

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 26th July 2023
10.00 a.m.

Oatlands Municipal Offices
71 High Street, Oatlands

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD
ON WEDNESDAY 26th JULY 2023 AT THE OATLANDS MUNICIPAL OFFICES
COMMENCING AT 10.01 A.M

1. PRAYERS

Reverend Dennis Cousens recited prayers.

2. ACKNOWLEDGEMENT OF COUNTRY

Mayor E Batt recited Acknowledgement of Country

3. ATTENDANCE

Mayor E Batt, Deputy Mayor K Dudgeon, Cllr A E Bisdee OAM, Cllr McDougall, Cllr D Fish, Cllr D Blackwell and Cllr F Miller.

Mr T Kirkwood (General Manager), Mr G Finn (Manager Development and Environmental Services), Mrs A Burbury (Finance Officer), Mrs W Young (Manager Community & Corporate Development), Ms S Holliday (Receptionist / Administration Officer) and Mrs J Crosswell (Executive Officer).

4. APOLOGIES

Nil.

5. MINUTES

5.1 Ordinary Council Meeting

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 28th June 2023, as circulated, are submitted for confirmation.

RECOMMENDATION

THAT the Minutes (Open Council Minutes) of the Council Meeting held 28th June 2023 be confirmed.

DECISION

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

THAT the Minutes (Open Council Minutes) of the Council Meeting held 28th June 2023 be confirmed.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr 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 Committees of Council, as circulated, are submitted for receipt:

- Woodsdale Hall General Committee Meeting Minutes – 19th June 2023
- Lake Dulverton & Callington Park Committee Meeting Minutes – 17th July 2023

RECOMMENDATION

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

DECISION

Moved by Clr R McDougall, seconded by Clr D Fish

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr 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 Committees of Council are submitted for endorsement:

- Woodsdale Hall General Committee Meeting Minutes – 19th June 2023
- Lake Dulverton & Callington Park Committee Meeting Minutes – 17th July 2023

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

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

5.3.1 Joint Authorities - Receipt of Minutes

Nil.

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

Nil.

6. NOTIFICATION OF COUNCIL WORKSHOPS

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

One workshop has been held since the last Ordinary Meeting.

A workshop was held on the 10th July 2023 at the Council Chambers, Oatlands commencing at 9.30 a.m.

Attendance: Mayor E Batt, Deputy Mayor K Dudgeon, Cllrs A E Bisdee OAM, D Blackwell, D Fish, R McDougall and F Miller

Also in Attendance: T Kirkwood, D Richardson, B Williams, W Young, G Finn and L Brown.

Apologies: Nil.

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

- Development & Environmental Services Item - Callington Mill
- Roche Hall – 73 High Street, Oatlands (Rural Alive & Well)

RAW has advised that it does not intend to renew the Lease at 73 High Street, Oatlands (current Lease expires 31st August 2023).

Initial discussion relating to a 'Use' proposal for the property.

- Craighourne Road (off Link Road)

Preliminary discussion relating to an item to be formally considered at the next Council Meeting scheduled for 26th July 2023.

- Lemont Road (through Fonthill)

Manager Infrastructure & Works (David Richardson) to raise a road realignment proposal for preliminary feedback.

- Oatlands Aquatic Centre – further discussion relating to the review of operations

Outcomes to be reported as an Agenda Item for the next scheduled Council Meeting.

- Grant Opportunities (Planned Applications)

1. Tasmanian Walking and Cycling for Active Transport Strategy

The Tasmanian Government (DSG) has allocated \$2m for the southern region (Round 1 – further rounds to come) to construct infrastructure consistent with the above Strategy.

It is intended to submit two applications:

- a) Bagdad (Midland Highway) Walking Cycling Path – extending from Bagdad Community Club to Iden Road, Bagdad. This is approximately 1.50 kilometres

and will be at an estimated cost of \$500K, with Council contributing \$145K (as budgeted).

- b) Kempton to Mood Food – extend this footpath by commencing at Burnett Street and construct the missing link to the Mood Food Walking Cycling Path. Final costing yet to be prepared but Council's existing Budget of \$148,950 will be committed as a contribution by the applicant.

Program is yet to be formally opened but is imminent.

2. Open Spaces Grant - \$4.94 million Open Spaces Grant Program – now open for applications

This State Government grant, managed by LGAT, is to support councils to provide new or renewed capital infrastructure to support active living.

The \$4.94 million will be available over two rounds through 2023-24, with \$2.47 million in total funds available in Round 1. Funding to successful councils may be between \$100,000 and \$400,000 under Round 1 of the Program.

Potential capital works projects for new or renewed outdoor infrastructure under the program, include, but aren't limited to:

- council parks and city and town green spaces, where improvements directly support active living
- walking and cycling trails and pathways
- playgrounds
- ancillary facilities including accessible toilets/change rooms and journey features to encourage activity, such as infrastructure for active transport, rest points, seating, shelters, and signage.

Applications are now open and must be received by 5:00pm on Friday 29 September 2023. Offers of funded are expected by 30 November 2023, with all funded projects to be delivered by 30 June 2025.

Preliminary discussion of potential projects.

- Future of Local Government Review

Report back following the first public consultation meeting.

- Levendale Community Centre (ex-Primary School)

Outcome of discussion to be reported as an Agenda Item for the next scheduled Council Meeting.

The workshop concluded at approximately 12.15 p.m.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Cllr A E Bisdee OAM, seconded by Cllr R McDougall

THAT the information be received.

CARRIED

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

7. COUNCILLORS – QUESTION TIME

7.1 Questions (On Notice)

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

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

Nil.

7.2 Questions Without Notice

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

It states:

“29. Questions without notice

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

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

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

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

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

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

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

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

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

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

Deputy Mayor K Dudgeon – Feral cats – commented re: the significant cat problem within Oatlands (and other areas). Can Council consider taking any response measures?

General Manager – Council can provide traps but it is then the person’s responsibility to take the cat to Ten Lives. Council do not euthanize. Council to advertise the services of Ten Lives and other organisations that can assist with de-sexing and re-homing. Educational material for cat owners to be included in Council’s Newsletter and additional trap(s) to be purchased. Council does not have the resources to take action when cats have been trapped.

Deputy Mayor K Dudgeon - Councillor Group Photos – group photograph of elected members (taken previously) to be wall mounted. Also need to arrange a photograph of the new Council elected in October 2023.

Deputy Mayor K Dudgeon - Aquatic Centre – fence at the rear of the property – to be modified to improve sight distance. Provision of the Bike rack being the responsibility of VOS Construction.

Deputy Mayor K Dudgeon – Runnymede - disposal of waste materials on property owned by Coronation Hotel – odour complaints.

The Manager Development & Environmental Services (Grant Finn) provided background information. It is a Level 2 Activity under the control of the Environment Protection Authority.

Deputy Mayor K Dudgeon - Campania Streetscape – Community Meeting – outcome of meeting held 13th July 2023.

The Manager Community & Corporate Development (Wendy Young) informed Council that the group planned to incorporate and draft Rules for Incorporation were being prepared. The group was next scheduled to meet in September 2023.

Clr A E Bisdee – Photograph of King Charles III.

Informed that the official full length photograph has yet to be released.

Clr F Miller – Digital Strategy – Council Workshop.

Awaiting advice from Mr B Mitchell MP to confirm available date and time.

Clr R McDougall – raised the issue of whether Council could consider the conduct of a ‘Volunteer Expo’ with the aim of recruiting volunteers to the various community based organisations and promoting the opportunities that exist.

To be considered. Contact to be made with Volunteering Tasmania.

Clr R McDougall - Aquatic Centre – Landscaping – trees require replacement – suggested different plantings to increase greenery.

To be arranged.

Mayor E Batt – Aquatic Centre - Artwork Proposal (forecourt area) – proposals to be considered at the August workshop.

Mayor E Batt – Council Chambers, Kempton – Clock – still not operational.

Confirmed that the electrical mechanism has been ordered.

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*.

Nil.

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.

Nil.

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.

Julia Jabour – Southern Midlands Regional News

1. Council Structural Reform – what is Council's opinion as to whether there will be forced amalgamations?

General discussion confirmed that Council remains confident there will be no forced amalgamations.

2. 'Off-lead' Dog Park Area, Oatlands

General discussion relating to the proposed development of an 'off-lead' Dog Park area at Oatlands and the general attributes of the site(s) that have been identified. These include the 'Flaxmill Hill' site; Road Reserves in and around Oatlands; and the Council owned storage/pound in Wellington Street.

