subdivision (3 lots & balance) at 91 & 103 Main Street, Tunbridge owned by A & K Rowan</i>	17
12.2 SUBDIVISIONS.....	41
12.3 MUNICIPAL SEAL (PLANNING AUTHORITY)	41
12.4 PLANNING (OTHER).....	42
12.4.1 <i>Update - Amendments to the Southern Midlands Local Provisions Schedule (LPS)</i>	42
13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE) ..	44
13.1 ROADS	44
13.2 BRIDGES	44
13.3 WALKWAYS, CYCLE WAYS AND TRAILS	44
13.4 LIGHTING	44
13.5 BUILDINGS.....	44
13.6 SEWERS / WATER	44
13.7 DRAINAGE	45
13.7.1 <i>Natural Disaster Risk Reduction Grant Program (NDRRG) – Bagdad - Mangalore Hydraulic Assessment</i>	45
13.8 WASTE	47
13.9 INFORMATION, COMMUNICATION TECHNOLOGY	47
13.10 OFFICER REPORTS – INFRASTRUCTURE & WORKS	48
13.10.1 <i>Manager – Infrastructure & Works Report</i>	48
14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)	50
14.1 RESIDENTIAL	50
14.2 TOURISM	50
14.3 BUSINESS.....	50
14.4 INDUSTRY	50
15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME –LANDSCAPES)	51

15.1	HERITAGE.....	51
15.1.1	<i>Heritage Project Program Report.....</i>	51
15.1.2	<i>Use Policies, Oatlands Gaol, Supreme Court House, Commissariat & 79 High Street</i>	53
15.2	NATURAL.....	54
15.2.1	<i>NRM Unit – General Report.....</i>	54
15.3	CULTURAL.....	57
15.4	REGULATORY (DEVELOPMENT).....	58
15.4.1	<i>Southern Tasmania Regional Land Use Strategy.....</i>	58
15.5	REGULATORY (PUBLIC HEALTH).....	61
15.6	REGULATORY (ANIMALS).....	62
15.6.1	<i>Animal Management Report.....</i>	62
15.7	ENVIRONMENTAL SUSTAINABILITY.....	64
16.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY).....	65
16.1	COMMUNITY HEALTH AND WELLBEING.....	65
16.1.1	<i>Australia Post – Introduction of Household Delivery Service (Campania).....</i>	65
16.2	RECREATION.....	66
16.2.1	<i>Oatlands Aquatic Centre – Coordinators Report.....</i>	66
16.2.2	<i>Official Opening of the Oatlands Aquatic Centre.....</i>	73
16.3	ACCESS.....	83
16.4	VOLUNTEERS.....	83
16.5	FAMILIES.....	83
16.6	EDUCATION.....	83
16.7	CAPACITY & SUSTAINABILITY.....	83
16.8	SAFETY.....	83
16.9	CONSULTATION & COMMUNICATION.....	83
17.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION).....	84
17.1	IMPROVEMENT.....	84
17.1.1	<i>Review of Existing Policy - Customer Service Charter.....</i>	84
17.1.2	<i>Review of Existing Policy(s).....</i>	87
17.1.3	<i>Review of Existing Policy(s).....</i>	89
17.2	SUSTAINABILITY.....	90
17.2.1	<i>Tabling of Documents.....</i>	90
17.2.2	<i>Elected Member Statements.....</i>	90
17.2.3	<i>Ordinary Council Meetings – Meeting Commencement Times (outcome of Community Consultation Process).....</i>	91
17.3	FINANCES.....	94
17.3.1	<i>Monthly Financial Statement.....</i>	94
18.	MUNICIPAL SEAL.....	108
19.	CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA.....	109
20.	BUSINESS IN “CLOSED SESSION”.....	111
20.1	CLOSED COUNCIL MINUTES - CONFIRMATION.....	111
20.2	APPLICATIONS FOR LEAVE OF ABSENCE.....	111
20.3	AUDIT PANEL MINUTES.....	111
20.3.1	<i>Receipt of Minutes.....</i>	111
20.3.2	<i>Endorsement of Recommendations.....</i>	111
21.	CLOSURE.....	112



Dear Sir/Madam

NOTICE OF MEETING

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

Date: Wednesday, 22nd March 2023

Time: 10.00 a.m.

Venue: Tunnack Hall, 2147 Tunnack Main Road, Tunnack

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.*

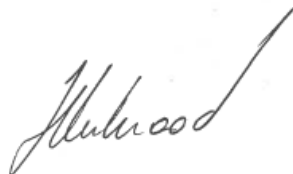
I therefore certify that with respect to all advice, information or recommendation provided to the Council in or with this Agenda:

- (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.*

Councillors please note:

- Public Question Time will be held at 10.30 a.m. – members of the public are invited to attend.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'TF Kirkwood', written in black ink.

TF 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, present and emerging.

3. ATTENDANCE

4. APOLOGIES

5. MINUTES

5.1 Ordinary Council meeting

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 21st February 2023, as circulated, are submitted for confirmation.

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

5.2 Special Committees of Council Minutes

5.2.1 Special Committees of Council - Receipt of Minutes

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

- Woodsdale Community Memorial Hall Minutes – 6th March 2023

RECOMMENDATION

THAT the minutes of the above Special Committee 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 D F Fish		
Clr R McDougall		
Clr F Miller		

5.2.2 Special Committees of Council - Endorsement of Recommendations

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

- Woodsdale Community Memorial Hall Minutes – 6th March 2023

RECOMMENDATION

THAT the recommendations contained within the minutes of the above Special Committee 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 D F Fish		
Clr R McDougall		
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

Minutes prepared by the following Joint Authority, as circulated, are submitted for receipt:

- STCA Board Meeting Minutes – 20th February 2023

RECOMMENDATION

THAT the Minutes for the above Joint Authority be received.

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr D F Fish		
Clr R McDougall		
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.

One workshop has been held since the last Ordinary Meeting.

A workshop was held on the 14th March 2023 at the Council Chambers, Oatlands commencing at 9.30 a.m.

Attendance: Mayor E Batt, Cllrs A E Bisdee OAM, K Dudgeon, D Fish, F Miller (remotely) and R McDougall.

Apologies: Cllr D Blackwell.

Also in Attendance: T Kirkwood, A Benson, A Burbury, W Young and J Crosswell.

The purpose of the Workshop was to consider the following items:

- **High Street Parking / Traffic Management Issues**

Preliminary update and briefing following an initial discussion between the Working Group consisting of Council officers.

- **2023/24 Budget Timetable**

Draft Budget Timetable agreed. Amended schedule to be circulated.

This item included discussion with elected members regarding potential Capital Works projects for inclusion in the draft Capital Work Program Budget.

- **NBN Co – Council Briefing**

Sam Marshall, Community Engagement Manager with NBN Co., attended the workshop to provide a briefing in regard to NBN activities within the Southern Midlands. A copy of the presentation to be circulated.

- **Other Issues Raised:**

- o Tunbridge Bridge – Mayor Batt provided an update following a meeting with John Tucker MHA
- o Cecilia Button Medical Centre Agreement – Re: Funds held by Trustee
- o Property Matter - Colebrook

The workshop concluded at approximately 12.00 noon.

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

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr D F Fish		
Clr R McDougall		
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 a member 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 (DA230005) for Subdivision (3 lots & balance) at 91 & 103 Main Street, Tunbridge owned by A & K Rowan

AUTHOR: SENIOR PLANNING OFFICER (JACQUI TYSON)

AUTHORISED BY: MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES
(GRANT FINN)

DATE 14 MARCH 2023

Attachment(s)

1. *Development Application documents*
2. *Taswater SPAN*
3. *Representation*

PROPOSAL

The applicant PDA Surveyors, on behalf of the owners, have applied to the Southern Midlands Council for a Permit under the *Land Use Planning and Approvals Act 1993* ("the Act") to subdivide the land at 91 & 103 Main Road, Tunbridge.

The existing property is made up of two (2) titles with a total area of 5.73ha.

The application seeks to subdivide the site to create a total of four lots in the following arrangement:

- Lot 1 – 2.36ha, vacant;
- Lot 2 – 5192m², vacant;
- Lot 3 – 5037m², vacant; and
- Balance – 2.32ha, containing existing dwelling, outbuildings and associated improvements.

The subdivision will create 3 vacant lots available for future development and consolidate the existing heritage building (former Victoria Inn) and associated improvements onto the balance title.

The land is currently used for residential purposes and paddocks. There is a dwelling, outbuildings, fencing, gardens and associated infrastructure on the land.

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

The land is zoned Village and is within the Tunbridge Township Specific Area Plan, which modifies some of the applicable standards due to the lack of sewerage reticulation.

Under the Planning Scheme subdivision is defined as development. 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 one representation was received from a member of the public.

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 subdivision subject to conditions.

THE SITE

The site is located on the western side of the Main Road in Tunbridge.

The property borders the Blackman River at the western extremity and Main Road to the east. The Midland Highway and South line rail are nearby to the west beyond the river. A number of smaller properties adjoin the property on the Main Road side, including the Tunbridge Hall.

The property is developed with the former Victoria Inn which is a substantial two storey building that, together with the outbuildings and established gardens, form a significant part of the Tunbridge streetscape.

Map 1 below shows the land zoning and location of the property. Map 2 shows the planning overlays and Map 3 an aerial image of the property and surrounds.



Map 1_ The subject land and most surrounding properties are in the Village Zone (orange). Adjoining land to the west and further east is in the Agriculture Zone (brown). The Midland Highway and South Line railway are in the Utilities Zone (bright yellow) and a Crown land parcels around Blackman River are in the Environmental Management Zone (dark green).

The blue stars identify the subject titles.

Source: LISTmap



Map 2_The land is subject to the following overlays: Bushfire-prone areas (brown stripe), Flood-prone area (dark blue hatch) and Waterway and coastal protection area (light blue stripe).
Source: LISTmap



Map 3 _ Aerial image of the subject land and surrounding area. Subject titles marked with blue stars.
Source: LISTmap

THE APPLICATION

The Applicant has submitted the attached Plans and reports to accompany the Development Application form.

A detailed planning report had been provided by the Applicant and a Bushfire Hazard Report by a qualified person has been provided.

Specific matters relevant to the application are discussed below.

Access

All lots will have access from Main Road, Tunbridge.

Lots 1-3 will require new access crossovers and the balance lot will use the existing access.

Stormwater and Sewer

Reticulated stormwater and sewer are not available in this location.

All lots are sized sufficiently for wastewater and stormwater to be managed onsite. This is assessed as part of any proposal to develop the vacant lots.

Bushfire

The entirety of the land is identified as bushfire prone.

As such, a Bushfire Hazard Report and Management Plan has been provided to address the requirements of the Bushfire Prone Areas Code (assessed below).

In summary, the proposed subdivision is able to meet the requirements of the Code.

Public Open Space

No land will be provided for Public Open Space in this subdivision. A condition requiring payment of cash in lieu of 5% of the value in accordance with the *Local Government (Building and Miscellaneous Provisions) Act 1994* is included in the recommendation.

Taswater

Water reticulation is available to the land, with the main running along the verge on the western side of Main Road.

The developer will need to provide a new water connection to Lots 1, 2 and 3 in accordance with the requirements of Taswater.

Heritage

The property is partly listed on the Tasmanian Heritage Register. The heritage listed area is confined to the developed portion of the property, which will be entirely contained within the balance lot.

The application was referred to Heritage Tasmania and they advised they have no interest in the application.

Council's Manager Heritage Projects has been consulted in assessment of the application.

USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as development for Subdivision, which is Discretionary in accordance with the Tasmanian Planning Scheme – Southern Midlands.

Use/Development Status under the Planning Scheme

As a discretionary development, the application was advertised in accordance with Section 57 of the Act.

Council has the discretion to grant a permit for this proposal with or without conditions, or refuse to grant a permit.

PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised from the 10th February 2023 until the 24th February 2023.

One (1) representation was received.

The matters raised in the representations are considered in the table below.

<i>Representation 1</i>	<i>Council Officer Comment</i>
<p>We write with respect of the recently Advertised Development Application for Subdivision (3 lots and balance) 91 & 103 Main Road Tunbridge.</p> <p>We specifically wish to solely make a representation regarding the block which immediately abutts our property (redacted) and for the following information to be addressed when this application is being considered.</p> <p>In the 10 years of our residency at this address, there have been a number of flood events arising from the Blackman River, which borders our property.</p> <p>On each occasion the flood waters have almost reached our rear boundary fence with all the lower lying area down to the river and across to the next paddocks being under water (swift flowing water).</p> <p>Major flooding has occurred on the vacant area next to our northern boundary (the area which is now subject to the subdivision planning application as submitted).</p> <p>On each occasion the major part of said adjoining block has been inundated, as has the lower lying paddocks with damage to adjoining properties.</p> <p>This has meant us having a careful watch of any further waters coming near our home, which thankfully has not occurred to date.</p> <p>Flooding of the aforementioned paddocks renders all but the smallest area under water.</p> <p>Our concern is that any work undertaken on that parcel of land could make a significant change to the way in which the water flows and could indeed be detrimental to our property during these flood events.</p> <p>It is also our concern that the land is unsuitable for a dwelling given that the flooding is quite significant.</p>	<p><i>It is understood that the representation concerns only Lot 1 of the proposal.</i></p> <p><i>The Blackman River is known to flood, with several flooding events occurring over the last couple of years.</i></p> <p><i>The land subject to this application is partially covered by a flood-prone hazard area overlay as part of the Flood-prone Areas Hazard Code of the planning scheme, which is assessed below. The mapped flood-prone areas are contained on the proposed Lot 1 and balance lot.</i></p> <p><i>It is evident from recent events and the topography of the land that flood events do occur that extend beyond this mapped area. The current mapping is likely out of date and requires updating when resources permit.</i></p> <p><i>The proposed Lot 1 is over 2.3ha in area and the majority of the lot will be outside the mapped flood-prone area.</i></p> <p><i>The subdivision proposal plan identifies a potential building area for Lot 1 close to Main Road, in the part of the lot with the highest elevation and in line with existing dwellings. It is believed that there is sufficient land available in this section of Lot 1 to accommodate a future development and associated infrastructure.</i></p> <p><i>It is recommended that a note be placed on the permit, if granted, advising of the recent flood events and need for consideration when developing lot 1 in the future.</i></p> <p><i>The details of the design of any future development including any earthworks and wastewater disposal area would need to be addressed at the time of application.</i></p>

<p>We ask that when assessing this application that both any earthworks and suitability for a dwelling are put forward for discussion.</p> <p>We have photographic records of such events and we also recall that Southern Midlands Council teams have also attended the flooding events in past years, effecting support for the lower lying properties and have had firsthand sighting of the proposed areas under water.</p>	
---	--

ASSESSMENT – TASMANIAN PLANNING SCHEME - SOUTHERN MIDLANDS

Village Zone

The subject site is in the Village Zone and the Tunbridge Township Specific Area Plan. The Lot Design standards in Clause S4.8.1 A1 of the Tunbridge Township Specific Area Plan replace the standards in Clause 12.5.1 A1 and P1 of the Village Zone.