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

Nil.

12.2 Subdivisions

Nil.

12.3 Municipal Seal (Planning Authority)

Nil.

12.4 Planning (Other)

12.4.1 Application to Amend the Planning Scheme (Reference DA2300/40), 1844 Midland Highway Bagdad to rezone land from the Future Urban Zone to the Village Zone

Author: CONSULTANT PLANNER (DAVID CUNDALL)

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

Date: 18 July 2023

Attachment(s)

1. Section 37 Application Documents
2. Certified Draft Amendment DA 2300/40 1844 Midland Highway Bagdad

SUMMARY

JMG Engineers and Planners on behalf of the landowner 1844 Midland Highway Pty Ltd have submitted an application to the Southern Midlands Council (“the Council”) to rezone the land at 1844 Midland Highway, Bagdad (“the land”) from the Future Urban Zone to the Village Zone under the Local Provisions Schedule of the *Tasmanian Planning Scheme – Southern Midlands* (“the Planning Scheme”).

The application is made pursuant to Section 37 of the *Land Use Planning and Approvals Act 1993* (“the Act”). This section of the act allows a person to request the Planning Authority to assess and consider an amendment to the Planning Scheme. The request is in the form of an application to Council that provides a description of the proposal, the description of the land, a general assessment against the statutory provisions and requirements of the Act and rationale for why the Planning Authority ought to initiate an amendment to the Local Provisions Schedule (LPS).

Council as a Planning Authority has the ability to initiate an amendment to the LPS of the Planning Scheme which includes the maps for the zones and codes (and overlays) and the written ordinance that is specific to the Southern Midlands as provided in the LPS (i.e. locally listed heritage places, specific area plans, site specific qualifications etc.).

This report, before Council, forms the first part in the formal decision making on whether to initiate the amendment.

This entire process from the preparation of the application (by the Applicant) through to a decision of the TPC can take 6-12 months (or longer for more complicated sites or amendments).

The application is requesting that the zone maps for 1844 Midlands Highway, Bagdad be amended to change the zoning from the Future Urban Zone to the Village Zone. The primary purpose for the amendment is to allow for the future residential development of the land under the standards of the Village Zone. This would allow the land to be subdivided into a residential density as shown in the application submitted by JMG Engineers and Planners subject to further separate approvals.

Currently, under the Future Urban Zone, the land cannot be subdivided and developed at a residential density nor can the land be used for the purposes outlined in the Village Zone.

The current Future Urban Zone designates land for future urban development subject to a rezoning which would typically occur once infrastructure becomes available and per the expansion of a settlement area.

This report will assess the request to amend the LPS against the statutory requirements of the Act. A Planning Authority, in considering whether to initiate an amendment to the LPS, must be satisfied that the amendment meets the LPS criteria as provided in Section 34 of the Act. If the Planning Authority is satisfied the amendment meets the LPS Criteria then Council will resolve to certify the amendment per the attached certificate. The LPS criteria considers matters such as furthering the overall objectives of the Act, the technical aspects of the amendment, consistency with State Policies and the Regional Land Use Strategy.

It is the Planning Authority's responsibility to consider the LPS Criteria through the assessment provided in this report together with the application submitted by JMG Engineers and Planners.

The assessment, in this report, finds that the request to amend the LPS meets the LPS Criteria. It is recommended that Council initiate the amendment to the LPS as outlined in the recommendations of this report and that Council certify the amendment by the Council seal to the attached instrument (diagram and written description).

Initiation of the amendment will then require the amendment be sent to the Tasmanian Planning Commission (TPC) and publicly exhibit the amendment for a period of 28 days. This will also require prior notification to State Agencies and Authorities that have an interest in the amendment.

Once the 28 day exhibition period is complete then the Planning Authority will again meet and consider any representations received during the exhibition period. The Planning Authority will consider a report on any representations and provide a recommendation to the TPC on such matters.

The TPC will then receive and consider the report on the Planning Authority's assessment and recommendations together with the application to amend the LPS. The TPC then have a duty to review those recommendations and decisions of the Planning Authority and hold any hearings on the Planning Scheme amendment.

PROPOSAL

As outlined in the summary, the application requests Council initiate an amendment to the LPS to rezone the land at 1844 Midland Highway, Bagdad from the Future Urban Zone to the Village Zone.

The land is comprised of two (2) separate titles. These are CT 184820/1 and CT 184820/2. The application to Council however has only included one (1) title. This is because at the time of submission to Council in March 2023 the land was comprised of only one (1) title. Since submission a new title was created through a previous subdivision of the land and a survey plan lodged with the Lands Title Office.

The two (2) land titles are in separate ownership and the applicant has provided signed consent for the lodgement of the application per Section 37 of the Act. This was a slightly rare turn of events, however, as landowner consent has been given for both titles to be included in the amendment then the statutory requirements have been met. Any further discrepancy from the application documentation details, such differing title or site descriptions, can otherwise be addressed in this report. The change of title occurred after the application was lodged with the Council.

The amendment would require a modification to the LPS zone maps for the two (2) titles only, to rezone the land from the Future Urban Zone to the Village Zone as shown in figure 1 below.

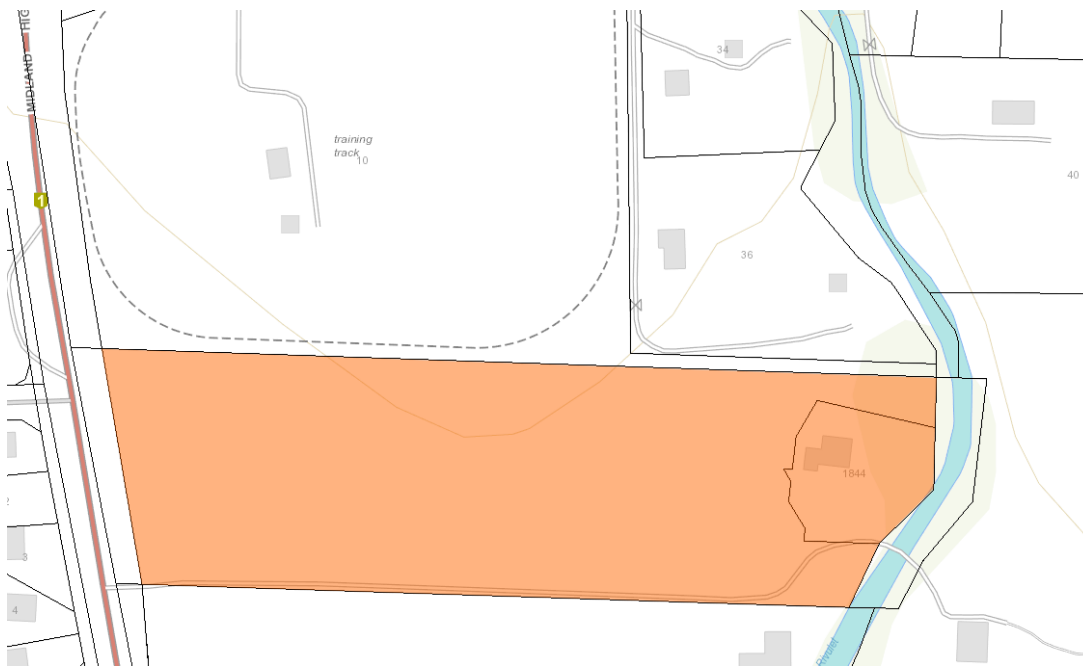


Figure 1: Application of the Village Zone to land at 1844 Midland Highway, Bagdad
(Source: LISTmap Tasmania)

The Village Zone is the zone currently used in the urban parts of Bagdad. This is a “mixed use” type zone that allows for a mixture of business, residential and community use and development. Residential use and development, however, is afforded greater priority through the amenity standards and status as “no permit required” in the use table.

The current Future Urban Zone prohibits subdivision and development that would prejudice the future rezoning and urban development of the land. The purpose of the Future Urban Zone is outlined in Part 30.1 of the Planning Scheme as:

- 30.1.1 To identify land intended for future urban use and development.
- 30.1.2 To ensure that development does not compromise the potential for future urban use and development of the land.
- 30.1.3 To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure.

The land is planned for rezoning, per the *Bagdad Mangalore Structure Plan 2010*. A sewer service has been expanded to the site through the development of the subdivision on the adjoining property at 10 East Bagdad Road. Bagdad, since 2010, has also experienced increased subdivision development. The subdivision of the Iden Road and Owens Hill Road area on the western side of the Midland Highway is continuing under existing permits. The subdivision of the northern land around Le Compte Place and Lyndon Road was completed in 2007 and is now filled with dwellings. The final large infill development area at 10 East Bagdad Road (adjoining 1844 Midland Highway) has just been completed with titles likely to be issued soon (2023). There are only smaller infill development areas left in the Bagdad village zoned area.

Based on the existing and developing character of the area it is likely the land will be subdivided for residential development. A plan provided with the application to Council

shows a future indicative layout of the land showing how 39 new residential lots could be created.

Should the amendment be initiated by the Planning Authority and approved by the TPC then applications to subdivide and develop the land can be lodged with Council subject to the ordinary planning assessment process.

SITE DESCRIPTION

The two (2) titles are collectively described as 1844 Midland Highway. This is a 3.822ha area of land that fronts the Midland Highway. The land is relatively flat with small rise in the centre of the site. The land can drain both west towards the Midland Highway and east towards the Bagdad Rivulet. The land is bordered by the Midland highway to the west, the Bagdad Rivulet to the east, the new residential subdivision at 10 East Bagdad Road to the north. There is a similar sized lot and single dwelling and land to the south at 1842 Midland Highway (CT 170689/1).

The land is characterised by open pasture, fencing and a single dwelling located near the Bagdad Rivulet. Figure 2 below provides an aerial image of the site. There is connecting road through the adjoining 10 East Bagdad Road which is shown in Figure 3.



Figure 2: Aerial image of 1844 Midland Highway with surrounding area shown for context (Source: LISTmap Tasmania)

The use of the land is best described as a residential use with some ancillary agricultural use of the paddocks located between the dwelling and the Midland Highway.



Figure 3: Photo of 1844 Midland Highway with future connection road from 10 East Bagdad Road (Source: David Cundall, 13th July 2023)

Access and Transport

The land is accessed from the Midland Highway. This is an 80kph zone. Future access from the subdivision at 10 East Bagdad Road can be provided once the road is formally adopted by Council and titles are issued.

Transport to and from the land would typically be by vehicle. Public transport is also provided along the Midland Highway route. There is a bus stop located on the eastern side of the Midland Highway (same side as 1844 Midland Highway) and is within walking distance of the land. The bus stop together with a concrete footpath along the eastern side of the highway is shown in figure 4 below.



Figure 4: Photo of bus stop on eastern side of Midland Highway with footpath towards 1844 Midland Highway (Source: David Cundall, 13th July 2023)

Future subdivision of the land will require internal roads and footpaths to connect with the local network. A footpath has been completed within the 10 East Bagdad Road subdivision. There is also a walking track on the western side of the Midland Highway that connects with the Iden Road and Swan Street residential areas.

Council Officers, requested preliminary input from the Department of State Growth in the assessment of the application. The Department of State Growth is the Road Authority for the Midland Highway. The Department encourages a future footpath along the Midland Highway to the *Disability Discrimination Act 1992* (DDA) compliant bus stop shown in figure 4.

Aboriginal Heritage

The application includes a desktop assessment of sites listed under the *Aboriginal Heritage Act 1975*. There are no sites listed under this legislation located on the land. However, the advice from Aboriginal Heritage Tasmania is that future use and development proceed with an Unanticipated Discovery Plan on hand in the event that sites or items of significance are discovered. This is the typical advice given where there are no site listed on the land.

European Heritage

There are no places listed on the Tasmanian Heritage Register under the *Historic Cultural Heritage Act 1995* or under the Heritage Code of the Planning Scheme.

Flora and Fauna

Part of the land is mapped under the Priority Vegetation Overlay (PVO) under the Natural Assets Code of the Planning Scheme. This area is shown in figure 5.

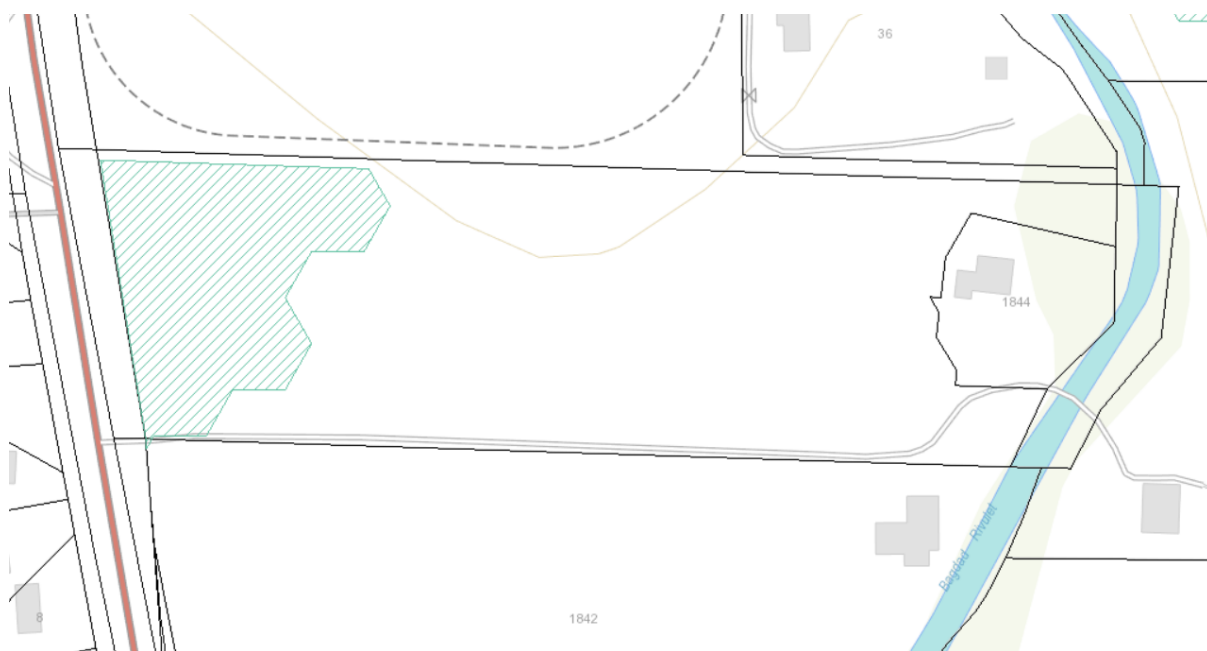


Figure 5: Priority Vegetation Overlay (Natural Assets Code) (Source: LISTmap Tasmania)

The submitted application has included an assessment of this area by a suitably qualified botanist in the accompanying report *Natural Values Assessment of 1844 Midland Highway, Bagdad*, prepared by enviro-dynamics, 8th September 2022. The assessment concludes that the area of land identified by the Priority Vegetation Overlay is exotic and improved pastures and pine trees and that the threatened species *Lepidium hyssopifolium* previously recorded in the vicinity of the site was no longer present.

There are no other flora and fauna values that ought to be considered in this proposal other than those afforded protection by the existing Waterway and Coastal Protection Area Overlay along the Bagdad Rivulet.

Natural Hazards

There are two (2) known and mapped natural hazards that apply to this land. These are:

- Waterway and Coastal Protection Area Overlay – this applies to all class 1 to 4 watercourses and wetlands in Tasmania. This applies to the Bagdad Rivulet on the eastern boundary of the site. The mapping is derived from a guidance map provided on the LIST mapping services. The overlay is intended to minimise impacts on natural watercourses, including quality, ecological function and vegetation. The overlay requires use and development within the overlay to be assessed against the standards of the Natural Assets Code.
- Bushfire Prone Area – the entire site is mapped as a Bushfire Prone Area under the Bushfire-Prone Areas Code of the Planning Scheme. Consequently, applications for future subdivision or vulnerable or hazardous use/developments will need to address the standards of the Code and by a suitably qualified Bushfire Hazard Practitioner.