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

Development Standards – Tunbridge Township Specific Area Plan		
S4.8.1 Lot Design		
<p>Objective: That each lot has an appropriate area and dimensions for use and development consistent with the purpose of this specific area plan.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 5,000m² and:</p> <p>(i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of:</p> <p>a. all setbacks required by clause 12.4.3 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2; or</p>	<p>P1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of existing buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p> <p>(d) the presence of any natural hazards</p>	<p><i>Each of the proposed lots will be more than 5000m², complying with the lot size in A1.</i></p> <p><i>The 10 x 15m potential building envelopes on Lots 1 to 3 will have a gradient exceeding 1 in 5, so assessment against the Performance Criteria is required.</i></p> <p><i>The balance lot has setbacks to existing buildings that satisfy the Acceptable Solution.</i></p> <p><i>Each of the proposed lots are considered to have sufficient area suitable for future development with consideration of topography, intended location of buildings, natural</i></p>

<p>(b) be required for public use by the Crown, a council or a State authority; or</p>	<p>(e) adequate provision of private open space;</p>	<p><i>hazards and existing pattern of development.</i></p>
<p>(c) be required for the provision of Utilities; or</p>	<p>(f) the pattern of development existing on established properties in the area; and</p>	<p><i>It is noted that part of the subject land is identified as Flood prone under the Natural Assets Code. The overlay area will be contained on the larger proposed lots, Lot 1 and the balance, with sufficient land available outside the identified hazard area for future development of Lot 1. This is discussed further below.</i></p> <p><i>Overall it is considered that the proposal complies with the Performance Criteria.</i></p>
<p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>(g) consistency with the purpose of the specific area plan.</p>	

<p>Development Standards – Village Zone 12.5.1 Lot Design</p>		
<p>Objective: That each lot has an appropriate area and dimensions for use and development consistent with the purpose of this specific area plan.</p>		
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>	<p>OFFICER COMMENT</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 10m.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <p>(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</p> <p>(b) the topography of the site;</p> <p>(c) the functionality and useability of the frontage;</p> <p>(d) the anticipated nature of vehicles likely to access the site;</p>	<p><i>Each of the proposed lots will have more than 10m of frontage to Main Road.</i></p> <p><i>The Acceptable Solution A2 is satisfied.</i></p>

	<p>(e) the ability to manoeuvre vehicles on the site;</p> <p>(f) the ability for emergency services to access the site; and</p> <p>(g) the pattern of development existing on established properties in the area,</p> <p>and is not less than 3.6m wide.</p>	
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the distance between the lot or building area and the carriageway;</p> <p>(c) the nature of the road and the traffic; and</p> <p>(d) the pattern of development existing on established properties in the area.</p>	<p><i>Each of the proposed lots will be provided with a vehicular access in accordance with Council requirements, satisfying Acceptable Solution A3.</i></p> <p><i>Conditions to this effect are included in the recommendation.</i></p>

<p>Development Standards – Village Zone 12.5.3 Services</p> <p>Objective: That the subdivision of land provides services for the future use and development of the land.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p>	<p>P1</p> <p>No Performance Criteria.</p>	<p><i>The proposed lots will all be connected to a full water supply service, complying with part (a) of the Acceptable Solution A1.</i></p>

<p>(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or</p> <p>(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service,</p> <p>unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>		
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p>	<p><i>Tunbridge does not have a reticulated sewerage system. Assessment against the Performance Criteria is necessary.</i></p> <p><i>The balance lot is serviced by an existing on-site wastewater treatment system. Each of the additional lots are sized over 5000m² and will be adequate for provision of on-site wastewater treatment for future development, with detailed design to be undertaken at the time of development.</i></p> <p><i>The proposal complies with the Performance Criteria.</i></p>
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <p>(a) the size of the lot;</p>	<p><i>Tunbridge does not have a reticulated sewerage system. Assessment against the Performance Criteria is necessary.</i></p> <p><i>Each of the proposed lots is adequately sized to accommodate on-site stormwater management for future use and development.</i></p> <p><i>The proposal complies with the Performance Criteria.</i></p>

	(b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.	
--	--	--

C2.0 Parking and Sustainable Transport Code

The proposed subdivision provides for adequate parking to be retained on the balance lot to serve the existing development and vehicle access for each lot will be provided in accordance with the requirements of this Code.

C3.0 Road and Railway Assets Code

Part of the land is within 50m of the railway line, which is identified as a railway attenuation area subject to this Code.

The applicable standards of the Code are addressed in the following table:

Development Standards – Subdivision		
C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area		
Objective: To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.	P1 A lot, or a lot proposed in a plan of subdivision, intended for sensitive uses within a road or railway attenuation area, must be sited, designed or screened to minimise the effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to: (a) the topography of the site;	<i>Part of the subject land is located within the attenuation area of the South line railway. The proposed lots will all have sufficient building area for sensitive uses to be located outside the railway attenuation area, complying with Acceptable Solution A1.</i>

	<p>(b) any buffers created by natural or other features;</p> <p>(c) the location of existing or proposed buildings on the site;</p> <p>(d) the frequency of use of the rail network;</p> <p>(e) the speed limit and traffic volume of the road;</p> <p>(f) any noise, vibration, light and air emissions from the rail network or road;</p> <p>(g) the nature of the road;</p> <p>(h) the nature of the intended uses;</p> <p>(i) the layout of the subdivision;</p> <p>(j) the need for the subdivision;</p> <p>(k) any traffic impact assessment;</p> <p>(l) any mitigating measures proposed;</p> <p>(m) any recommendations from a suitably qualified person for mitigation of noise; and</p> <p>(n) any advice received from the rail or road authority.</p>	
--	---	--

C7.0 Natural Assets Code

Part of the land is within a Waterway and coastal protection area identified under this Code.

The applicable standards of the Code are addressed in the following table:

<p>Development Standards – Subdivision</p> <p>C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area</p>

Objective: That: (a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must: (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.	P1 Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to: (a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and (b) future development likely to be facilitated by the subdivision.	<i>The proposed lots will all have sufficient area outside of the waterway protection area such that works are not necessary within the overlay, complying with part (e) of the Acceptable Solution A1.</i>

C12.0 Flood-Prone Areas Code

Part of the land is within a Flood-prone hazard area identified under this Code.

The applicable standards of the Code are addressed in the following table:

<p>Development Standards – Subdivision</p> <p>C12.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area</p> <p>Objective:</p> <p>That subdivision within a flood-prone hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from flood.</p>
--

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must:</p> <p>(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a flood-prone hazard area;</p> <p>(b) be for the creation of separate lots for existing buildings;</p> <p>(c) be required for public use by the Crown, a council or a State authority; or</p> <p>(d) be required for the provision of Utilities.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to:</p> <p>(a) any increase in risk from flood for adjacent land;</p> <p>(b) the level of risk to use or development arising from an increased reliance on public infrastructure;</p> <p>(c) the need to minimise future remediation works;</p> <p>(d) any loss or substantial compromise by flood of access to the lot, on or off site;</p> <p>(e) the need to locate building areas outside the flood-prone hazard area;</p> <p>(f) any advice from a State authority, regulated entity or a council; and</p> <p>(g) the advice contained in a flood hazard report.</p>	<p><i>The flood-prone hazard area will be contained on the proposed Lot 1 and balance lot.</i></p> <p><i>The existing development on the balance lot is well clear of the identified flood-prone area.</i></p> <p><i>Lot 1 is over 2ha in area and the majority of the lot will be outside the identified flood-prone area.</i></p> <p><i>It is acknowledged that recent flood events have exceeded the existing flood-prone area map, which does require updating when resources permit.</i></p> <p><i>However It is considered that there is sufficient area located outside the mapped flood-prone hazard area and the anecdotal flood level on Lot 1 to contain future development, complying with part (a) of the Acceptable Solution A1.</i></p> <p><i>It is recommended that a note be placed on the permit, if granted, advising of the recent flood events and need for consideration when developing lot 1 in the future.</i></p>

C13.0 Bushfire-Prone Area Code

The Code applies to the development as the land falls within a bushfire-prone area as identified by the overlay in the Scheme.

A Bushfire Hazard Assessment Report - *Bushfire Hazard Report, Proposed Subdivision 9 & 103 Main Road, Tunbridge (Mark Van den Berg, GES) J8055v1 dated December 2022*, was provided with the Development Application.

The assessment against the development standards of the code is provided in the following tables.

Development Standards - Subdivision
C13.6.1 Subdivision: Provision of hazard management areas

Objective:

That subdivision provides for hazard management areas that:

- (a) facilitate an integrated approach between subdivision and subsequent building on a lot;
- (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and
- (c) provide protection for lots at any stage of a staged subdivision.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</p> <p>(b) The proposed plan of subdivision:</p> <ul style="list-style-type: none"> (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances 	<p>P1</p> <p>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:</p> <ul style="list-style-type: none"> (a) the dimensions of hazard management areas; (b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (d) the topography, including site slope; (e) any other potential forms of fuel and ignition sources; (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; 	<p><i>A Bushfire Hazard Assessment Report is provided with a Certificate under Section 51 (2) (d) of the Act that requires the Planning Authority <u>must accept</u> any certificate issued by an accredited person that certifies the plans provided are acceptable to manage/mitigate risk or that the development will result in an insufficient risk from the hazard.</i></p> <p><i>The provided Certificate and Report demonstrates that Hazard Management Areas can be provided to a BAL-19 rusk level for all lots including the balance.</i></p> <p><i>The proposal therefore complies with A1 (b) and sub criteria.</i></p> <p><i>There is no need to extend hazard management areas into the adjoining land and therefore A1 (c) is not applicable.</i></p>

<p>required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas; and</p> <p>(iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas; and</p> <p>(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the</p>	<p>(g) an instrument that will facilitate management of fuels located on land external to the subdivision; and</p> <p>(h) any advice from the TFS.</p>	
---	--	--

bushfire hazard management plan.		
----------------------------------	--	--

Development Standards - Subdivision
C13.6.2 Subdivision: Public and fire fighting access

Objective:

Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, firefighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;
- (c) are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) provide access to water supplies for fire appliances; and
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that:</p> <ul style="list-style-type: none"> (i) demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and 	<p>P1</p> <p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:</p> <ul style="list-style-type: none"> (a) appropriate design measures, including: <ul style="list-style-type: none"> (i) two way traffic; (ii) all weather surfaces; (iii) height and width of any vegetation clearances; (iv) load capacity; (v) provision of passing bays; (vi) traffic control devices; (vii) geometry, alignment and slope of roads, tracks and trails; 	<p><i>The provided Report/Certificate states that the access will comply with the relevant standards for road access.</i></p> <p><i>The proposal therefore complies with A1 (b) and sub criteria.</i></p>

<p>(ii) is certified by the TFS or an accredited person.</p>	<p>(viii) use of through roads to provide for connectivity;</p> <p>(ix) limits on the length of cul-de-sacs and dead-end roads;</p> <p>(x) provision of turning areas;</p> <p>(xi) provision for parking areas;</p> <p>(xii) perimeter access; and</p> <p>(xiii) fire trails;</p> <p>(b) the provision of access to:</p> <p>(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and</p> <p>(ii) fire fighting water supplies; and</p> <p>(c) any advice from the TFS.</p>	
--	---	--

<p>Development Standards - Subdivision C13.6.3 Subdivision: Provision of water supply for fire fighting purposes</p>		
<p>Objective: Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.</p>		
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>	<p>OFFICER COMMENT</p>
<p>A1 In areas serviced with reticulated water by the water corporation:</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</p>	<p>P1 No Performance Criterion.</p>	<p><i>The provided Report/Certificate states that the reticulated water supply complies with Table E4.</i></p> <p><i>The proposal therefore complies with A1 (b) and sub criteria.</i></p>

<p>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire</p>		
<p>A2 In areas that are not serviced by reticulated water by the water corporation:</p> <p>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</p> <p>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the</p>	<p>P2 No Performance Criterion.</p>	<p><i>Not applicable.</i></p>

provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.		
--	--	--

CONCLUSION

The report has assessed a Development Application for a subdivision at 91 & 103 Main Road, Tunbridge.

One representation was received and has been considered in the report.

The proposal has been found to comply with all the relevant standards of the Village Zone, the Tunbridge Township Specific Area Plan 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 DA230005 for Subdivision (3 lots & balance) at 91 & 103 Road, Tunbridge owned by A & K Rowan subject to conditions detailed below.

CONDITIONS

General

1. The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. The development and works must be carried out in accordance with:
Bushfire Hazard Report, Proposed Subdivision 9 & 103 Main Road, Tunbridge (Mark Van den Berg, GES) J8055v1 dated December 2022
3. Prior to Council sealing the final plan of survey for any stage the developer must provide certification from a suitably qualified person that all works required by the approved Bushfire Hazard Management Plan has been complied with.

Agreements

4. Agreements made pursuant to Part 5 of the Land Use Planning and Approvals Act 1993 must be prepared by the applicant on a blank instrument form to the satisfaction of the Council and registered with the Recorder of Titles. The subdivider must meet all costs associated with the preparation and registration of the Part 5 Agreement.

Easements

5. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Manager Environment and Development Services. The cost of locating and creating the easements shall be at the subdivider's full cost.

Public Open Space

6. In accordance with the provisions of Section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993, payment of a cash contribution for Public Open Space must be made to the Council prior to sealing the Final Plan of Survey.

The cash contribution amount is to be equal to 5% of the value of the land (excluding the balance lot) at the date of lodgement of the Final Plan of Survey. The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001 at the developers' expense.
7. The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey or, alternatively, in the form of a Bond or Bank guarantee to cover payment within ninety (90) days after demand, made after the final plan of survey has taken effect.

Covenants

8. Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council's Manager Environment and Development Services.

Final plan

9. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
10. A fee of \$265.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
11. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
12. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

Services

13. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's Manager Environment and Development Services or responsible authority.
14. The Subdivider 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 subdivision works. Any work required is to be specified or undertaken by the authority concerned.

Advice: Any redundant services under the subject land are to be removed.

Access

15. A separate vehicle access must be provided from the road carriageway to the proposed Lots 1, 2 and 3. Accesses must be located and constructed in accordance with the standards shown on standard drawings Standard Drawings TSD-R09-v2 Urban Roads Driveways, or as otherwise agreed by Council's Manager Infrastructure and Works.

Water

16. Each lot must be connected to a reticulated potable water supply.

Tas Water

17. The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice, TWDA 2023/00102-STM, dated 02/02/2023.

Telecommunications and electrical reticulation

18. Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.

Construction

19. The subdivider must provide not less than forty eight (48) hours written notice to Council's Manager Infrastructure and Works before commencing construction works on-site or within a council roadway.
20. The subdivider must provide not less than forty eight (48) hours written notice to Council's Manager Infrastructure and Works before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's Manager Infrastructure and Works.