Infrastructure

The site is currently serviced by the following infrastructure:

- 108m frontage with the Midland Highway and future connection with the new subdivision road provided in the 10 East Bagdad Road Subdivision.
- Wireless NBN with the tower located 73 Chauncy Vale Road (CT 143469/4).
- Power at boundary with the Midland Highway and along the southern boundary of the land (along the existing internal vehicle access road).
- Sewer can be connected to the newly created sewer main along the Midland Highway and drains to the Bagdad treatment lagoons located at 18 Owens Hill Road (CT 174167/1) and accessed from the Midland Highway. Preliminary advice from TasWater, as the Regulated Entity, was requested by Council Officers. TasWater had no objections or further comment on the proposal.
- Water is available at the Midland Highway Boundary and is supplied by the Swan Hill reservoirs which are fed from the Upper Derwent River at Bryn Estyn.
- Stormwater, subject to further design and approval, can be treated on the land and discharged to the Bagdad Rivulet.
- Gas is not available at the site.

Site Context and Urban Character

The land is located in the northern residential part of the Bagdad township. The area is characterised by the Midland Highway which intersects the eastern and western residential areas. The land to the east is accessed from East Bagdad Road and the land to the west is accessed either by Swan Street or Iden Road.



Figure 6: Owens Hill Road, Bagdad (Source: David Cundall, 13th July 2023)

There are two (2) small public parks, a service station, a shop, small workshops and home businesses located in the vicinity of the land. All are within a walkable 800m catchment of the land. The Bagdad community club, sports grounds, golf club, fire-station and childcare are located further south of the site (approximately 1.3km) and can be accessed via footpaths and walking tracks. Figure 6, Figure 7 and Figure 8 show the urban built environment around the land at 1844 Midland Highway.



Figure 7: Le Compte Place, Bagdad (Source: David Cundall, 13th July 2023)



Figure 8: 1844 Midland Highway, Bagdad in streetscape setting (Source: David Cundall, 13th July 2023)

Based on the 2021 census, the population of the entire Bagdad locality (6354ha) is 1,482 and comprised of 563 dwellings (<https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL60026>, accessed 12th July 2023). Outside the village zoned areas

of Bagdad the population is spread over the 6,354 ha area of land. Most of which is bushland and farmland. The population within this area is mostly located in the Rural Living Zones around Green Valley Road, Huntingdon Tier Road, Winstead Road and land close the Midland Highway.

Bagdad Mangalore Structure Plan (2010)

The *Bagdad Mangalore Structure Plan (2010)* prepared by Parsons Brinckerhoff Australia Pty Limited for the Southern Midlands Council and community provides the structure and strategic direction for the Bagdad and Mangalore area.

The Structure Plan included a series of recommendations including rezonings of land which were mostly undertaken in 2014. The Structure Plan attempted to identify a Bagdad township through mapping three (3) 800m catchment area. These are the northern urban area of Bagdad, the land around the Community Club and the Bagdad School.

The Bagdad Mangalore Structure Plan was developed prior to the *Southern Tasmanian Regional Land Use Strategy* (declared October 2010).

The Structure Plan predicted a 12-15 year supply of residential land in Bagdad. This is an accurate prediction for the area. With the last of the larger infill sites being developed for subdivision this year (2023). The next logical land for residential development in accordance with the Structure Plan is the land at 1844 Midlands Highway. This is shown in figure 9 below.

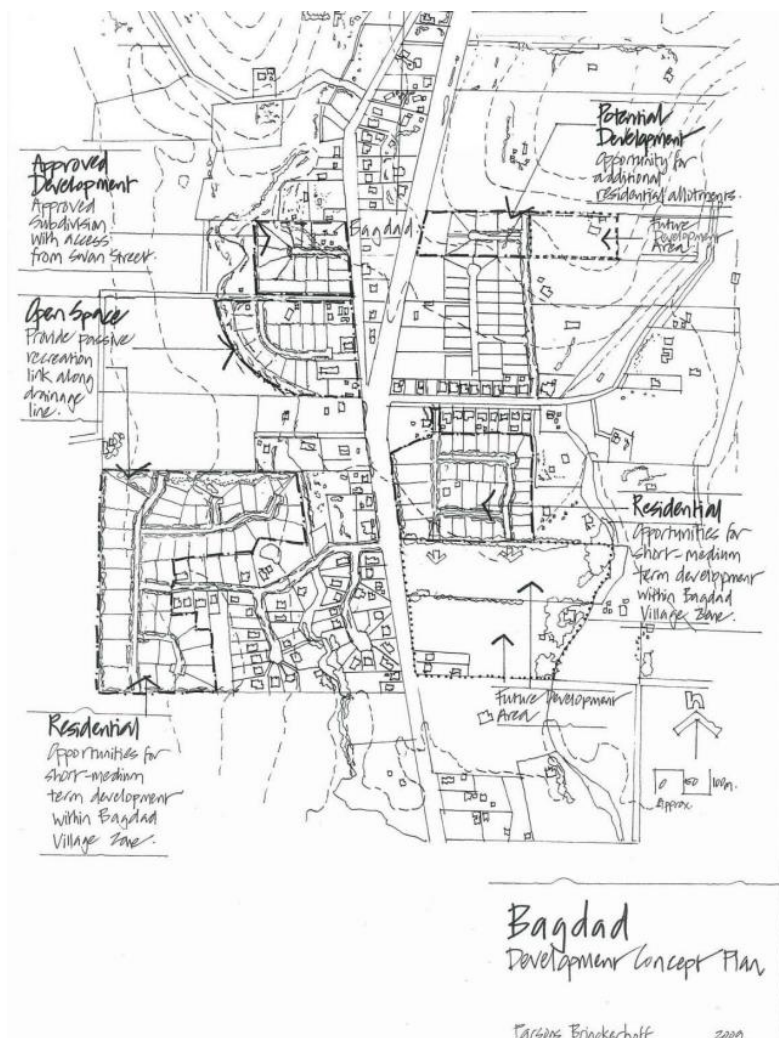


Figure 9: Bagdad Development Concept Plan (Source: Bagdad Mangalore Structure Plan 2010)

SCHEME AMENDMENT ASSESSMENT

This section of the report will provide the statutory assessment of the proposed rezoning against the LPS Criteria provided in Section 34 of the Act. It is a requirement of Section 38 and Section 40F of the Act, that the Planning Authority is satisfied that a draft amendment of an LPS will meet the criteria.

The assessment criteria for a request to amend the LPSs at section 34(2) of the Act provide as follows:

(2) The LPS criteria to be met by a relevant planning instrument are that the instrument

(a) contains all the provisions that the SPPs specify must be contained in an LPS

(b) is in accordance with section 32

(c) furthers the objectives set out in Schedule 1

(d) is consistent with each State policy

(da) Satisfies the relevant criteria in relation to the TPP's (Tasmanian Planning Policies)

(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in

which is situated the land to which the relevant planning instrument relates

(f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 that

applies in relation to the land to which the relevant planning instrument relates

(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas

that are adjacent to the municipal area to which the relevant planning instrument relates

(h) has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

Each of the criteria is considered in turn per the following sub-headings.

Section 34(2)(a)

The instrument – contains all the provisions that the SPPs specify must be contained in an LPS.

The proposal complies with the SPP requirements for an LPS as set out in clause LP1.0 and Appendix A of the SPPs.

The proposed change is a change to the zone maps only which is the rezoning of the Future Urban Zone to the Village Zone.

The Village Zone is a zone used in the SPP suite of zones. All clauses of the Village zone will apply to the land without any further amendment or change.

The proposal complies with the criteria.

Section 34(2)(b)

The instrument – is in accordance with section 32.

This section identifies the technical aspects of the LPS such as inclusion of zone maps and overlays, and what additional local provisions can be included if permitted to do so under the SPPs, to add to, modify or override the SPPs.

The zone maps form part of the LPS and can be amended by the Planning Authority. The Village Zone is a zone used in the SPP suite of zones. All clauses of the Village zone will apply to the land without any further amendment or change.

The proposal complies with this criteria.

Section 34(2)(c)

The instrument – furthers the objectives set out in Schedule 1.

The following tables consider the Objectives in Parts 1 and 2 of Schedule 1 of the Act.