Construction amenity

21. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager
- | | |
|---|---------------------|
| • Monday to Friday | 7:00 AM to 6:00 PM |
| • Saturday | 8:00 AM to 6:00 PM |
| • Sunday and State-wide public holidays | 10:00 AM to 6:00 PM |
22. All works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably 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 from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property; and/or
 - (b) transport of materials, goods or commodities to or from the land; and/or
 - (c) appearance of any building, works or materials.
23. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the land in an approved manner. No burning of such materials on-site will be permitted unless approved in writing by the Council's General Manager.
24. 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 subdivision 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 has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.
- D. The developer is advised that a large proportion of Lot 1 is understood to have been subject to flooding events in recent years. Development of this lot will require consideration of potential for future flooding when considering design and location of buildings, works and wastewater disposal areas.

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

12.2 Subdivisions

Nil.

12.3 Municipal Seal (Planning Authority)

Nil.

12.4 Planning (Other)

12.4.1 Update - Amendments to the Southern Midlands Local Provisions Schedule (LPS)

AUTHOR: SENIOR PLANNING OFFICER (JACQUI TYSON)

DATE: 15 MARCH 2023

Attachment(s):

1. *Draft amendment 2022/02RZ – approval document*
2. *Draft amendment 2022/02RZ – TPC decision*

SUMMARY

The purpose of this report is to provide an update regarding two (2) proposed amendments to the Southern Midlands Local Provision Schedule (LPS).

These are:

1. 2022/1 RZ - Amendment to change the Rural Zone to Landscape Conservation Zone (Swanston Area); and
2. 2022/2 RZ – Amendment to apply the Future Major Road Overlay to the existing Bagdad Bypass

These amendments were directed to be prepared by the Tasmanian Planning Commission (TPC) as part of the Local Provisions Schedule assessment process.

BACKGROUND

As Council would be aware, officers have been engaged in the process of preparation and assessment process for the Southern Midlands LPS as part of the overall Tasmanian Planning Scheme (TPS) for some years.

In April 2022, Council completed the hearings into the Southern Midlands LPS that were conducted by the TPC following the exhibition period that finished in early September 2021.

A final directions notice from the TPC was then issued on the 21st April 2022 approving the LPS and directing Council to undertake a series of modifications to the LPS as part of the final implementation process.

These directions were in two (2) parts:

1. Minor type modifications pursuant to Section 35K of the Land Use Planning and Approvals Act 1993 (the Act). These minor modifications included correction of mapping and wording and some changes to zoning in response to representations; and
2. Substantial modifications pursuant to Section 35KB (1) of the Act, the TPC directed the Southern Midlands Planning Authority to also prepare “substantial” amendments to the LPS under Part 3B of the Act. The reason for the substantial modifications was there may be a public interest in these amendments.

The two (2) substantial modifications were exhibited from Saturday 10th September 2022 – 17th October 2022 in accordance with the statutory requirements.

A report considering the representations received was tabled at the October 2022 Council meeting. The report and representations were then provided to the TPC for their consideration.

UPDATE

The TPC have now considered the substantial modification amendments and the representations and report provided by Council last year and the following updates can be provided.

1. 2022/1 RZ - Amendment to change the Rural Zone to Landscape Conservation Zone (Swanston Area)

This amendment was subject of two representations from members of the public. The TPC has determined that a hearing will be held to further consider the matters raised in the representations.

The hearing has been scheduled for the 31st March 2023 and Council will be represented by Grant Finn (Manager Development and Environmental Services) and David Cundall (Planning Consultant).

2. 2022/2 RZ – Amendment to apply the Future Major Road Overlay to the existing Bagdad Bypass

This amendment was only subject of one representation, a brief submission from Taswater with no objection to the proposed amendment.

The TPC has determined to approve this amendment without the need for a further hearing (see attachments). The amendment became effective on the 14 March 2023.

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 D F Fish		
Clr R McDougall		
Clr F Miller		

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

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 Roads

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

Nil.

13.2 Bridges

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

Nil.

13.3 Walkways, Cycle ways and Trails

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

Nil.

13.4 Lighting

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

Nil.

13.5 Buildings

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

Nil.

13.6 Sewers / Water

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

Nil.

13.7 Drainage

Strategic Plan Reference 1.7

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

13.7.1 Natural Disaster Risk Reduction Grant Program (NDRRGP) – Bagdad - Mangalore Hydraulic Assessment

AUTHOR: MANAGER INFRASTRUCTURE AND WORKS (DAVE RICHARDSON)

DATE: 15 MARCH 2023

ISSUE

Confirmation of successful Grant under the Natural Disaster Risk Reduction Grant Program (NDRRGP).

BACKGROUND

The Bagdad / Mangalore Valley is experiencing significant residential growth and there is clear evidence that existing and future properties within the catchment area have been (or will be) affected by inundation of water as a result of there being a number of 'choke points' within the existing water catchment.

The catchment area has a combination of private, State, and Council owned properties and is anticipated that the proposed study will identify various areas that will require a co-ordinated approach to mitigate or reduce the potential of inundation into properties and homes.

In response to this issue, Council officers sought a detailed project proposal from a suitably qualified consultant to undertake a detailed hydraulic assessment of this catchment.

This project proposal formed the basis of an application which was submitted under the Natural Disaster Risk Reduction Grant Program (NDRRGP).

DETAIL

The Department of Police, Fire and Emergency Management (SES) has provided written confirmation that Council's application for a Grant amount of \$80,830 has been successful.

The project titled 'Bagdad - Mangalore Hydraulic Assessment' is aimed at understanding and being able to manage current and future flooding hazards. It will provide detailed results and supporting area maps and modelling to understand the interaction of stormwater with the existing and potential future land usages for the Southern Midlands Council, with a focus on the main population and transit areas around Bagdad and Mangalore.

The project involves working with (and consulting) the Tasmania Parks and Wildlife Service (i.e. Crown Land) and private property owners within the Bagdad/Mangalore community.

It will also involve other relevant stakeholders such as the Tasmanian Government's Department of State Growth (Roads Division); NRM South; local emergency service providers; and community organisations.

Human Resources & Financial Implications – The grant allocation of \$80,830 which will be matched by Council. Council's contribution is a combination of 'cash' and 'in-kind', with Council officer time being included within the Council's contribution.

Community Consultation & Public Relations Implications – Refer detail above.

Policy Implications - Policy position.

Priority - Implementation Time Frame – The urgency of this project has been highlighted due to the major impact that recent flooding events have had in the area immediately north and south of Iden Road, Bagdad (properties adjoining Horfield Creek).

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 D F Fish		
Clr R McDougall		
Clr F Miller		

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: 15 MARCH 2023

Roads Program

Council's graders have been working on various roads with the bus routes being the priority roads for grading as required. The focus has been to prioritise the higher traffic usage areas of roads. General road maintenance and repairs will continue, including works on pavement repairs and table drain clearing.

Road Rehabilitation programme 2022/23

Council's annual road stabilization tender works are completed.

Current Capital Work.

Kempton School crossing works and footpath are completed with the exception of installing signage and line marking.

South Parade Oatlands road re-construction works are completed, these works involved the installation of kerb-gutter and vehicular crossovers, storm water and roadworks including footpaths.

Instillation of four new lights and poles including power upgrade at Kempton Recreation Ground is almost completed.

The construction of a dog park enclosure at the Kempton Recreation Ground has commenced.

Parks and Reserves

General maintenance of parks and reserves will continue with a focus on ensuring growth is maintained at an acceptable level. Extra casual personnel have been engaged to assist with the vegetation control works.

A large Macrocarpa pine tree was removed at Lake Dulverton due to safety concerns with the tree and its location to the toilets.

Drainage improvement works have been completed at Mt Pleasant and Campania ovals. (verti-draining).

Bridge Works

A number of bridges will require some minor rectification works over the coming period as a result of weather conditions.

Building Services Unit

Council's building services employees are continuing to undertake committed contractual obligations that are a result of the transition from formerly Heritage Building Solutions to Council. The obligations are expected to take up to six months to complete the works.

Planned Works

The following capital works are planned for the coming period

- Drainage and pavement repairs various roads;
- Undertake various bridge maintenance repairs;
- Complete construction of dog enclosure Kempton;
- Complete pole and light replacement works Kempton Recreation Ground;
- Storm water upgrade works Erskine Street Kempton;
- Footpath replacement Main Street Kempton;
- Re-sheeting various un-sealed roads;
- Commence footpath and curb works Clime Street Campania-to Water Lane;
- Construct approx. 100m boardwalk near Community Club Bagdad;
- Commence preliminary planning for Interlaken Road re-construction works;
- Commence footpath construction works Campania from Water Lane to Reeve Street.

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 D F Fish		
Clr R McDougall		
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: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

DATE: 17 MARCH 2023

ISSUE

Report from the Manager, Heritage Projects on various Southern Midlands Heritage Projects.

DETAIL

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

- Attendance at the Tasmanian Government *Historic Heritage Summit* at Callington Mill Distillery on 24/2. This included the launch of the *Back to the Future; Situational Analysis of the Historical Heritage Ecosystem in Tasmania* (supplied in Councillor Information Bulletin).
- Hosting the AUSTA Chamber Music performance at the Oatlands Supreme Court House.
- Support & administration of the Artist in Residence Program. Emiko Artemis is the March Artist in Residence - a South Australian based visual artist working across media. Emiko uses costumes and masking in their work to create immersive environments that question our place in today's fast paced world. They are interested in ideas of mysticism, storytelling and ritual and often use the natural world to create narrations of disorder and unease. For this residency, Emiko will be exploring ideas of bodily absence and historical presence, working with the local environment to create staged photography and short film work. This residency is supported through Country Arts South Australia. The gallery is open 10-4 Wed-Thur and a talk will be held on 24/3 at 3:30 at AirSpace.
- Installation of a display on the history of the Oatlands Aquatic Centre site in the foyer of the building.
- Finalising engagements for contractors for maintenance works at Gay Street Hall.
- Trials of the new heritage collections cataloguing system ready for imminent go-live.
- Artist in Residence Retrospective exhibition being developed by Heritage Projects Team to be displayed in Supreme Court House from mid-April.

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 D F Fish		
Clr R McDougall		
Clr F Miller		

15.1.2 Use Policies, Oatlands Gaol, Supreme Court House, Commissariat & 79 High Street

AUTHOR: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

DATE: 22 MARCH 2023

Attachment(s):

1. *Oatlands Gaoler's, Residence, Supreme Court House & Commissariat Use Policy*
2. *Oatlands Commissariat & 79 High Street, Oatlands Use Policy*

ISSUE

Council endorsement of the reviewed Oatlands Gaoler's Residence, Supreme Court House and Commissariat Use Policy (Attachment 1).

Council to rescind the Oatlands Commissariat and 79 High Street Use Policy (Attachment 2) given that the Commissariat use will be included with the Gaol and Supreme Court House Use Policy, and the use of 79 High Street is now governed by the Artist in Residence Policy.

DETAIL

At Council's February 2023 meeting, the draft revised *Oatlands Gaoler's Residence, Supreme Court House and Commissariat Use Policy*, was tabled for consideration.

The revised policy is a routine review of the existing policy for the Gaoler's Residence and Supreme Court House Use Policy, but was revised to include the use of the Oatlands Commissariat building – as the 79 High Street and the Oatlands Commissariat Use Policy had partly been superseded by the Artist in Residence Policy.

No amendments or corrections were proposed from Council's February 2023 meeting, therefore the policy is presented here for endorsement.

RECOMMENDATION

THAT:

- A. Council endorse the Oatlands Gaoler's Residence, Supreme Court House and Commissariat Use Policy;**
- B. Rescind the 79 High Street and Oatlands Commissariat Use Policy.**

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

15.2 Natural

Strategic Plan Reference – page 23/24

3.2.1	Identify and protect areas that are of high conservation value.
3.2.2	Encourage the adoption of best practice land care techniques.

15.2.1 NRM Unit – General Report

AUTHOR: NRM PROGRAMS MANAGER (MARIA WEEDING)

DATE: 14 MARCH 2023

DETAIL

- Maria continues to be busy with works relating to the Mt Pleasant Recreation Ground change room upgrade project. Works related to the tiles for floor and walls were completed on Thursday 9th March. Quite a few small and time consuming jobs still to be done by the builders. Painting - works still to be done – as a free contribution to the project. Installation of toilets and shower units possibly to be done this week, working in with the plumber to connect same. Access path at rear and side of new building for access, slab for the gas cylinder and pump all to be completed this week. Laminex panels installed, bench and sink units, gas cylinder, pump, sewer pit access cover plates and the roller door are still outstanding works to be completed.
- In regard to the toilet block proposed for Callington Park. Surveyor has been on site and done an extensive survey of the surface levels. These will be looked at by a Hydraulic Engineer to confirm levels and finalise the project design. Tas Water will then need to be consulted with the information prior to going to formally going to the planning dept.
- Maria and Helen assisted Mary to compile a weeds grant application for a Stemless Thistle project relevant to the one and only site known in Tasmanian (in Southern Midlands).
- Maria has been working on Lake Dulverton & Callington Park matters – Committee agenda, meeting and also a budget proposal for 23/24. See minutes – this Council agenda.
- Helen continued with more work on the road traffic counter reports.

Weeds Officer report for the period 14th February – 14 March 2023 is as follows:

Enquiries/feedback

2 (broom and horehound).

Site visits

Total = 4

Visited the Stemless thistle property near Melton Mowbray.

Visited the owner of a reported patch of suspected Chilean needle grass in Colebrook (follow-up from a report after the CNG article in a previous Ratepayers' newsletter). Fortunately, the grass was Spear grass (see Research below). I will revisit this resident later in the year with an actual CNG plant so she can familiarize herself with the plant and be on the look-out for any in her local area.

Visited the Tunnack Recreation Ground to follow up on a report of broom around the edges. Follow-up required but the current plants are small and eradicable.

Checked out some horehound at Tunbridge on a small property.

WAF grant funding

Quite some time was spent liaising with relevant contacts and compiling an application for funding from the final round of the Weeds Action Fund. Funds of just over 5K are sought to map and spray the only known site of Stemless thistle in the state. Support from Helen and Maria was vital in getting the application done and in on time. We await results.

Communication

Article on Californian thistle submitted for the ratepayers' newsletter.

Article on Garden escapee weeds published in the March Southern Midlands Regional Newsletter.

Communicated with the sender of a "Report a Weed" regarding the gorse along Mannings Road, Lemont. All gorse mapped and they will be amongst the higher priority woody weed jobs for 2023 due to their small size and proximity to scrub patches.

A number of follow-up phone calls to landowners regarding various weeds (mainly Paterson's curse, saffron thistle and nodding thistle). One farmer from York Plains area noted that Saffron thistle on his place had been a lot less common this season. Another property at Colebrook had the same amount of saffron thistle but much of it was 'hiding' in amongst spear and slender thistles.

Research

Dropped off a couple of samples to the herbarium and received confirmation that I had found a large patch of Narrow-leaf cumbungi (*Typha domingensis*) – a native cumbungi - on Glen Morey Road, and a couple of populations of a native spear grass *Austrostipa rudis* subspecies *australis* on Craighourne and Craighourne Dam Roads. Neither of these species has been recorded in SMC before and they will both be entered into the Natural Values Atlas.

Roadside weeds data base

Three trips were undertaken this month to finalise the waypoint data for this year. Total of 95 waypoints taken. The Garmin hand-held GPS device glitches were unable to be fixed at the point of purchase but the store did have a couple of good suggestions as to what to do to try to resolve the problems. Thankfully the Garmin can still record and upload waypoints.

WeedSCAN

Attended a workshop in New Town regarding the soon-to-be-released WeedSCAN website and app. This tackles an evolving list of national priority weeds and enables an instant identification of these weeds using a photo or image in situ. Weeds officers will eventually be able to receive reports from the public of nominated priority weeds through this system.

Weed of the Week

Horehound, teasel, hawthorn and sweet briar displayed in the Oatlands front office this reporting period. One pamphlet taken.

Red valerian and sweet briar displayed at Colebrook Roadhouse this month.

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 D F Fish		
Clr R McDougall		
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.

15.4.1 Southern Tasmania Regional Land Use Strategy

Draft amendment to the Regional Settlement and Residential Development Strategy (Map 10 and SRD 2.12)

AUTHOR: MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES
(GRANT FINN)

DATE: 15 MARCH 2023

Attachment(s)

1. *STRLUS UGB Updates – Stage 1 Identified Sites*
2. *STRLUS UGB Updates – Stage 1 Amendments to SRD 2.12*
3. *STRLUS UGB Updates – Stage 1 Discussion Paper*
4. *Letter - STRLUS UGB Updates – Stage 1 Letters to Council*

Issue

This report will provide Council (and the wider community) with an overview and update on the progress of the Southern Tasmania Regional Land Use Strategy and the draft amendment to the Regional Settlement and Residential Development Strategy.

The recommendation is that the Council receive this report.

Background

As Council is aware, Tasmania is currently experiencing unprecedented pressure for housing.

Settlement growth in greater Hobart is managed through the application of the Urban Growth Boundary under the STRLUS Settlement and Residential Development Strategy (settlement strategy).

Significant work has been undertaken in relation to the management of residential growth as part of the Greater Hobart Plan (GHP).

A foundational outcome of the GHP is to provide for a short to medium term update to the STRLUS UGB where necessary to support future growth objectives.

Early work associated with the GHP identified a number of anomalies and errors associated with the mapped UGB, and some small to moderate sized parcels adjoining UGB that are suitable for urban rezoning without further justification in relation to their impact on the intent of the UGB.

Update

The proposed draft amendment to the STRLUS consists of two components.

The first component involves mapped changes to the UGB to address the anomalies and errors identified by the GHP preparation process, as outlined in the previous section 1.1.2.

With reference to *Attachment 1 (Maps)* it should be noted that these minor amendments only affect land within the Sorell, Clarence, Glenorchy, Kingborough and Brighton Council areas as detailed below.

It also includes parcels considered errors and anomalies as identified within Brighton and Sorell through a separate process, due to those municipalities being excluded from the GHP area.

The mapped changes also include removal of the UGB over the entire Tranmere/Rokeby peninsula to prove for a consistent approach to the application of the UGB across the Clarence municipality.

The peninsula is currently the only location within STRLUS where the UGB encircles an area, leaving a “hole” within the urban settlement pattern. Removing the UGB from the peninsula is consistent with the UGB in similar locations, including Natone Hill, Gordons Hill, Rosny Hill and the Hobart Domain, as well as the Nyrstar industrial area and the Hobart International Airport.

The second component consists of a text change to policy SRD 2.12 as follows:

Notwithstanding SRD 2.2 and SRD 2.8, and having regard to the strategic intent of the Urban Growth Boundary under SRD 2 to manage and contain growth across greater Hobart, land outside the Urban Growth Boundary shown in Map 10 may be considered for urban development if it:

- 1. shares a common boundary with land zoned for urban development within the Urban Growth Boundary;*
- 2. only provides for a minor and logical extension to land for urban development and does not constitute a significant increase in land zoned for urban development in that locality;*
- 3. is identified in a settlement strategy or structure plan produced or endorsed by the relevant planning authority; and*
- 4. results in minimal potential for land use conflicts with adjoining uses.*

The draft amendment to SRD 2.12 removes the 2.0 ha limit on parcels to be considered for urban rezoning, however, introduces a requirement for the land to be considered as part of a settlement strategy or structure plan endorsed by the relevant planning authority.

In this regard, the redrafting of SRD 2.12 allows for the Tasmanian Planning Commission to adopt a more merit-based approach decision-making when considering the rezoning of land outside, but adjacent to the UGB for urban purposes, rather than being constrained by the current 2ha requirement.

The approach allows for greater flexibility in the design, layout and response to constraints associated with the development of larger redevelopment or greenfield sites, which provides opportunities to more efficiently release and respond to growth demands.

Compliance with the Land Use Planning and Approvals Act 1993

Section 5A(3A) of the LUPA Act requires the Minister to only declare a regional land use strategy (including an amended strategy) if satisfied that it:

- furthers the Schedule 1 Objectives of the LUPA Act;
- is consistent with each State Policy; and
- is consistent with the Tasmanian Planning Policies (once made).

The current STRLUS has been declared as furthering the Schedule 1 Objectives of the Act and being consistent with the State Policies.

The proposed amendment seeks to accommodate growth pressures whilst retaining the original intent of the STRLUS settlement strategy and its regional policies. The amendment is considered to be in accordance with the Schedule 1 Objectives of the LUPA Act and the State Policies.

Discussion

In accordance with section 5A(4) of the Land Use Planning and Approvals Act 1993, the Minister for Planning is required to consult with all councils in the Southern region, State Agencies and the Tasmanian Planning Commission on the proposed amendment to the STRLUS.

Submissions are due by close of business on Monday 13 April 2023.

Human Resources and Financial Implications

The compilation of a submission will require Officer time and other operational resources.

Policy Implications

Nil as the Southern Midlands Council is excluded from the GHP.

RECOMMENDATION

THAT

- A. The information be received;**
- B. Consideration be given to a submission simply acknowledging the proposed amendments and the fact that they do not affect land within our Municipality.**

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

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: 15 March 2023

Enclosure:

Animal Management Statement 2023

ISSUE

Consideration of the Animal Management/Compliance Officer's report for March 2023

The purpose of the report is twofold:

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

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

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

Resource Sharing

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

INFRINGEMENT DETAILS:

15/3/23 – Infringement to be issued for dog at large – Parattah

15/3/23 – Infringement to be issued for dog at large – Oatlands

ATTACK DETAILS:

Parattah– Allegedly a dog attacked another dog through the fence – minor injuries

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 D F Fish		
Clr R McDougall		
Clr F Miller		

ENCLOSURE
 Agenda Item 15.6.1

**YTD ANIMAL MANAGEMENT STATEMENT
 2023**

DOG IMPOUNDS	RECLAIMED	ADOPTED/DOGS HOME	EUTHANISED	OTHER IMPOUNDS
7	10			3 sheep

**JOBS ATTENDED
 March 2023**

DOGS AT LARGE	DOG ATTACKS	DOG BARKING	DOG GENERAL
3	1	2	6
NEW KENNEL LICENCES	WELFARE	STOCK	Central Highlands
1 active licence	0	5	0

REGISTERED DOGS: 1792
KENNEL LICENCES: 61
INFRINGEMENTS ISSUED: 0

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.

16.1.1 Australia Post – Introduction of Household Delivery Service (Campania)

Report to be tabled following receipt of feedback from the operators of the Campania Post Office (expected 20th March 2023).

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: 15 MARCH 2023

ISSUE

Oatlands Aquatic Centre – Coordinator’s Report for the month ending 28th February 2023.

BACKGROUND

The Oatlands Aquatic Centre opened to the public on Monday 14th November 2022.

DETAIL

The purpose of the report is twofold:

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

Financial Reporting:

Operating Budget:

Further explanation regarding the calculation of the revised Budget will be provided at the meeting.

Income		2022/23 Revised Full-Year Budget (Budget revised - for 7.5 months operation)	February 2023	YTD Total	% of Revised Budget (33% through the period for the revised Budget)
Pool – Admission Fees	Casual Fees	\$18,740	\$6,333	\$25,474	135.9%
	Memberships & Season Passes	\$108,068	\$4,067	\$17,879	16.5%
	Group Bookings & Learn to Swim	\$46,023	\$4,929	\$18,734	40.7%
	Sale of Goods	\$5,920	\$834	\$3,750	63.3%
Grant – ‘Splash in Good Fun’		\$0	\$0	\$50,000	N/A
Local Gov’t Loan Subsidy (Year 1 of 3)		\$49,638	\$0	\$23,976	50.0%
Sub-Total		\$178,751	\$16,163	\$139,812	78.2%
Original Income Budget for 2022/23 was \$311,805 – Revised Budget to reflect period of operation.					

Expenditure			2022/23 Revised Full-Year Budget	February 2023	YTD Total	% of Revised Budget (Percentage varies for each line item of expenditure e.g. salaries & on-costs)
Salaries (incl. On-Costs)	Budget revised to reflect period of employee(s) engagement due to late commissioning		\$383,980	\$40,063	\$220,245	57.4%
Operating Costs - Other	Budget revised to reflect period of operation (i.e. 7.5 months)		\$66,075	\$30,224	\$64,599	97.8%
Grant Expenditure – ‘Splash in Good Fun’			\$0	\$2911	\$2911	N/A Note: most expenditure relative to Grant included in normal operating expenses.
Loan Interest			\$49,638	\$0	\$23,976	50.0%
Total Expenditure			\$499,693	\$73,198	\$311,731	62.4%
Original Expenditure Budget for 2022/23 was \$536,423 – Revised Budget to reflect the period of employee(s) engagement and commencement of actual operation						
Budgeted Deficit			(\$320,942)	(\$57,035)	(\$171,919)	53.6%
Original Budget Deficit for 2022/23 was \$274,256. Note: The revised Budget deficit does include any allowance for recovery of salaries and on-costs from Contractor due to delayed commissioning.						

Capital Expenditure (Period ending 28 February 2023):

The enclosed Report includes all capital expenditure relating to the Oatlands Aquatic Centre prior to 2020/2021, and budget and expenditure for 2020/2021; 2021/2022 and 2022/23.

**OATLANDS AQUATIC CENTRE CAPITAL EXPENDITURE RECONCILIATION
AS AT 28 FEBRUARY 2023**

	BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS
Total Expenditure to 28 February 2023		10,274,243		
Council Labour & On-costs		5,255		
Materials - Council		195		
External Plant Hire - Council		6,217		
SMC Planing / Building Permits		6,495		
SMC Planing / Building Permits - June 2020		6,868		
SMC - Other Contractor Costs		901		
August 2012 - Purchase of 70 High Street, Oatlands		166,908		Total Cost (includes legals etc.) Gov't Land Value - \$23,000
Bzowy Architecture & Other Consultants				
2016/17		27,056		Best described as Project Revival
Contract No 1 (part of \$107,660)		16,227		
2017/18				
Contract No 1 (part of \$107,660)		92,471		Includes Disbursements of \$1,038
Other Costs - Variations & Redesign		63,579		Additional Floor / Redesign etc.
Bio-Energy (review & assessment)		24,867		
Appeal Costs		140,153		Various
2018/19				
Bzowy - Other Costs - Variations & Redesign		108,611		Includes Survey & Legal
Engagement Agreements		21,470		
Formal Contract - Tenders / Design etc (part of \$379,960)		265,905		

Group Bookings – February:

Event / Booking	School / Group	Participation Numbers
Centre Hire / Student Visits	Oatlands District School	16 group or individual bookings
Learn to Swim Program	Bagdad Primary School	Grade 3 to 5 students (60 kids)
Learn to Swim Program	Campania District School	Grade 3 to 5 students (46 kids)

USAGE FOR THE PERIOD 18/2/2023 – 13/03/2023
 PAID UPFRONT

Type	Units
Gym & Fitness	
Gym & Fitness Class Passes/10 Sessions	4
Gym & Fitness Class Passes/5 Sessions	0
Gym & Fitness Class Session (17 years) PAYG	19
Gym & Fitness Class Session (Concession) PAYG	18
PAYG Class Pass (16 years)	0
Gym	
PAYG Gym (17 years)	9
PAYG Gym (Concession)	3
Personal Training	
Personal Training – 30 Mins	0
Personal Training – 1 Hr	0
Learn to Swim	
4 Day School Holiday Learn to Swim	0
5 Day School Holiday Learn to Swim	0
6 Week Learn to Swim	0
8 Week Learn to Swim	1
10 Week Learn to Swim	0
Adult Learn to Swim	4
Pool	
Pool Passes 10 Sessions (Child)	3
Pool Pass 10 Session (17 years)	3
Upfront 6 Months Pool Membership (17 +)	0
Upfront 6 Months Pool Membership (concession)	0
Upfront 6 Months Pool Membership (Family)	0
PAYG – Pool (4 years and under)	49
PAYG - Pool (5-16)	261
PAYG - Pool (17)	232
PAYG - Pool (Concession)	140
PAYG - (Family)	24
Pool/Gym Combo PAYG	4

DIRECT DEBITS – Current Numbers

Type	Units
DD Pool/Gym	11
DD Class/Pool	34
DD Pool/Gym/Class	3
DD Gym	5
DD Class/Gym	6
DD 6 Months Pool – 17 years +	5
DD 6 Months Pool – Child/Concession	4
DD 6 Months Pool – Family	7

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 D F Fish		
Clr R McDougall		
Clr F Miller		

16.2.2 Official Opening of the Oatlands Aquatic Centre

AUTHOR DEPUTY GENERAL MANAGER (ANDREW BENSON)

DATE 16 MARCH 2023

ISSUE

Given the Oatlands Aquatic Centre is the largest infrastructure project that Southern Midlands Council has ever commissioned, it is important to recognise its official opening on the 16th March 2023.