Part 1

The objectives of the resource management and planning system of Tasmania are –

Table 1 Part 1 – Objectives of the Resource Management and Planning System of Tasmania

Objective	Comment
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;</i>	<p>The land has been strategically zoned as the Future Urban Zone. The land was set aside for future urban development subject to a rezoning by the Planning Authority.</p> <p>The land is within an established urban area, and can be serviced by existing and recently expanded infrastructure.</p> <p>The application to Council requesting the rezoning together with this assessment report demonstrates the land is capable of being used and developed with minimal clearance of habitat and can be serviced by the existing network.</p>
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water;</i>	<p>The rezoning does not put unreasonable impost on Council, service providers and the community.</p> <p>The rezoning follows the existing urban pattern of development in the area and is consistent with the <i>Bagdad Mangalore Structure Plan 2010</i>.</p>
<i>(c) to encourage public involvement in resource management and planning;</i>	<p>Public involvement in the rezoning and subdivision application is implemented through the statutory notification/exhibition period for the application. Adjoining owners and interested parties or persons may lodge a representation on the proposal.</p>

Objective	Comment
	<p>The land has already been subject to the RMPS through the <i>Joint Land Use and Planning Initiative</i>, the development of the <i>Southern Midlands Interim Planning Scheme 2015</i> and the LPS process. All which included extensive public involvement.</p> <p>It would be fair and reasonable to assume that many of the adjoining and nearby landowners and occupants would be cognisant of the adjoining subdivision works and potential for further works and connection to this land.</p>
<p><i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);</i></p>	<p>The proposed village zone will increase the economic activity and further development of the Bagdad township through significant construction, increased population and greater use and activation of the public open space network.</p>
<p><i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the state.</i></p>	<p>This is primarily achieved through the rezoning and application process provided under the Resource Management and Planning System (RMPS) Tasmania.</p>

It is considered that the proposal meets the Objectives.

Part 2

The objectives of the planning process established by the Act are, in support of the objectives set out in Part 1 of this Schedule –

Table 2 Part 2 – Objectives of the Planning Process Established by this Act

Objective	Comment
<p><i>(a) to require sound strategic planning and co-ordinated action by State and local government;</i></p>	<p>The State Policies, the regional land use strategy and the Council's Strategic Plan are discussed in this report.</p> <p>It is considered that each of the strategic planning outcomes would be adequately met.</p> <p>The Section 37 amendment process represents a co-ordinated action with sound strategic planning merit.</p> <p>Other relevant strategies of Council include:</p> <ul style="list-style-type: none"> – <i>Bagdad Mangalore Structure Plan (2010)</i> – <i>Southern Midlands Council – Strategic Plan 2022 – 2032</i> <p>These documents have been considered in the preparation of this amendment</p>

Objective	Comment
	application (and report) and are referenced as part of the assessment.
<i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;</i>	The existing system of planning instruments is capable of adequately addressing the issues involved within this proposal.
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;</i>	<p>The effects on the environment will be considered through the applicable standards of the Planning Scheme and the STRLUS policies.</p> <p>Decisions made the Planning Authority, State Agencies and Authorities are based on the assessment and expertise provided by suitably qualified persons. The application submitted by JMG Engineers and Planners includes a planning assessment report prepared by qualified and experienced town planners, together with ecological assessment and civil and traffic engineering assessment.</p> <p>Further assessment will occur once the State Agencies and broader public are formally notified of the Planning Scheme amendment and Council will consider any comment as part of a report prepared under Section 40K of the Act.</p>
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;</i>	The proposed amendment is consistent with State, regional and Local policy as outlined in this report. This follows the process already undertaken over the past 15 years whereby the Bagdad area was identified as suitable for future urban growth and urban densification.
<i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;</i>	This is achieved through the existing RMPS.
<i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation;</i>	The rezoning and subdivision of this land provides for further housing options in an established residential area. Residents will be within walking distance of established shops, public open space, walking trails and other community infrastructure.

Objective	Comment
<p><i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;</i></p>	<p>There are no building or places identified on the land that ought to be conserved in accordance with any existing legislation.</p> <p>An Aboriginal Heritage Desktop assessment has been undertaken and no places or items of significance were identified on the land. Similarly no places of European heritage were identified on the land.</p> <p>The land has been extensively cleared aside from the vegetation around the Bagdad Rivulet (which is afforded protection under the Natural Assets Code).</p>
<p><i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and</i></p>	<p>The orderly provision and co-ordination of public utilities and other facilities is provided through the existing RMPS.</p> <p>The application to Council together with the assessment provided in this report demonstrates that future urban development and use of the land can be achieved through connection and integration with existing infrastructure. The specific details of how this will be achieved will be subject to further approvals provided by the standards of the Planning Scheme together with assessment by Council's engineer and the State Agencies and Authorities.</p> <p>The application however shows that, in principle, public infrastructure and other assets can be protected over the course of future development (which is subject to separate approvals).</p>
<p><i>(i) to provide a planning framework which fully considers land capability.</i></p>	<p>This is provided through the previous planning studies, planning scheme development which has led to this application before Council.</p> <p>Land capability was considered prior to the application of the Future Urban Zone and has been again considered in the assessment of this application. The findings are the land is capable of accommodating future urban development</p>

Objective	Comment
	and does not displace land needed for other purposes such as preserving ecological diversity, industrial, tourism or farming purposes.

Section 34(2)(d)

The instrument – is consistent with each State policy.

The following State policies are made under the State Policies and Projects Act 1993. These are:

- State Policy on the Protection of Agricultural Land 2009;*
- State Policy on Water Quality Management 1997; and*
- Tasmanian State Coastal Policy 1996.*

Each is considered in turn below.

This section will also consider the National Environmental Protection Measures, which have been adopted as State policies.

State Policy on the Protection of Agricultural Land 2009

The State Policy on the Protection of Agricultural Land 2009 (PAL) aims to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

Agricultural land is defined under the policy as:

“Agricultural land” means all land that is in agricultural use or has the potential for agricultural use,

that has not been zoned or developed for another use or would not be unduly restricted for

agricultural use by its size, shape and proximity to adjoining non-agricultural uses.”

The land is mapped as ‘Land Capability 4’ as shown in Figure 10 Land Capability map. The land is not considered agricultural land as it does not possess the qualities of agricultural land and has been zoned for future urban development. The land has however been set aside for future urban development under the Future Urban Zone under the LPS and under the previous Southern Midlands Interim Planning Scheme 2015.

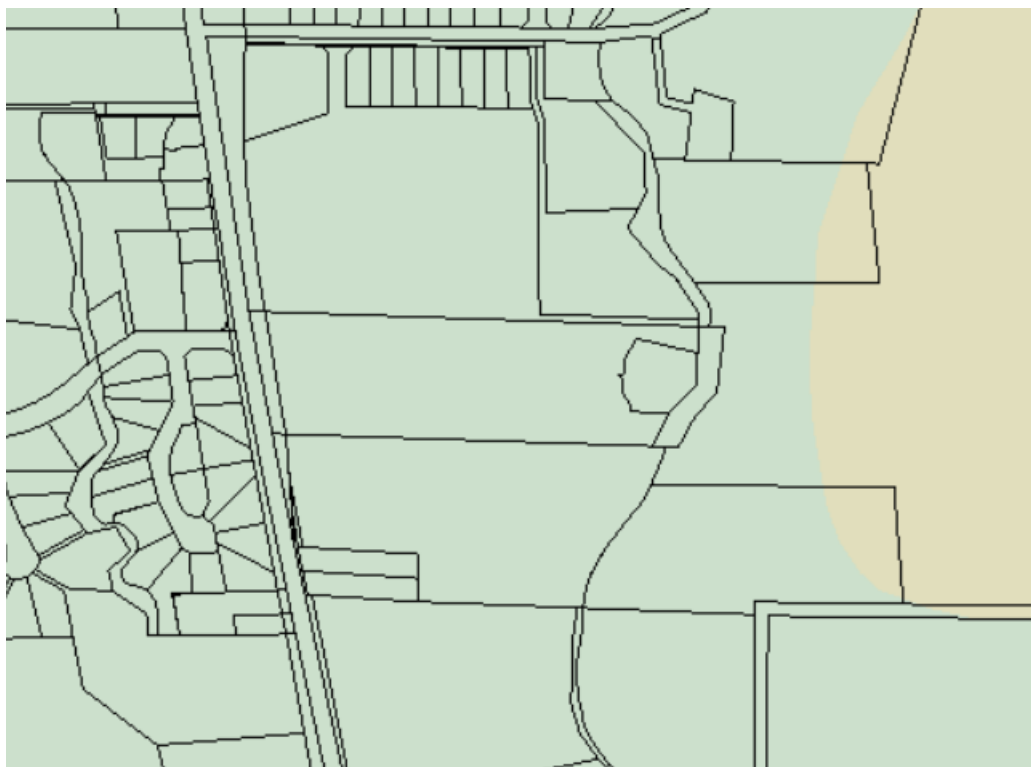


Figure 10: Land Capability map of 1844 Midland Highway (Source: LISTmap Tasmania)

The proposed rezoning is compliant with the State Policy on the Protection of Agricultural Land 2009.