BACKGROUND

Oatlands Aquatic Centre – The Proposal

Construction of a new single storey indoor aquatic centre comprising:

- 25 x 12m main pool
- 12 x 5m child pool
- Change amenities, including Male / Female / Parenting, Accessible / Carers
- Activities room
- Administration area and associated facilities
- Internal circulation and egress
- External recreational spaces and playgrounds
- Plant and services
- 37 carparking spaces, including 2 accessible spaces, emergency vehicles and road access
- Associated civil and services infrastructure

The proposal saw the demolition of the small existing retail building known as the CT Fish building, together with miscellaneous fences, and a redundant dilapidated shed. The public park to High Street was to be retained, redeveloped and incorporated into the design

Oatlands Aquatic Centre - Project Team

Client	Southern Midlands Council	Andrew Benson
Project Manager	Stanton Management Group	Patrick Stanton
Architects	Philp Lighton Architects	Peter Gaggin Maciek Salacinski
Services Engineers	COVA	Simon Little and Julian Cook
Structural Engineers	RARE	Alan Leake
Civil Engineers	RARE	Alan Leake
Acoustic Engineers	Tarkarri Engineering	Alex McLeod
Aquatic Engineers	Geoff Nannes Fong & Partners	Brad Fong
ESD + Energy	RED Sustainability	Steve Watson
Surveyors	Leary + Cox	Noel Leary
Landscape Design	PLA + Land Solutions	Paul Bramich
Building Surveyors	Pitt & Sherry	Roland Wierenga
Heritage	Wadsley Heritage Planners	John Wadsley
Builder	Vos Constructions	Nathan Murfet PM
Carpark & S/W	Southern Midlands Council	David Richardson
Landscaping	Southern Midlands Council	David Richardson

Oatlands Aquatic Centre - Project Timeline

Consultant engagement + start up	11 May 2020
Site inspection & audit	20 May 2020
Senior Council management	25 May 2020
Council Planners + Heritage	28 May 2020
Council Workshop	03 June 2020
Site neighbours + previous appellants consultation	09 June 2020
Planning Permit Application + Advertising	22 June 2020
Council consideration of Permit	17-23 July 2020
Planning Permit issued	23 July 2020
Community presentation	10 August 2020
Tender issue	21 August 2020
Tender close	14 October 2020
Council Workshop	09 November 2020
Council meeting Tender decision	25 November 2020

Oatlands Aquatic Centre – Planning Permit DA2020 – 63

Planning Application submitted to Council 23 June 2020

Unanimous approval at Council meeting 23 July 2020

Main concerns of representations

Landscaping – consideration of planting and community building

Comment: *Met by minor redesign of the garden*

Traffic management on South Parade

Comment: *addressed by SMC in their traffic management plan under way*

Noise

Comment: *covered in conditions of permit and by redesign*

Stormwater disposal

Comment: *covered in conditions of permit and by redesign*

Lot 3 proposed use

Comment: *addressed by SMC*

Archaeology and heritage

Comment: *covered in conditions of permit)*

Opening hours

Comment: *covered in conditions of permit)*

Site



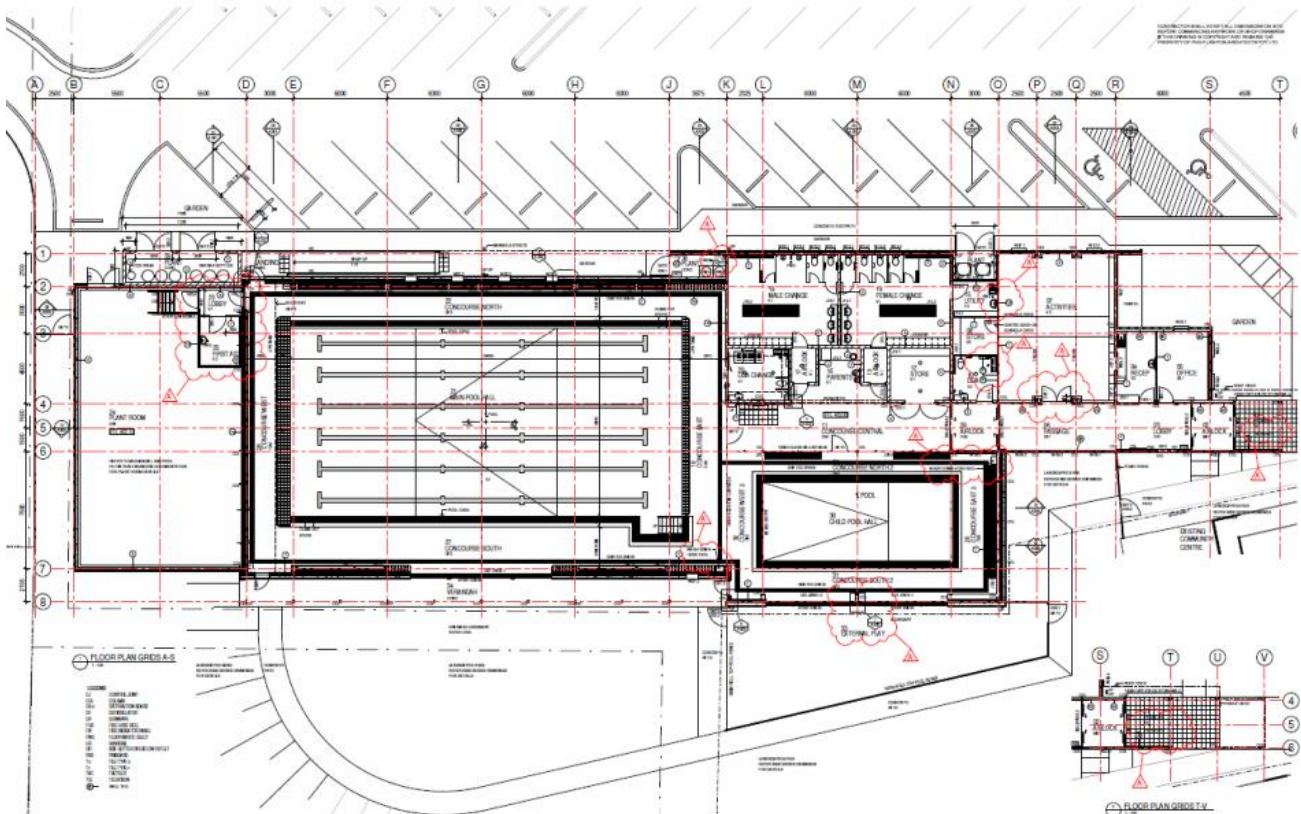
Proposed Oatlands Aquatic Centre – Aerial View



Proposed Oatlands Aquatic Centre - View from High Street



Proposed Oatlands Aquatic Centre – Plan View



Oatlands Aquatic Centre – Tender Documents

The Tender Documents comprised:

- 120 x A1 drawings
 - 32 x Architectural drawings
 - 49 x civil and structural engineers' drawings
 - 21 x building services engineers drawings - electrical, data & comms, mechanical, fire and hydraulic services
 - 18 x aquatic engineer's drawings (pool systems)
- 2 x Volumes of Project Specifications

The documents addressed all requirements, including all *Planning Permit* conditions.

Oatlands Aquatic Centre – Tender Inclusions

The Tender Documents included:

- The building, car-parking, infrastructure and surrounds as previous

Additionally:

- Roof top solar panel array (40% saving on electrical pool heating running cost)
- Redesigned steel roof structure to support the solar panels
- Fully sound attenuated (acoustically designed) enclosed Plant Room (*Planning Permit* requirements)
- Tiled pool surfaces
- Gas boiler back-up for emergency pool heating / boost should power fail
- Specialty high density acoustic sandwich panels over the pool area that acoustically treated the pool area, were resistant to the pool environment, and met the *Planning Permit* requirements for zincalume finish “*galvanised*” finished roof
- Concrete wall panels to support the natural sandstone panel finishes (*Planning Permit* requirement)
- Decorative marine plywood finishes to the internal pool hall
- Higher perimeter fences (2100mm in lieu of 1800mm)

Oatlands Aquatic Centre – Tender

Tenders were publically advertised and seven (7) Contractors responded through Tenderlink.

A site inspection was held 18 October 2020 with 4 tendering contractors attending and some sub-contractors

Three tenders were received by the close of the tender period:

- Vos Constructions Launceston
- JMK Constructions Hobart
- GLB Constructions Westbury

Vos Constructions were appointed as the successful Tenderer for a contract price of \$7,783,604.00 (GST excl.), and the Contract was awarded on Tuesday 15 December 2020

Oatlands Aquatic Centre – Construction

Commencement on site	Monday 18 th January 2021
First Site Meeting was held on	Wednesday 20 th January 2021
Target date for Practical Completion	Friday 04 th February 2022

COVID -19 was a major barrier in the construction of the Oatlands Aquatic Centre, with supply chain issues, labour issues.

A ‘soft opening’ of the Aquatic Centre was on the 14th November 2022 after the Occupancy Permit was issued by the Building Surveyor.

DETAIL

10.30am on Wednesday 15th March 2023 was the date and time of the official opening of the Oatlands Aquatic Centre There were approximately eighty guests.

The official party for the formal part of the proceedings were.

Mayor Edwin Batt;

The Hon Michael Ferguson MP, Deputy Premier;

Brian Mitchell MP, Federal Member for Lyons;
Mrs Alli McShane, former President of The Station Childcare Centre;
With Deputy General Manager Andrew Benson as the MC.

Amongst the guests in attendance were the following dignitaries.

Senator Claire Chandler

The Hon Mark Shelton MP Speaker of the House of Assembly, Member for Lyons

The Hon Guy Barnett MP, Minister for State Growth, Member for Lyons

Southern Midlands Councillors

Deputy Mayor Karen Dudgeon

Councillor Tony Bisdee OAM (former Mayor)

Councillor Don Fish

Councillor Rowena McDougall

Councillor Donna Blackwell

Councillor Fraser Miller

Mayor Sally Doyle from Huon Valley

Michael Polley AM former Speaker of the House of Assembly

Former SMC Mayor Colin Howlett

Kurt Jones, CEO, Vos Construction & Joinery

Stu Lennox, Chair, Destination Southern Tasmania

Helen Langenburgh Director of Sport and Recreation Tasmania

Karina Siggins, CEO of Royal Lifesaving

Jamie McIntyre, CEO Swimming Tasmania

Kellie Scott, President of the Oatlands Swim Club

Karen Robinson, CEO Rural Youth Tasmania

Apologies were received from

The Hon Jeremy Rockliff MP, Premier of Tasmania

The Hon Kristy McBain MP, Federal Minister for Regional Development & LG

Senator Carol Brown Assistant Minister for Infrastructure & Transport

The Hon Jane Howlett MLC, Member for Prosser

The Hon Nic Street MP, Minister for Sport & Recreation

The Hon Rebecca White MP, Leader of the Opposition, Member for Lyons

The speeches from the official party were led by the 'Acknowledgement of Country'. The speakers then provided an array of well-considered informative, historical along with current perspective, as well as acknowledgement of the funding contributions, consisting of;

\$5,500,000 Council funds (including borrowings);

\$2,000,000 from the State Government;

\$2,000,000 from the Australian Government; and

\$ 80,533 from The Station Child Care Centre upon closure of the centre.

It is acknowledged that Southern Midlands Council employees played a considerable role in the project as well, including

- a. The Council team that worked with the Designers and Project Managers, took the project through the approval processes, paid the bills & managed the documentation; and
- b. The Council field workforce led by Manager Infrastructure & Works, David Richardson, Senior Works Coordinator, Craig Whatley and Acting Works Coordinator, Cameron Burrill were responsible for the undergrounding power connection civil works, carpark construction as well as the landscaping construction. The coordination by the Manager Infrastructure & Works with Vos Constructions Site Manager, Glenn Donaldson was I am sure challenging given the Council segments of the project were at the later end of the project when every trade is trying to complete and there being no real clear area to start the carpark. It must be said that the finished carpark and landscaping are a tribute to the skills, management and dedication of the Southern Midlands Council fieldworks team.

Images from the Opening



Mayor Edwin Batt



The Hon Michael Ferguson MP
Deputy Premier



Brian Mitchell MP
Federal member for Lyons



Mrs Ali McShane
Former President
The Station Childcare Centre Inc.



(l-r) Lifeguard Georgia Pennicott,
OAC Coordinator Adam Briggs
Lifeguard/Gym Instructor Sophie Smith



Kellie Scott, President of the
Oatlands Swim Club and son Hayden



(l-r) Mayor Edwin Batt, Brian Mitchell MP Federal Member for Lyons and the Hon Michael Ferguson MP Deputy Premier



Staff and Committee Members of The Station Childcare Centre Inc.
Mrs Alli McShane's speech was a thoughtful & moving contribution and it is appropriate at the end of this report to dwell on those sentiments

Speech by Mrs Alli McShane

Oatlands Aquatic Centre Official Opening

On behalf of the staff and committee members of the former, The Station Childcare Centre..... Good morning and thank you for inviting us to be a part of this celebration today.

The Station Childcare Centre was a not-for-profit day-care Centre, in a former railway building, in Wellington St Oatlands. It was founded by the late Mrs Sue Burbury, and was the only service of its kind in our community at that time. It was run by a Committee of dedicated local volunteers, and for over 30 years the Centre offered a place where families could access affordable, safe, nurturing and fun educational care for their children it also importantly facilitated the return to work for many parents, provided new employment opportunities, and offered a service previously out of reach for many local families.

In 2012, due to the complex nature of new and evolving legislative and compliance requirements the difficult yet necessary decision was made to hand the centre to Lady Gowrie Tasmania. This ensured that the vital service would remain open, and we are very pleased that it continues to operate as a long day-care service in the same location today.

In 2016 when the final committee was looking for a community project to donate our remaining funds towards, the Oatlands Aquatic Centre project stood out above all others. We felt that a facility like this, in our regional area, would have enormous long term health and wellbeing benefits for all children and families alike, and so, we were very pleased make the contribution of \$80,533.00 to the fund.

It was a huge achievement for our small volunteer run business, a clear demonstration of our support for this project, and what we felt was an appropriate dedication to honour the thousands of hours of work by the former committee members, staff, and many friends of The Station Childcare Centre. A small number of the Station's former committee members and staff are here today representing all those who gave so generously of their skills and time in the 30 plus years its of operation, who made this donation possible, and in doing so played a part in helping bring the project life. If they could please raise their hands I would like to take this opportunity to thank them and acknowledge their contribution with a round of applause.

Rural and regional municipalities deserve more than to just survive, we deserve to flourish, but to do that we need the services and infrastructure like this fantastic facility we are standing inside today that will attract and retain people to our communities. The Southern Midlands Council has clearly demonstrated their recognition of this and along with many volunteer community members have worked with great persistence, and through much adversity towards securing this incredible facility and all it offers for our community, and so On behalf of the former Station Childcare Centre I say Congratulations, and thank you for your determination, we are honoured to have been able to play a part in seeing this fantastic Aquatic Centre become a reality.

Thankyou.

Alli McShane

Former President, The Station Childcare Centre Inc.

RECOMMENDATION

THAT Council

- 1. Receive and note the report; and**
- 2. Acknowledge the significant contribution by the Oatlands field workforce team in delivering this project.**

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

16.3 Access

Strategic Plan Reference 4.3

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

Nil.

16.4 Volunteers

Strategic Plan Reference 4.4

Encourage community members to volunteer.

Nil.

16.5 Families

Strategic Plan Reference 4.5

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

Nil.

16.6 Education

Strategic Plan Reference 4.6

Increase the educational and employment opportunities available within the Southern Midlands

Nil.

16.7 Capacity & Sustainability

Strategic Plan Reference 4.7

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

Nil.

16.8 Safety

Strategic Plan Reference 4.8

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

Nil.

16.9 Consultation & Communication

Strategic Plan Reference 4.8

Improve the effectiveness of consultation & communication with the community.

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Strategic Plan Reference 5.1

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

17.1.1 Review of Existing Policy - Customer Service Charter

AUTHOR: DEPUTY GENERAL MANAGER (ANDREW BENSON)

DATE: 16 MARCH 2023

Attachment(s)

Existing Customer Service Charter

ISSUE

Council are required to review the Southern Midlands Council Customer Service Charter following the recent election.

This item is presented for the second and final time for consideration of any relevant changes to the policy.