State Policy on Water Quality Management 1997

The State Policy on Water Quality Management 1997 aims to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's RMPS.

It is considered that effective administration of the standard powers conferred to the Council as a planning, road and stormwater authority would ensure that these processes are undertaken in a manner that would be appropriately sensitive to water quality. It is noted that clause 6.11.2 (g) of the Planning Scheme enables the making of planning permit conditions dealing with erosion, and stormwater volume and quality controls.

A small part of the site, adjacent to the Bagdad Rivulet, is within the Waterway and Coastal Protection Area Overlay. Accordingly additional planning standards will be invoked for works and development within the overlay.

The proposal is considered compliant with State Policy on Water Quality Management 1997 as the works that will subsequently be undertaken on the land can be managed in accordance with the existing RMPS framework. The application to Council has also demonstrated how waters can be managed on the site.

Tasmanian State Coastal Policy 1996

The Tasmanian State Coastal Policy 1996 (TSCP) is applicable to State waters and to all land to a distance of one kilometre inland from the high-water mark.

The land at 1844 Midland Highway, Bagdad is not within 1km of any State waters. This policy is not applicable to the proposed rezoning.

National Environmental Protection Measures

The following National Environmental Protection Measures (NEPMs) have been adopted as State policies by Tasmania:

- Air Toxics NEPM;
- Ambient Air Quality NEPM;
- Assessment of Site Contamination NEPM;
- Diesel Vehicle Emissions NEPM;
- Movement of Controlled Waste between States and Territories NEPM;
- National Pollutant Inventory NEPM; and
- Used Packaging Materials NEPM.

The Council does not possess any record or information that deems the land to be a site or former site that has been used for contaminating activities.

The proposed amendment would lead to development that will involve typical and small scale civil infrastructure activity for the development of the subdivision roads and infrastructure. It is considered that waste, emissions and potential for contamination risk would be minor and that the proposal would be consistent with the NEPMs.

Section 34(2)(da)

The instrument – satisfies the relevant criteria in relation to the TPPs.

This provision of the act is not currently applicable – as there are no TPPs as of the date of this report.

Section 34(2)(e)

The instrument – as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates.

As required by section 34(2)(e) of LUPAA, a draft LPS amendment must be consistent as far as practicable with the relevant regional strategy.

The site is within the area of the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS). The tables below provide an assessment of the proposal against the relevant policies of the STRLUS. Policies that are not considered relevant to the rezoning have been excluded from this report.

Biodiversity and geodiversity policies

Table 3 Biodiversity and Geodiversity Policies

Policy Reference	Policy	Comment
BNV 1	Maintain and manage the region's biodiversity and ecosystems and their resilience to the impacts of climate change	See sub-clauses below

Policy Reference	Policy	Comment
BNV 1.1	<p><i>Manage and protect significant native vegetation at the earliest possible stage of the land use planning process.</i></p> <p><i>Where possible, avoid applying zones that provide for intensive use or development to areas that retain biodiversity values that are to be recognised and protected by the planning scheme.</i></p>	<p>Significant native vegetation in the Bagdad area was previously considered prior to the application of the Future Urban Zone to this land. This was subsequent to the <i>Bagdad Mangalore Structure Plan 2010</i> process.</p> <p>The Priority Vegetation Overlay is partly applied to the land. This is a small area in the north west corner of the site which is now improved exotic pastures in the vicinity of an access to the adjoining subdivision at 10 East Bagdad Road.</p> <p>The natural values assessment report submitted with the application demonstrates</p>
BNV 1.2	<p><i>Recognise and protect biodiversity values deemed significant at the local level and in the planning scheme:</i></p> <p><i>a. specify the spatial area in which biodiversity values are to be recognised and protected; and</i></p> <p><i>b. implement an ‘avoid, minimise, mitigate’ hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values.</i></p>	<p>the previously identified threatened species on the land, <i>Lepidium hyssopifolium</i>, to which the Priority Vegetation Overlay has been applied, is no longer present.</p> <p>The land is otherwise largely devoid of natural values that ought to be listed under the Priority Vegetation Overlay.</p> <p>Future subdivision will still however be subject to the Natural Assets Code.</p>
BNV 1.3	<p><i>Provide for the use of biodiversity offsets if, at the local level, it is considered appropriate to compensate for the loss of biodiversity values where that loss is unable to be avoided, minimised or mitigated.</i></p> <p><i>Biodiversity offsets:</i></p> <p><i>a. are to be used only as a ‘last resort’;</i></p> <p><i>b. should provide for a net conservation benefit and security of the offset in perpetuity; and</i></p>	

Policy Reference	Policy	Comment
	<p><i>c. are to be based upon 'like for like' wherever possible.</i></p>	
<p><i>BNV 1.4</i></p>	<p><i>Manage clearance of native vegetation arising from use and development in a manner that is generally consistent across the region but allowing for variances in local values.</i></p>	
<p><i>BNV 1.5</i></p>	<p><i>Where vegetation clearance and/or soil disturbance is undertaken, provide for construction management plans that minimise further loss of values and encourages rehabilitation of native vegetation.</i></p>	
<p><i>BNV 1.6</i></p>	<p><i>Include in the planning scheme, preserving climate refugia where there is scientifically accepted spatial data.</i></p>	
<p><i>BNV 2</i></p>	<p><i>Protect threatened native vegetation communities, threatened flora and fauna species, significant habitat for threatened fauna species, and other native vegetation identified as being of local importance and places important for building resilience and adaption to climate change for these.</i></p>	
<p><i>BNV 2.1</i></p>	<p><i>Avoid the clearance of threatened native vegetation communities except:</i></p> <p><i>a. where the long-term social and economic benefit arising from the use and development</i></p>	

Policy Reference	Policy	Comment
	<p><i>facilitated by the clearance outweigh the environmental benefit of retention; and</i></p> <p><i>b. where the clearance will not significantly detract from the conservation of that threatened native vegetation community.</i></p>	
<i>BNV 2.2</i>	<p><i>Minimise clearance of native vegetation communities that provide habitat for threatened species.</i></p>	
<i>BNV 2.3</i>	<p><i>Advise potential applicants of the requirements of the Threatened Species Protection Act 1995 and their responsibilities under the Environmental Protection and Biodiversity Conservation Act 1999.</i></p>	
<i>BNV 3</i>	<p><i>Protect the biodiversity and conservation values of the Reserve Estate.</i></p>	
<i>BNV 4</i>	<p><i>Recognise the importance of non land use planning based organisations and their strategies and policies in managing, protecting and enhancing natural values.</i></p>	
<i>BNV 4.1</i>	<p><i>Consult NRM-based organisations as part of the review and monitoring of the Regional Land Use Strategy.</i></p>	
<i>BNV 5</i>	<p><i>Restrict the spread of declared weeds under the Weed Management</i></p>	<p>The restriction of the spread of declared weeds, and construction management plans for protecting environmental qualities can be</p>

Policy Reference	Policy	Comment
	<i>Act 1999 and assist in their removal.</i>	achieved through the ordinary development application process.
<i>BNV 5.1</i>	<i>Provide for construction management plans where vegetation clearance or soil disturbance is undertaken that include weed management actions where the site is known, or suspected, to contain declared weeds.</i>	This will occur subsequent to the rezoning. There are no further planning controls needed for the rezoning to achieve consistency with this policy.