BACKGROUND

EXTRACT from the February 2023 Council Minutes

17.1.1 Review of Existing Policy - Customer Service Charter

AUTHOR: DEPUTY GENERAL MANAGER (ANDREW BENSON)

DATE: 15 FEBRUARY 2023

Attachment(s)

Existing Customer Service Charter

ISSUE

Council are required to review the Southern Midlands Council Customer Service Charter following the recent election.

BACKGROUND

Councils are required to have a Customer Service Charter as a requirement of the s339F, Division 3 - General provisions, Local Government Act 1993,

339F. Customer service charter

- (1) A council must adopt a customer service charter on or before 1 January 2006.
- (2) The customer service charter is to –
 - (a) specify the principles relating to services provided by the council; and

(b) specify a procedure for dealing with complaints relating to services provided by the council; and

(c) include any prescribed matter.

(3) The general manager is to make the customer service charter available –

(a) for public inspection at the public office during ordinary office hours; and

(b) on the council's internet site free of charge; and

(c) for purchase at a reasonable charge.

(4) A council is to review its customer service charter within 12 months after a council election.

(5) The general manager is to provide the council with a report at least once a year of the number and nature of complaints received.

DETAIL

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

The existing version of the Customer Service Charter is attached and no recommendations for change are included within the document. The existing Charter appears to have covered the relevant matters adequately over the last four years, however Councillors are asked to review the document to ensure that it is relevant and appropriate to reflect current community expectations, coupled with the Council resourcing requirements for those interactions.

RECOMMENDATION

THAT Council:

3. Receive and note the report; and

4. Consider any appropriate revision of the Customer Service Charter in preparation for the adoption of the revised policy, at the March 2023 Council meeting.

DECISION

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

THAT Council

1. Receive and note the report; and

2. Consider any appropriate revision of the Customer Service Charter in preparation for the adoption of the revised policy, at the March 2023 Council meeting.

CARRIED

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

END OF EXTRACT

DETAIL

Having reflected upon the existing Customer Services Charter, Councillors are asked if they would see that any components with the existing Charter require discussion and/or updating.

For Discussion.

RECOMMENDATION

THAT Council:

- 1. Receive and note the report;**
- 2. Consider any appropriate revision(s) of the existing Customer Service Charter; and**
- 3. Adopt the policy.**

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

17.1.2 Review of Existing Policy(s)

- Recruitment Policy & Procedures
- Selection Policy & Procedures

AUTHOR: DEPUTY GENERAL MANAGER (ANDREW BENSON)

DATE: 16 MARCH 2023

Attachment(s):

1. Draft revision - Recruitment Policy & Procedures - 23.03.16
2. Draft revision - Selection Policy & Procedures - 23.03.16

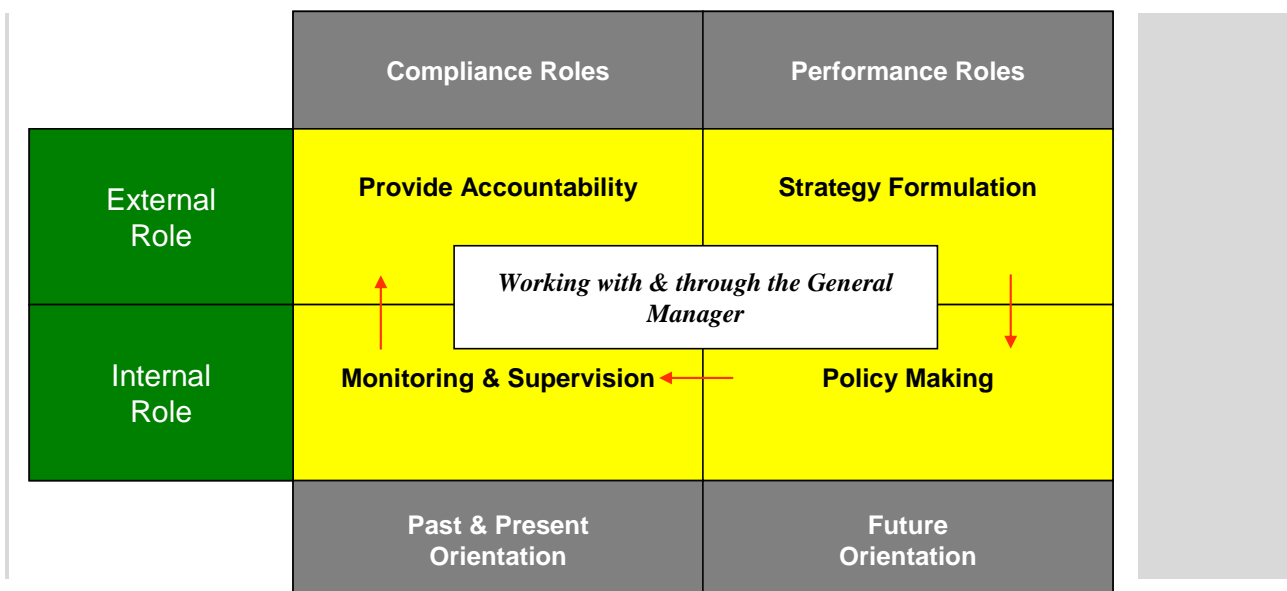
ISSUE

Council are required to review and update its various policies from time to time. The two nominated policies have been reviewed, amendments made, and now requires consideration, then adoption by Council.

BACKGROUND

Framework for Analysing Council’s Governance Function

The diagram below along with its explanation has been the subject of previous presentations to Council; however, it is meaningful to reflect on this governance framework when policy documents are presented to Council. As part of this framework it is important for Council to be aware of and monitor audits and related governance review mechanisms that are undertaken within the organisation, based on Council’s strategies and policies.



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

Draft revision of the Recruitment Policy & Procedures is attached and shows some minor changes to the document. There are no major changes required by legislation.

Draft revision of the Selection Policy & Procedures is also attached and likewise shows some minor changes to the document.

RECOMMENDATION

THAT Council:

- 1. Receive and note the report;**
- 2. Consider the revised version of the Recruitment Policy & Procedures in preparation for the adoption of the revised policy, at the April 2023 Council meeting, subject to any Council amendments; and**
- 3. Consider the revised version of the Selection Policy & Procedures in preparation for the adoption of the revised policy, at the April 2023 Council meeting, subject to any Council amendments.**

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

17.1.3 Review of Existing Policy(s)

- Remote & Isolated Workers Policy
- Work Health & Safety Policy

AUTHOR MANAGER, COMMUNITY & CORPORATE DEVELOPMENT
(WENDY YOUNG)

DATE 17 MARCH 2023

Attachment(s):

1. Remote and Isolated Worker Policy
2. Work Health & Safety Policy – 2023 DRAFT
3. Work Health & Safety Policy – Existing

ISSUE

Council are required to review and update its various policies from time to time. The following two nominated policies have been reviewed, amendments made, and now requires consideration, then adoption by Council.

The Work Health & Safety Policy has been reviewed and amended to include the following Legislation: Work Health and Safety Regulations 2022 and the following Council Related Documents: Code of Conduct (Elected Members), Bullying, Harassment and Violence Policy, Computer Use & Electronic Communications Policy and Remote & Isolated Workers Policy.

The Policy has also been amended to include workers mental and social wellbeing.

The Remote & Isolated Worker Policy has been reviewed and no recommendations for change are included in the document. No legislative requirements have changed regarding this Policy since the last review and the existing Policy appears to have covered the relevant matters adequately, however Councillors are asked to review the document to ensure that it is relevant and appropriate.

RECOMMENDATION

THAT Council:

1. Receive and note the report;
2. Consider the revised version of the Work Health & Safety Policy in preparation for the adoption of the Policy at the April 2023 Council Meeting, subject to any Council amendments.
3. Consider the unamended version of the Remote and Isolated Worker Policy in preparation for confirmation of the Policy at the April 2023 Council Meeting, subject to any Council amendments.

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

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.

17.2.3 Ordinary Council Meetings – Meeting Commencement Times (outcome of Community Consultation Process)

AUTHOR: GENERAL MANAGER (TIM KIRKWOOD)

DATE: 15 MARCH 2023

ISSUE

To report of the outcome of the community consultation process relating to the commencement time for Ordinary Council Meetings.

BACKGROUND

Regulation 4 (4) of the *Local Government (Meeting Procedures) Regulations 2015* states that an ordinary meeting of a council is to be held at least once in each month.

Regulation 6 of the *Local Government (Meeting Procedures) Regulations 2015* states:

“Times of meetings

- (1) A meeting is not to start before 5 p.m. unless otherwise determined by the council by absolute majority or by the council committee by simple majority.*
- (2) After each ordinary election, a council and a council committee are to review the times of commencement of meetings.”*

At present, Council Meetings are held on the fourth Wednesday of every month commencing at 10.00 a.m.

Meetings generally alternate between Oatlands and Kempton, with the exception that during the summer months, Council conducts its’ meetings at the various community halls within the municipal area.

DETAIL

At the first Council Meeting held 12th November 2022, Councillors made the following decision:

“THAT, until determined otherwise (pending a community consultation process),

- a) Ordinary Meetings of Council be held on the fourth Wednesday of every month;***
- b) all Ordinary Meetings commence at 10.00 a.m.;***
- c) the ‘Public Question Time’ be scheduled for 10.30 a.m. for meetings held at the Kempton or Oatlands Council Chambers, and 12.30 p.m. for Ordinary Meetings of Council held in other locations;***
- d) Council endorse the 2023 Council meeting schedule; and***
- e) Council consult with the community to investigate whether there is any public interest in holding any Council Meetings out of business hours (after 5 p.m.).”***

Following from this decision to consult the community, an article was included in the January 2023 issue of the Council Newsletter (refer following) and posted to Council's Facebook page and website. It should be noted that the Newsletter is a direct mail-out to all ratepayers in the municipal area.

**PUBLIC COMMENT SOUGHT –
Commencement Time of Council Meetings**

Following the most recent election, the Southern Midlands Council must review and determine the commencement time for its Ordinary monthly meetings. The Local Government (Meeting Procedures) Regulations 2015 state that a meeting is not to start before 5.00 p.m. unless otherwise determined by Council.

Note: The Annual General Meeting, held in December each year, does commence at 5.00 p.m.

At present, monthly meetings commence at 10.00 a.m. and the Agenda includes a 'Public Question Time' section which commences at 10.30 a.m. The Public Question Time is held at 12.30 p.m. when the Council Meeting is held in locations other than the Kempton or Oatlands Council Chambers.

Council seeks input from the community in terms of whether there is sufficient interest to warrant meeting after 5.00 p.m., and whether this would increase the level of community attendance.

In considering this issue, there are a number of factors that need to be considered, including:

- * **The anticipated level of community attendance (and interest) if meetings were held after 5.00 p.m. (or commenced earlier and extended beyond 5.00 p.m.)**
- * **Whether persons that may be required to address Council in respect of certain matters may be available after hours (e.g. State Government officers are generally more accessible during normal operating hours);**
- * **Additional costs associated with Council officers attending meetings out-of-hours;**
- * **The likelihood of late night travel if meetings extend late into the evening. This is particularly relevant where Council elects to meet in the smaller communities during the summer months; and**
- * **The ability to source additional information during office hours if an unexpected issue arises.**

Prior to making a decision in respect to this matter, Council seeks feedback from the broader community. **Written submissions can be sent to the General Manager, 71 High Street, Oatlands or emailed to mail@southernmidlands.tas.gov.au.**

Submissions will be received up until the close of business on the 31st January 2023.

No submissions were received at the close of business on the 31st January 2023.

In the absence of any direct feedback or comment, it is suggested that no further consideration is required at this point of time.

Human Resources & Financial Implications – As identified previously.

Community Consultation & Public Relations Implications – Refer detail provided.

Policy Implications - Policy position.

Priority - Implementation Time Frame – Not applicable.

RECOMMENDATION

THAT:

- a) The information be received; and
- b) Council re-confirm its decision made at the Council Meeting held 23rd November 2022 in relation to the commencement time for Ordinary Council Meetings.

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

17.3 Finances

Strategic Plan Reference 5.3

Community's finances will be managed responsibly to enhance the wellbeing of residents / Council will maintain community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation / Council's financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses.

17.3.1 Monthly Financial Statement (Period ending 28 February 2023)

AUTHOR: FINANCE OFFICER (MANDY BURBURY)

DATE: 9 MARCH 2023

ISSUE

Provide the Financial Report for the period ending 28th February 2023.

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 2022 to 28 February 2023.
- Operating Expenditure Report – 1 July 2022 to 28 February 2023.
- Capital Expenditure Report – 1 July 2022 to 28 February 2023.
- Cash Flow Statement – 1 July 2022 to 28 February 2023.

OPERATING EXPENDITURE (OPERATING BUDGET)

Overall operating expenditure to end of February was \$5,919,874 which represents 98.8% 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 – Roads - expenditure to date (\$1,146,286 – 124.67%). Additional expenditure of \$226,818 relates to road maintenance required due to ongoing rain events leading to an increased level of call-outs for emergency works, road inspections, drainage works, maintenance grading, bitumen patching and tree removal. As anticipated, the level

of operational expenditure on roads has decreased with dryer weather and an increase in capital works.

Sub-Program – Buildings (Public Toilets) - expenditure to date (\$63,154 – 113.42%). Expenses are higher than budget due to engaging external contactors to carry out cleaning and maintenance when required. It is a relatively minor budget and will be monitored.

Strategic Theme – Growth

Sub-Program – Business - expenditure to date (\$326,026 – 179.75%). Additional expenditure relates to private works. The additional expense will be offset by an increase in private works income.

Strategic Theme – Landscapes

Nil.

Strategic Theme – Community

Nil.

Strategic Theme – Organisation

Nil.