Water resources policies

Table 4 Water Resource Policies

Policy Reference	Policy	Comment
<i>WR 1</i>	<i>Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries</i>	The land adjoins the Bagdad Rivulet to the east. Future use and development of the land will be subject to the standards of the Planning Scheme and the conditions of the Planning Authority. This includes the application of the Natural Assets Code for land within the waterway and coastal protection are overlay.
<i>WR 1.1</i>	<i>Use and development is to be undertaken in accordance with the State Policy on Water Quality Management.</i>	Furthermore, the Planning Authority has the ability to impose conditions or require further information on water quality management through the application and assessment requirements provided in Part 6 of the Tasmanian Planning Scheme.
<i>WR 1.2</i>	<i>Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning to minimise stormwater discharge to rivers.</i>	The proposed rezoning has shown a concept layout for the future subdivision of the land, prepared by a suitably qualified engineer and town planner. This demonstrates how stormwaters can be managed, in principle, on the site.
<i>WR 1.3</i>	<i>Include buffer requirements in the planning scheme to protect riparian areas relevant to their classification under the Forest Practices System.</i>	There is no need to impose additional planning controls for the land with regard to the water quality management and protection beyond those already provided under the existing RMPS framework.
<i>WR 1.4</i>	<i>Where development that includes vegetation clearance and/or soil</i>	

Policy Reference	Policy	Comment
	<i>disturbance is undertaken, provide for construction management plans to minimise soil loss and associated sedimentation of waterways and wetlands.</i>	
WR 2	<i>Manage wetlands and waterways for their water quality, scenic, biodiversity, tourism and recreational values.</i>	A rezoning of the land to the village zone can increase public access to the Bagdad Rivulet. This is achievable through providing public open space or access tracks, in Council ownership, to the Bagdad Rivulet.
WR 2.1	<i>Manage use and development adjacent to Hydro Lakes in accordance with their classification: Remote Wilderness Lake, Recreational Activity Lake or Multiple Use Lakes.</i>	The concept plan provided in the application shows a combined open space and stormwater detention area that adjoins the Bagdad Rivulet. This is a reasonable concept layout for the land and largely minimises removal of riparian vegetation. The zoning for the Bagdad Rivulet casement will not be altered and will remain in the Environmental Management Zone.
WR 2.2	<i>Provide public access along waterways via tracks and trails where land tenure allows, where there is management capacity and where impacts on biodiversity, native vegetation and geology can be kept to acceptable levels.</i>	
WR 2.3	<i>Minimise clearance of native riparian vegetation.</i>	
WR 2.4	<i>Allow recreation and tourism developments adjacent to waterways where impacts on biodiversity and native vegetation can be kept to acceptable levels.</i>	
WR 3	<i>Encourage the sustainable use of water to decrease pressure on water supplies and</i>	Water will be provided to the land through the existing TasWater supplied network.

Policy Reference	Policy	Comment
	<i>reduce long term cost of infrastructure provision</i>	The proposed rezoning does not hinder water sensitive urban design nor prevent the use of rainwater tanks on the land. Rainwater tanks are afforded exemption status where in accordance with the requirements of Part 4 of the Tasmanian Planning Scheme.
WR 3.1	<i>Reduce barriers in the planning system for the use of rainwater tanks in residential areas.</i>	

Managing risks and hazards policies

Table 5 *Managing Risks and Hazards Policies*

Policy Reference	Policy	Comment
MRH 1	<i>Minimise the risk of loss of life and property from bushfires.</i>	The land is located within a mapped bushfire prone area per the Bushfire-Prone Areas Code.
MRH 1.1	<i>Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots.</i>	<p>Future use and development of the land, including the subdivision of the land, will be subject to the standards of the Code. A subdivision layout plan, for example, must be prepared and supported by a report provided by an accredited bushfire hazard practitioner.</p> <p>Given the following relevant site conditions/environment:</p> <ul style="list-style-type: none"> - Existing water supply - 108m of frontage to a national highway - Road connection to local road (10 East Bagdad Road) - The built urban environment to the north and west - Land is cleared of standing native vegetation; and - Subject to Council’s fire hazard reduction program; that <p>Subject to a report prepared by an accredited bushfire hazard practitioner risk of loss of life and property is likely achievable.</p>
MRH 1.2	<i>Subdivision road layout designs are to provide for safe exit points in areas subject to bushfire hazard.</i>	
MRH 1.3	<i>Allow clearance of vegetation in areas adjacent to dwellings existing at the time that the planning scheme based on this Strategy come into effect, in order to implement bushfire management plans. Where such vegetation is subject to vegetation management provisions, the extent of clearing</i>	

Policy Reference	Policy	Comment
	<i>allowable is to be the minimum necessary to provide adequate bushfire hazard protection.</i>	
MRH 1.4	<i>Include provisions in the planning scheme for use and development in bushfire prone areas based upon best practice bushfire risk mitigation and management.</i>	
MRH 1.5	<i>Allow new development (at either the rezoning or development application stage) in bushfire prone areas only where any necessary vegetation clearance for bushfire risk reduction is in accordance with the policies on biodiversity and native vegetation.</i>	
MRH 1.6	<i>Develop and fund a program for regular compliance checks on the maintenance of bushfire management plans by individual landowners.</i>	
MRH 2	<i>Minimise the risk of loss of life and property from flooding.</i>	The Council does not have in its possession a record or information that documents that the land as flood-prone for the purposes of the Flood Prone Areas Hazards Code.
MRH 2.1	<i>Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas.</i>	
MRH 2.2	<i>Include provisions in the planning scheme for use and development in flood prone areas based upon</i>	

Policy Reference	Policy	Comment
	<i>best practice in order to manage residual risk.</i>	
<i>MRH 3</i>	<i>Protect life and property from possible effects of land instability.</i>	The land is not subject to the Landslip Hazard Code. Future use and development of the land will be subject to ordinary engineering and building requirements based on soil and geotechnical testing and reporting.
<i>MRH 3.1</i>	<i>Prevent further development in declared landslip zones.</i>	
<i>MRH 3.2</i>	<i>Require the design and layout of development to be responsive to the underlying risk of land instability.</i>	
<i>MRH 3.3</i>	<i>Allow use and development in areas at risk of land instability only where risk is managed so that it does not cause an undue risk to occupants or users of the site, their property or to the public.</i>	
<i>MRH 4</i>	<i>Protect land and groundwater from site contamination and require progressive remediation of contaminated land where a risk to human health or the environment exists.</i>	There is no known site contamination associated with the land or the adjoining land. Provisions and standards relating to site contamination are provided through the State Planning Provisions, however, are not considered applicable to the land.
<i>MRH 4.1</i>	<i>Include provisions in the planning scheme requiring the consideration of site contamination issues.</i>	
<i>MRH 5</i>	<i>Respond to the risk of soil erosion and dispersive and acid sulfate soils.</i>	The land is mapped as containing “Nil” soil sodicity per the mapping provided through the LIST state mapping services.
<i>MRH 5.1</i>	<i>Prevent further subdivision or development in areas containing sodic soils unless it does not create undue risk to the occupants or users of the</i>	

Policy Reference	Policy	Comment
	<i>site, their property or to the public.</i>	
MRH 5.2	<i>Wherever possible, development is to avoid disturbance of soils identified as containing acid sulfate soils. If disturbance is unavoidable then require management to be undertaken in accordance with the Acid Sulfate Soils Management Guidelines prepared by the Department of Primary Industries, Parks, Water and the Environment.</i>	

Recreation and open space policies

Table 6 Recreation and Open Space Policies

Policy Reference	Policy	Comment
ROS 1	<i>Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well being, amenity, environmental sustainability and the economy.</i>	The land adjoins urban development to the north and west. There is opportunity to provide greater access to the Bagdad Rivulet riparian reserve to the west through future subdivision works. Future development of the land can be integrated into the surrounding public open space network through connection to the footpath on the Midland Highway (to the north as shown in figure 6 of this report). Also to the walking trail on the western side of the Midland Highway that links with the western residential, commercial and community areas of Bagdad.
ROS 1.1	<i>Adopt an open space hierarchy consistent with the Tasmanian Open Space Policy and Planning Framework 2010, as follows;</i> a. <i>Local;</i> b. <i>District</i> c. <i>Sub-regional;</i> d. <i>Regional;</i>	There are no specific open space areas envisioned for this land under either the Planning Scheme or the <i>Bagdad Mangalore Structure Plan 2010</i> , however the mechanism provided under the <i>Local Government (Building and Miscellaneous) Provisions Act 1993</i> allows Council/Planning Authority to condition for 'cash in lieu' of the provision of public open space. This may be