CAPITAL EXPENDITURE PROGRAM

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

Legend – 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 (LRCl) Phase 3	To be completed by 30 June 2023 (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 D F Fish		
Clr R McDougall		
Clr F Miller		

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 July 2022 to 28 February 2023

	Annual Budget \$	Year to Date as at 28 February \$	%	Comments
Income				
General rates	6,405,004	6,370,347	99.5%	Includes Interest & Penalties on rates
User Fees (refer Note 1)	1,094,687	1,233,781	112.7%	Includes Private Works
Interest	48,000	240,155	500.3%	
Government Subsidies	69,838	24,726	35.4%	Heavy Vehicle Licence Fees, Road Rescue MAIB reimbursements & Interest Subsidy
Contract Income	0	0		
Other (refer Note 2)	232,400	141,973	61.1%	Includes TasWater Distributions
Sub-Total	7,849,929	8,010,982	102.1%	
Grants - Operating	3,785,930	968,473	25.6%	
Total Income	11,635,859	8,979,456	77.2%	
Expenses				
Employee benefits	-4,802,251	-2,771,782	57.7%	Less Roads - Resheeting (Capitalised)
Materials and contracts	-3,432,747	-2,926,151	85.2%	Less Roads - Resheeting (Capitalised), Includes Land Tax & Private Works
Depreciation and amortisation	-3,521,000	-2,337,713	66.4%	Percentage Calculation (based on year-to-date)
Finance costs	-58,919	-32,054	54.4%	Interest
Contributions	-258,156	-129,078	50.0%	Fire Service Levies
Other	-154,951	-109,805	70.9%	Audit Fees and Councillor Allowances
Total expenses	-12,228,024	-8,306,582	67.9%	
Surplus (deficit) from operations	-592,165	672,873	-113.6%	
Grants - Capital (refer Note 3)	3,795,990	1,457,099	38.4%	
Contributions - Natural Disaster Relief Fund	80,000	0	0.0%	
Sale Proceeds (Plant & Machinery)	0	124,045		
Sale Proceeds (Land & Buildings)	0	90,223		Blue Place
Sale Proceeds (Other Assets)	0	1,576		Includes used wheelie bins & sale of Mill assets
Net gain / (loss on disposal of non-current assets)	0	0		
Surplus / (Deficit)	3,283,825	2,345,817	71.4%	

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 July 2022 to 28 February 2023

	Annual Budget \$	Year to Date as at 28 February \$	%	Comments
NOTES				
1. Income - User Fees				
- All other Programs	795,241	741,768	93.3%	
- Private Works	299,446	439,478	146.8%	
- HBS interest on New Business Funds (since 30.08.2010)	0	52,535		
	<u>1,094,687</u>	<u>1,233,781</u>	112.7%	
2. Income - Other				
- Tas Water Distributions	182,400	76,000	41.67%	
- Public Open Space Contributions	50,000	50,000	100.00%	
- "Gardeners of 7120" Donation for seating on High Street	0	2,720		
- Donations to Kempton Recreation Ground	0	210		
- Donations for use of recreation facilities	0	175		Including Blue Gum Rovers
- Worker's Comp. Wage Reimbursement	0	12,868		
	<u>232,400</u>	<u>141,973</u>	61.1%	
3. Grants - Capital				
- Roads To Recovery	665,531	35,000	5.26%	
- LRCl - Phase 3 (Total \$1,331,062)	1,088,402	665,531	61.15%	\$1,331,062 Projects to be completed by 30.06.23
- LRCl - Rural & Remote Roads (Total \$5,346,180)	1,069,236	0	0.00%	
- Comm Dev Grant - Oatlands Aquatic Centre (\$500K)	500,000	0	0.00%	
- Dept of Communities Tas (Levelling the Playing Field)	234,000	0	0.00%	
- Aust Govt - BS Bushfire Recovery Grant - Waste Water	238,821	208,968	87.50%	
- Aust Govt - BS Bushfire Recovery Grant - The Haven	0	465,000		Broadmarsh/Elderslie Progress Association Inc Grant
- Tas Govt - Tunbridge Club Toilets	0	40,000		
- ChargeSmart (Second instalment)	0	36,000		
- Mens Shed Grant (Shipping Container)	0	6,600		
	<u>3,795,990</u>	<u>1,457,099</u>	38.39%	
4. Grants - Operating				
- FAGS 2022/23	3,785,930	912,794	24.1%	
- FAGS 2023/24	0	0		2023/24 Payment in Advance
- Communities for Children - School Holiday Program	0	4,166		
- Dept. Premier & Cabinet - Splash-in Good Fun Program	0	50,000		
- Dept. Premier & Cabinet - Australia Day Funding	0	1,514		
	<u>3,785,930</u>	<u>968,473</u>	25.6%	

**SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE 2022/23
SUMMARY SHEET**

PROGRAM	YTD ACTUAL (as at 28 Feb 23)	YTD BUDGET (as at 28 Feb 23)	YTD VARIANCE	YTD %	FULL YEAR BUDGET - REVISED INC. GRANTS & OTHER
INFRASTRUCTURE					
Roads	1,146,286	919,469	-226,818	124.67%	3,317,298
Bridges	15,189	31,174	15,985	48.72%	448,063
Walkways	184,472	178,073	-6,399	103.59%	239,610
Lighting	47,043	54,337	7,294	86.58%	81,506
Public Toilets	63,154	55,681	-7,473	113.42%	80,478
Sewer/Water	-	-	-	-	-
Stormwater	3,633	21,632	17,999	16.79%	81,948
Waste	736,529	720,963	-15,566	102.16%	1,217,693
Information, Communication	-	-	-	-	-
INFRASTRUCTURE TOTAL:	2,196,307	1,981,329	-214,978	110.85%	5,466,596
GROWTH					
Residential	-	-	-	-	-
Tourism	24,217	34,400	10,183	70.40%	42,200
Business	326,026	181,375	-144,651	179.75%	272,063
Industry	-	-	-	-	-
GROWTH TOTAL:	350,243	215,775	-134,468	162.32%	314,263
LANDSCAPES					
Heritage	204,369	305,417	101,048	66.91%	453,974
Natural	143,073	144,614	1,541	98.93%	201,271
Cultural	-	13,000	13,000	0.00%	19,500
Regulatory - Development	418,235	641,482	223,247	65.20%	962,224
Regulatory - Public Health	8,474	15,000	6,526	56.50%	22,500
Regulatory - Animals	81,975	78,198	-3,777	104.83%	115,386
Environmental Sustainability	-	6,667	6,667	-	10,000
LANDSCAPES TOTAL:	856,126	1,204,378	348,251	71.08%	1,784,855
COMMUNITY					
Community Health & Wellbeing	176,902	218,469	41,567	80.97%	315,178
Recreation	559,693	655,341	95,648	85.40%	954,884
Access	-	-	-	-	-
Volunteers	26,365	40,000	13,635	65.91%	45,000
Families	6,608	9,333	2,725	70.80%	11,500
Education	-	-	-	-	-
Capacity & Sustainability	40,382	40,462	79	99.80%	54,405
Safety	10,700	26,467	15,767	40.43%	39,700
Consultation & Communication	7,215	12,975	5,760	55.60%	17,300
LIFESTYLE TOTAL:	827,865	1,003,047	175,182	82.54%	1,437,967
ORGANISATION					
Improvement	42,365	73,932	31,567	57.30%	72,642
Sustainability	1,448,455	1,317,212	-131,243	109.96%	2,809,812
Finances	198,513	196,566	-1,947	100.99%	341,888
ORGANISATION TOTAL:	1,689,333	1,587,710	-101,623	106.40%	3,224,342
TOTALS	\$5,919,874	\$5,992,239	\$72,365	98.8%	\$12,228,023

CAPITAL EXPENDITURE PROGRAM 2022-23

As at 28 February 2023

			BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
			\$	\$	\$		DEADLINE
INFRASTRUCTURE							
ROAD ASSETS							
Resheeting Program	Various	Roads Resheeting	500,000	162,094	337,906		
		Oatlands - Interlaken Road Resheeting 5km	100,000	0	100,000	RTR	30 June 2023
	C1020068	Mangalore - Blackbrush Road Resheeting 3km	50,531	0	50,531	RTR	30 June 2023
	C1020053	Elderslie - Bluff Road Resheeting 2km	30,000	0	30,000	RTR	30 June 2023
	C1020090	Bagdad - East Bagdad Road 1.5km	20,000	0	20,000	RTR	30 June 2023
Reseal Program	Various	Roads Reseal Program	0	0	0	\$270K moved to Reconstruct & Seal	
	C1010073	Woodsdale - Woodsdale Road Reseal	50,000	71,401	-21,401		
	C1010023	Parattah - Inglewood Road Reseal	130,000	0	130,000	(RTR \$75K)	30 June 2023
Reconstruct & Seal		Reconstruct & Seal Program	206,202	0	206,202	\$270K from Roads Reseal Program	
	C1010097	Campania - Native Corners Road (to complete section)	260,000	191,365	68,635	LRCI P3	30 June 2023
	C1010049	Colebrook - Eldon Road (Milling and asphalt patches)	25,200	25,200	0		
	C1010116	Elderslie - Pelham Road (Stabilisation and drainage)	200,000	189,645	10,355	LRCI P3	30 June 2023
	C1010119	Oatlands - High Street Reconstruct & Seal	24,150	24,150	0		
	C1010103	Oatlands - South Parade (including Kerb, Channel and Footpath)	170,000	53,538	116,462	RTR 21/22 c/f WIP \$9,264 (RTR \$150K)	30 June 2022
	C1010030	Oatlands - Stoney Street (Reconstruct & Seal)	14,448	14,448	0		
	C1010027	Stonor - Stonor Road (stabilise - two sections)	245,000	152,914	92,086	LRCI P3	30 June 2023
	C1010094	Woodsdale Road (Whitefoord - four sections)	255,000	363,449	-108,449	RTR	30 June 2023
	C1010043	York Plains - York Plains Road A (pavement failures) (500 metres)	82,500	18,478	64,022	LRCI P3 c/f	30 June 2023
	C1010016	York Plains - York Plains Road B (Starting 5km from Midland Hwy)	130,000	31,033	98,967	LRCI P3	30 June 2023
Construct & Seal (Unsealed Roads)	C1020088	Campania - Hall Street (Seal and stormwater upgrade)	70,000	0	70,000	RTR	30 June 2023
	C1020001	Mangalore - Ballyhooly Road (approx. 500 metres)	90,000	78,167	11,833	LRCI P3 - \$50K	30 June 2023
		Oatlands - Interlaken Road (Year 1/3 - Total contribution \$300K)	1,169,236	0	1,169,236	Remote Roads - \$1,069,236 of \$5,346,180	30 June 2026
Minor Seals (New)		Dust Suppressants	40,000	0	40,000		
	C1020089	Oatlands - Bentwick Street	37,777	0	37,777	LRCI P3 - \$17,777	30 June 2023

CAPITAL EXPENDITURE PROGRAM 2022-23

As at 28 February 2023

			BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
			\$	\$	\$		DEADLINE
Other		Campania Structure Plan - Town gateway and Streetscape	40,000	0	40,000		
	C1020078	Campania - Estate Road (vicinity Mallow property)	49,000	13,544	35,456	Budget c/f WIP \$13,544	
		Campania - Main Intersection/Carpark Design Concept	50,000	0	50,000	Budget c/f	
	C1010037	Campania - Reeve St / Clime Street (includes Footpath)	70,000	16,209	53,791	Budget c/f WIP 30/6/22 \$16,209	
	C1010105	Campania - Reeve St Junction/footpath/kerb & channel	200,000	10,761	189,239	WIP \$16,209 Vulnerable Road Users	31 March 2023
	C1010117	Colebrook - Junction Craighourne Road and Colebrook Road	24,000	0	24,000		
	C1020070	Elderslie - Bluff Road Intersection Upgrade	150,000	135,411	14,589	WIP \$130,674 Black Spot	31 August 2022
	C1020088	Elderslie - Cliftonvale Road Landslip	0	7,629	-7,629		
	C1010098	Elderslie - Elderslie Road Widening Investigation & Trial (Sth Blackbrush Rd)	40,000	6,777	33,223	Budget c/f WIP \$6,777	
	C1010118	Elderslie - Pelham Rd / Clifton Vale Rd (junction upgrade)	65,000	24,585	40,415	RTR	30 June 2023
	C1010119	Mt Seymour - Junction Blackgate Road and Tunnack Road	24,000	0	24,000		
	C1020032	Oatlands - Hasting Street Junction	15,000	959	14,041	Budget c/f WIP \$959	
	C9030002	Runnymede quarry - Rehabilitation	20,000	17,045	2,955		
	C1020004	Tea Tree - Grices Road (Tree removal, set-back of embankment, drainage)	15,000	0	15,000	Budget c/f	
	C1020086	Tunnack - Link Road Landslip	25,000	107	24,893	Budget c/f WIP \$107	
	C1010078	Woodsdale - Woodsdale Road Landslip	0	11,951	-11,951		
			4,687,044	1,620,862	3,066,182		
BRIDGE ASSETS							
	C1030065	Interlaken Road (Dulv Rvlt - Bridge No 3861) - Widening	42,218	67,095	-24,877	Budget c/f WIP \$53525	
	C1030052	Jones Road Broadmarsh (Jordan River - Bridge 5083) - Flood Damage	80,000	3,302	76,699		
	C1030062	York Plains Road (Kitty's Rivulet - Bride No 457)	60,000	92,826	-32,826	Budget c/f WIP \$69,342	
			182,218	163,223	18,995		

CAPITAL EXPENDITURE PROGRAM 2022-23

As at 28 February 2023

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
		\$	\$	\$		DEADLINE
WALKWAYS	Footpaths - General Streetscapes	16,000	0	16,000	Budget \$84K c/f	
	C1040014 Bagdad - East Bagdad Road	160,000	156,553	3,447	Budget c/f WIP \$151,524	
	C1040036 Bagdad - Midland Highway Walking Path Upgrade (500 metres)	100,000	4,160	95,840	Budget \$50K c/f	
	C1040041 Bagdad - Midland Highway Walking Path Footbridge Repairs	130,000	0	130,000	Funded from savings on East Bagdad Rd project and general streetscapes budget	
	C1040005 Campania - Reeve Street - Footpath through to Hall	30,000	0	30,000	Budget c/f	
	C1040031 Kempton - Midlands Highway/Mood Food	147,565	0	147,565	\$147,565 Budget c/f	
	C1040017 Kempton - Grange Road (Retaining Wall)	30,000	0	30,000		
	C1040037 Kempton - Streetscape Plan - Footpath Renewal (southern end)	60,000	0	60,000	LRCI P3 c/f	30 June 2023
	C1090033 Kempton - Main St, Sophia to Erskine (145m) - Footpath/kerb & gutter/stormwater	80,032	80,476	-444	Budget c/f WIP \$58,404 /\$28K from General Streetscapes	
	C1040039 Kempton - Old Huntingground Road (Footpath / School Crossing etc.)	80,000	75,466	4,534	Budget \$27K c/f WIP \$8,391	
	G2020002 Melton Mowbray - Streetscape Works (Trough / Shelter etc)	30,000	5,318	24,682	Budget c/f WIP \$5318	
	C1040040 Oatlands - Campbell Street (Footpath)	45,000	0	45,000		
	C1040034 Oatlands - Stanley Street (Footpath - 120 metre link)	25,000	0	25,000		
	C1040030 Tunnack - Streetscape concept Plan	50,000	46,676	3,324	Budget c/f WIP \$42,970	
		983,597	368,649	614,948		
LIGHTING	Nil	0	0	0		
PUBLIC TOILETS	C1110001 Colebrook - History Room Toilets (Tiling etc.)	10,000	0	10,000		
	C1110002 Campania - Flour Mill Park - Concrete Pathways/drainage/remove pavers	15,000	0	15,000	Budget c/f	
	General Public Toilets - Upgrade Program	20,000	0	20,000	Budget c/f	
		45,000	0	45,000		
DRAINAGE	C1090004 Kempton - Erskine Street - Stormwater Upgrade & Footpath	60,000	0	60,000		
		60,000	0	60,000		
WASTE	Wheelie Bins and Crates	5,000	0	5,000		
	C1100004 Dysart WTS (Gates)	4,150	4,150	0		
	WTS Safety & Operational Improvements	20,850	0	20,850		
		30,000	4,150	25,850		

CAPITAL EXPENDITURE PROGRAM 2022-23

As at 28 February 2023

			BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
			\$	\$	\$		DEADLINE
GROWTH							
TOURISM							
C2020007	Jericho - Memorial Avenue - Plaques (Stage 1 of 2 - \$20K per year)		20,000	0	20,000	Budget c/f	
C2020008	Kempton - Memorial Avenue Park - Interps (Stage 1 of 2 - \$20K per year)		19,545	155	19,390	Budget c/f WIP \$155	
G2020006	Oatlands Accommodation Facility		0	42,283	-42,283	WIP \$40,373 (Offset by Barrack Street Property)	
			39,545	42,438	-2,893		
LANDSCAPES							
HERITAGE							
C3010013	Heritage Collections Store		10,000	3,700	6,300	Budget c/f WIP \$3,700	
C3010009	Kempton - Watch House (Heat Pump)		0	3,800	-3,800		
C3010012	Oatlands - Commissariat (Boundary Fence)		6,000	0	6,000	Budget c/f	
C3010012	Oatlands - Commissariat (Toilet Improvements)		0	5,705	-5,705	Contribution from Mission Australia	
C3010004	Oatlands Court House (Wall Stabilisation)		15,000	1,187	13,813		
C3010002	Oatlands - Gaol Aluminium Temporary Steps (Entrance)		3,500	0	3,500	Budget c/f	
C3010002	Oatlands Gaolers Residence (Ceiling Reinstatement)		5,000	0	5,000		
C3010002	Oatlands Gaolers Residence (Wingwall)		23,000	0	23,000	Budget \$15K c/f	
C3010014	Oatlands - Barrack Street Police House (Year 2/2 Budget of \$110K)		55,000	0	55,000	Budget c/f	
C3010011	Oatlands - Roche Hall Forecourt (Interps - Planning Condition of Approval)		40,000	7,820	32,180	Budget c/f	
C4070006	Oatlands Swimming Pool (Staged demolition)		200,000	0	200,000		
C3010006	Parattah - Railway Station - Shed for Gangers Trolley		2,000	0	2,000	Budget c/f	
			359,500	22,213	337,287		
NATURAL							
C3020017	Chauncy Vale - Wombat Walk		39,250	29,438	9,812	Includes \$29,250 grant WIP \$324,547.59	31 Dec 2022
C3020019	Chauncy Vale - Day Dawn Cottage Improvements		12,000	7,700	4,300		
C3020018	Municipal Area - Preventing Roadkill (Signs)		5,000	8,038	-3,038	Budget c/f WIP \$1,980	
			56,250	45,175	11,075		

CAPITAL EXPENDITURE PROGRAM 2022-23
As at 28 February 2023

			BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
			\$	\$	\$		DEADLINE
CULTURAL		Nil	0	0	0		
			0	0	0		
REGULATORY - DEVELOPMENT	C3040002	Kempton Council Chambers - Clock Restoration Works	10,672	1,384	9,288	Budget c/fwd WIP \$726.5	
	C9990001	Kempton Council Chambers - Office Furniture & Equipment	5,000	7,766	-2,766		
			15,672	9,150	6,522		
REGULATORY - PUBLIC HEALTH	C4060002	Water Bottle Refill Stations	7,980	0	7,980	Budget c/f	
			7,980	0	7,980		
REGULATORY - ANIMAL CONTROL		Nil	0	0	0		
ENVIRONMENTAL SUSTAINABILITY	G3050001	Oatlands Aquatic Centre - Electric Vehicle Charge Station	40,500	40,500	0	ChargeSmart Grant	
			40,500	40,500	0		
COMMUNITY FAMILIES	C4030001	Bagdad - Child Care Centre Building	237,314	12,765	224,549	Council Commitment (\$100K grant funded)	
			237,314	12,765	224,549		

CAPITAL EXPENDITURE PROGRAM 2022-23

As at 28 February 2023

			BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
			\$	\$	\$		DEADLINE
RECREATION	C4070005	Recreation Committee	20,791	0	20,791		
	C4070046	Bagdad - Bagdad Community Club (Precinct Plan)	25,000	17,417	7,583	Budget c/f WIP \$14,180	
	C4070046	Bagdad - Bagdad Community Club (Repair of Oval)	20,000	17,042	2,958		
	C4070056	Bagdad - Iden Road Park Development	75,000	0	75,000		
	C4070058	Broadmarsh - Broadmarsh Hall "The Haven"	81,462	81,462	0	Administration of Progress Assoc. Grant	
	C4070053	Campania - Recreation Ground Drainage	25,000	56,708	-31,708		
	C4070004	Campania - Public Open Space dev (Justitia Park)	6,375	0	6,375	Budget c/f	
	C4070049	Kempton - Off-lead Dog Park	60,331	4,755	55,576	LRCI Phase 3 \$43,125 WIP \$3,915	30 June 2023
	C4070019	Kempton - Recreation Ground (Hot Water System)	4,209	4,209	0	From Committee Budget	
	C4070019	Kempton - Recreation Ground (Lighting)	16,000	10,801	5,199	Budget c/f	
	C4070019	Kempton - Recreation Ground (Site Dev and Play Equipment)	24,250	0	24,250	Budget c/f	
	C4070057	Kempton - Recreation Ground (Irrigation)	60,000	1,637	58,363		
	C4070048	Kempton - Skate Park (Council Commitment)	5,000	13,667	-8,667	WIP \$11,364.23	
	C4070039	Mt Pleasant Rec Ground - Building Improvements	259,000	129,131	129,870	Department of Communities Grant	31 December 2023
	C4070034	Oatlands - Aquatic Centre (New Pool) - WIP prior to 2020/21	941,987	941,987	0	WIP \$941,987	
	C4070034	Oatlands - Aquatic Centre (New Pool) - Construction	9,678,126	9,165,348	512,778	WIP \$6,519,656	
	C4070054	Oatlands - Aquatic Centre (Gymnasium Equipment)	15,000	13,734	1,266		
	C3020002	Oatlands - Callington Park (Lighting & Surveillance)	14,000	0	14,000		
	C4070055	Oatlands - Callington Park Toilet	140,000	3,220	136,780		
	C4070009	Oatlands - Community Hall (Maintenance Program)	51,300	0	51,300	Budget c/f	
	C4070013	Oatlands - Midlands Community Centre (External Painting - Front of Building)	5,000	0	5,000		
	C4070013	Oatlands - Midlands Community Centre (Roof & Insulation)	39,000	23,410	15,590	Budget c/f WIP \$468	
	C4070026	Tunbridge - Park Gates	3,040	3,058	-18	Budget c/fwd	
			11,569,871	10,487,586	1,082,285		
ACCESS		All Buildings (Priority Approach)	50,000	0	50,000	Budget c/f	
	C4050001	Tunbridge Community Club (SMC Contribution Accessible Toilets)	20,000	200	19,800	Budget c/f WIP \$200	
			70,000	200	69,800		

CAPITAL EXPENDITURE PROGRAM 2022-23

As at 28 February 2023

			BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION	
			\$	\$	\$		DEADLINE	
CAPACITY & SUSTAINABILITY	C5020003	Campania - Bush Reserve / Cemetery	300,000	48,619	251,381	WIP \$14,817		
	C5020006	Kempton - Carriage Shed - Toilets	15,000	0	15,000			
	C5020001	Levendale - Community Centre	38,390	0	38,390	Budget c/f		
	C6020005	Oatlands - Community Shed (Shipping Container)	6,600	6,602		-2 Men's Shed Grant		
	C6020012	Oatlands - Church Street/South Parade Sub-Division	0	35,031	-35,031	WIP \$32,471- Offset by sale of properties		
	C6020014	Oatlands - MMPC Church Street Sub-Division	0	4,686	-4,686	WIP \$733.18 Offset by sale of property		
	C5020004	Oatlands - Stanley Street Master Plan	20,000	172	19,828	Budget c/f		
	C5020002	Oatlands - Structure Plan	25,000	34,155	-9,155	\$25K Budget c/fwd WIP \$23,203		
			404,990	129,264	275,726			
SAFETY	C5030002	SMC Flood Mapping Project (subject to external Grant Funding)	40,000	0	40,000			
			40,000	0	40,000			
ORGANISATION								
SUSTAINABILITY	C6020007	Oatlands - Council Chambers - Internal Toilets & Access Upgrade	100,000	9,357	90,643	Budget c/fwd WIP \$1538		
	C6020007	Oatlands - Council Chambers - Damp Issues & Stonemasonry	15,000	0	15,000	Budget c/fwd		
	C6020007	Oatlands - Council Chambers - Works Office (floor coverings)	5,000	0	5,000	Budget c/fwd		
	C9990001	Oatlands - Town Hall (General - Incl. Office Equip/Furniture)	5,000	5,650	-650			
	C6020003	Computer System (Hardware / Software) - includes CISCO 3 yrs	62,800	162,057	-99,257	Budget c/fwd \$12,800		
	C6020003	Ipads (2) (Animal & Building Control)	4,000	0	4,000			
	C6020003	New Server - New Domain Controller/Main Server	20,000	14,226	5,774			
	C6020010	Municipal Revaluation	0	40,250	-40,250	\$64,400 paid in 2021-22		
				211,800	231,539	-19,739		

CAPITAL EXPENDITURE PROGRAM 2022-23

As at 28 February 2023

			BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
			\$	\$	\$		
WORKS	C6020011	Kempton Depot - Perimeter Fencing	25,000	18,972	6,028		
	C6020011	Kempton Depot - Property Purchase (Year 4/4 Budget of \$180K)	45,000	45,000	0	Total Project Cost - to be funded over 4 yrs (Yr 4 - \$45K)	
	C6020011	Kempton Depot - Storage Lockers	2,000	1,593	407	Budget c/fwd	
	C6020001	Oatlands Depot - General repairs & alterations	28,000	0	28,000	Budget c/fwd	
	C9990002	Minor Plant Purchases	9,500	2,925	6,575		
	C9990002	Minor Plant Purchases - Building Services Unit	0	10,789	-10,789	To be funded from proceeds from HBS	
	C9990002	Second Hand MISU Screening Bucket	0	12,000	-12,000		
	MP45/2023	Animal Lifter for Animal Management Vehicle	0	22,695	-22,695		
	C6020008	Radio System	3,000	0	3,000		
		Plant Replacement Program					
		Heavy Vehicles	714,199	269,206	444,993		
		Light Vehicles	354,086	213,032	141,054		
		(Trade Allowance - \$218K & \$229)					
			1,180,785	596,212	584,573		
		GRAND TOTALS	20,222,066	13,773,927	6,448,139		

CASH FLOW 2022/2023	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS
	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)
	Jul 2022	Aug 2022	Sept 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	(Year to Date)
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash flows from operating activities									
Payments									
Employee costs	(280,887)	(470,851)	(307,392)	(304,949)	(331,818)	(334,886)	(408,269)	(356,164)	(2,795,216)
Materials and contracts	(372,338)	(282,093)	(259,278)	(153,830)	(414,310)	(406,884)	43,089	(189,929)	(2,035,573)
Interest	(3,244)	0	0	0	(1,266)	(27,544)	0	0	(32,054)
Other	(48,103)	(68,139)	(128,628)	(71,252)	(64,186)	(124,969)	(45,113)	(68,919)	(619,309)
	<u>(704,572)</u>	<u>(821,083)</u>	<u>(695,298)</u>	<u>(530,030)</u>	<u>(811,580)</u>	<u>(894,282)</u>	<u>(410,293)</u>	<u>(615,012)</u>	<u>(5,482,151)</u>
Receipts									
Rates	90,401	1,757,594	1,473,724	191,542	469,284	376,779	467,576	355,853	5,182,753
User charges	94,343	417,276	1,595,316	63,774	91,723	65,942	57,849	315,126	2,701,349
Interest received	2,867	78,065	27,557	22,069	37,842	40,150	44,101	40,040	292,690
Subsidies	0	0	0	0	0	23,976	0	0	23,976
Other revenue grants	0	304,265	52,500	0	305,931	1,514	0	304,265	968,473
GST Refunds from ATO	0	0	0	0	0	0	0	0	0
Other	(36,958)	(97,132)	80,168	(53,397)	83,756	131,982	18,727	6,705	133,851
	<u>150,654</u>	<u>2,460,067</u>	<u>3,229,265</u>	<u>223,988</u>	<u>988,537</u>	<u>640,341</u>	<u>588,253</u>	<u>1,021,987</u>	<u>9,303,093</u>
Net cash from operating activities	(553,918)	1,638,984	2,533,967	(306,042)	176,957	(253,941)	177,961	406,975	3,820,943
Cash flows from investing activities									
Payments for property, plant & equipment									
Payments for property, plant & equipment	(198,831)	(1,065,572)	(1,103,032)	(205,257)	(638,110)	(1,096,103)	(338,161)	(704,985)	(5,350,052)
Proceeds from sale of property, plant & equipment									
Proceeds from sale of property, plant & equipment	134	54,250	33	39,339	4,505	0	117,421	164	215,845
Proceeds from Capital grants	208,968	77,600	665,531	0	0	0	0	505,000	1,457,099
Proceeds from Investments	0	0	0	0	0	0	0	0	0
Repayment of Investments	0	200,000	0	0	0	0	0	0	200,000
	<u>10,270</u>	<u>(733,722)</u>	<u>(437,469)</u>	<u>(165,919)</u>	<u>(633,604)</u>	<u>(1,096,103)</u>	<u>(220,740)</u>	<u>(199,821)</u>	<u>(3,477,108)</u>
Net cash used in investing activities	10,270	(733,722)	(437,469)	(165,919)	(633,604)	(1,096,103)	(220,740)	(199,821)	(3,477,108)
Cash flows from financing activities									
Repayment of borrowings									
Repayment of borrowings	(7,965)	0	0	0	(16,278)	(115,845)	0	0	(140,088)
Proceeds from borrowings									
Proceeds from borrowings	0	0	0	0	0	0	0	0	0
Net cash from (used in) financing activities	(7,965)	0	0	0	(16,278)	(115,845)	0	0	(140,088)
Net increase/(decrease) in cash held	(551,613)	905,262	2,096,498	(471,961)	(472,925)	(1,465,889)	(42,780)	207,154	203,747
Cash at beginning of reporting period	14,355,848	13,804,235	14,709,497	16,805,995	16,334,034	15,861,109	14,395,220	14,352,440	14,355,848
Cash at end of reporting period	13,804,235	14,709,497	16,805,995	16,334,034	15,861,109	14,395,220	14,352,440	14,559,595	14,559,595

18. MUNICIPAL SEAL

Nil.

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	<i>Local Government (Meeting Procedures) Regulations 2015 Reference</i>
<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)(g)

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

CLOSED COUNCIL AGENDA

20. BUSINESS IN “CLOSED SESSION”

20.1 Closed Council Minutes - Confirmation

20.2 Applications for Leave of Absence

20.3 Audit Panel Minutes

20.3.1 Audit Panel Receipt of Minutes

20.3.2 Audit Panel Endorsement of Recommendations

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 D F Fish		
Clr R McDougall		
Clr F Miller		

OPEN COUNCIL AGENDA

21. CLOSURE