Policy Reference	Policy	Comment
	<p><i>e. State; and</i> <i>f. National.</i></p>	<p>exercised in future subdivision of the land (subject to further approvals).</p>
<p>ROS 1.2</p>	<p><i>Adopt an open space classification system consistent with the Tasmanian Open Space Policy and Planning Framework 2010, as follows;</i></p> <ul style="list-style-type: none"> <i>a. Parks;</i> <i>b. Outdoor Sports Venues;</i> <i>c. Landscape and Amenity;</i> <i>d. Linear and Linkage;</i> <i>e. Foreshore and Waterway;</i> <i>f. Conservation and Heritage;</i> <i>g. Utilities and Services; and</i> <i>h. Proposed Open Space.</i> 	<p>Further strategic planning or open space planning or master planning for the Bagdad area could be beneficial as the land has undergone significant population increase and urban development since the <i>Bagdad Mangalore Structure Plan</i> was implemented 13 years ago. The application of the village zone to this land does not however preclude this from occurring.</p>
<p>ROS 1.3</p>	<p><i>Undertake a regional open space study, including a gap analysis, to establish a regional hierarchy within a classification system for open space in accordance with the Tasmanian Open Space Policy and Planning Framework 2010.</i></p>	
<p>ROS 1.4</p>	<p><i>Undertake local open space planning projects through processes consistent with those outlined in the Tasmanian Open Space Policy and Planning Framework 2010 (Appendix 3).</i></p>	
<p>ROS 1.5</p>	<p><i>Provide for residential areas, open spaces and other community</i></p>	

Policy Reference	Policy	Comment
	<i>destinations that are well connected with a network of high quality walking and cycling routes.</i>	
ROS 1.6	<i>Subdivision and development is to have regard to the principles outlined in 'Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania'.</i>	
ROS 2	<i>Maintain a regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future facilities and minimise overall costs to the community.</i>	
ROS 2.1	<i>Avoid unnecessary duplication of recreational facilities across the region.</i>	

Physical infrastructure policies

Table 7 Physical Infrastructure Policies

Policy Reference	Policy	Comment
PI 1	<i>Maximise the efficiency of existing physical infrastructure.</i>	The land (and future development) can be serviced by the existing services in Bagdad and is consistent with the <i>Bagdad Mangalore Structure Plan 2010</i> as a site identified for future urban development.
PI 1.1	<i>Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.</i>	
PI 1.2	<i>Provide for small residential scale energy</i>	

Policy Reference	Policy	Comment
	<i>generation facilities in the planning scheme.</i>	
<i>PI 2</i>	<i>Plan, coordinate and deliver physical infrastructure and servicing in a timely manner to support the regional settlement pattern and specific growth management strategies.</i>	
<i>PI 2.1</i>	<i>Use the provision of infrastructure to support desired regional growth, cohesive urban and rural communities, more compact and sustainable urban form and economic development.</i>	
<i>PI 2.2</i>	<i>Coordinate, prioritise and sequence the supply of infrastructure throughout the region at regional, sub-regional and local levels, including matching reticulated services with the settlement network.</i>	
<i>PI 2.3</i>	<i>Identify, protect and manage existing and future infrastructure corridors and sites.</i>	
<i>PI 2.4</i>	<i>Use information from the Regional Land Use Strategy, including demographic and dwelling forecasts and the growth management strategies, to inform infrastructure planning and service delivery.</i>	
<i>PI 2.5</i>	<i>Develop a regionally consistent framework(s) for developer charges associated with infrastructure provision, with pricing signals</i>	

Policy Reference	Policy	Comment
	<i>associated with the provision of physical infrastructure (particularly water and sewerage) consistent with the Regional Land Use Strategy.</i>	
PI 2.6	<i>Recognise and protect electricity generation and major transmission assets within the planning scheme to provide for continued electricity supply.</i>	

Land use transport integration policies

Table 8 Land Use Transport Integration Policies

Policy Reference	Policy	Comment
LUTI 1	<i>Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.</i>	Access to the land can be provided through vehicular access from the Midland Highway (a national highway and category 1 road). The highway is also used for public transport to and from the Greater Hobart Area. There is a bus-stop located on the eastern side of the highway, within 150m of the land.
LUTI 1.1	<i>Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.</i>	The rezoning (and future development) of the land is compliant with the <i>Bagdad Structure Plan 2010</i> which was a product of the former <i>Joint Land Use and Planning Initiative</i> (JLUPI) which assess the settlements and future development within the Southern Midlands, Central Highlands, Brighton and Derwent Valley Local Government Areas. The STRLUS also references the JLUPI as the basis for the regional settlement strategy (p.85, STRLUS).
LUTI 1.2	<i>Allow higher density residential and mixed use developments within 400 metres, and possibly up to 800 metres (subject to topographic and heritage constraints) of integrated transit corridors.</i>	The JLUPI together with the STRLUS encourages the consolidated and planned development of the regions villages, townships and other settlements in accordance with the Growth Management Strategies. This is to achieve, among many reasons, consolidation and higher density of living and urban development that will
LUTI 1.3	<i>Encourage residential development above</i>	

Policy Reference	Policy	Comment
	<i>ground floor level in the Primary, Principal and Major Activity Centres.</i>	<p>encourage social interaction, improvements and provision of quality open space areas and networks, greater opportunity for business and better utilisation of existing infrastructure networks without causing undue demand and spread of service providers (such as TasWater, TasNetworks, emergency services or social services). The land can be entirely integrated with the surrounding and available networks and accords with future aspirations and objectives for townships such as Bagdad.</p>
<i>LUTI 1.4</i>	<i>Consolidate residential development outside of Greater Hobart into key settlements where the daily and weekly needs of residents are met.</i>	
<i>LUTI 1.5</i>	<i>Locate major trip generating activities in close proximity to existing public transport routes and existing higher order activity centres.</i>	
<i>LUTI 1.6</i>	<i>Maximise road connections between existing and potential future roads with new roads proposed as part of the design and layout of subdivision.</i>	
<i>LUTI 1.7</i>	<i>Protect major regional and urban transport corridors through the planning scheme as identified in Maps 3 & 4.</i>	
<i>LUTI 1.8</i>	<i>Apply buffer distances for new development to regional transport corridors identified in Map 4 in accordance with the Road and Railway Assets Code to minimise further land use conflict.</i>	
<i>LUTI 1.9</i>	<i>Car parking requirements in the planning scheme and provision of public car parking is to be consistent with achieving increased usage of public transport.</i>	
<i>LUTI 1.10</i>	<i>Identify and protect ferry infrastructure points on the Derwent River (Sullivans Cove,</i>	

Policy Reference	Policy	Comment
	<i>Kangaroo Bay and Wilkinson Point) for their potential use into the future and encourage increased densities and activity around these nodes.</i>	
LUTI 1.11	<i>Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.</i>	
LUTI 1.12	<i>Encourage end-of-trip facilities in employment generating developments that support active transport modes.</i>	

Activity Centre policies

Table 9 Activity Centre Policies

Policy Reference	Policy	Comment
AC 1	<i>Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.</i>	Bagdad is within the following Activity Centres: <ul style="list-style-type: none"> - Primary Activity Centre of Hobart - The Principal Activity Centre of Glenorchy; and - The Rural Services Activity Centre of Brighton
AC 1.1	<i>Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.</i>	The proposed rezoning of the land to the village zone is highly unlikely to disrupt or compete with the existing Activity Centre network. Instead urban development and growth will feed into the existing networks, including the local centre of Bagdad for the provision of grocery items, fuel, emergency and community services, schools, childcare and other day-to-day needs.

Policy Reference	Policy	Comment
AC 1.2	<i>Utilise the Central Business, General Business, Local Business Zones as the main zones to deliver the activity centre network through the planning scheme, providing for a range of land uses in each zone appropriate to the role and function of that centre in the network.</i>	The proposed rezoning is entirely consistent with the Activity Centre Hierarchy and planned development of a village within the broader regional framework.
AC 1.3	<i>Discourage out-of-centre development by only providing for in-centre development within the planning scheme.</i>	
AC 1.4	<i>Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.</i>	
AC 1.5	<i>Encourage high quality urban design and pedestrian amenity through the respective development standards.</i>	
AC 1.6	<i>Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres.</i>	
AC 1.7	<i>Improve the integration of public transport with Activity Centre planning, particularly where it relates to higher order activity centres.</i>	
AC 1.8	<i>Encourage new development and redevelopment in established urban areas to reinforce the strengths</i>	

Policy Reference	Policy	Comment
	<i>and individual character of the urban area in which the development occurs.</i>	
AC 1.9	<i>Require active street frontage layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres if the defined character or purpose requires otherwise.</i>	
AC 1.10	<i>Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas.</i>	
AC 1.11	<i>Consolidate the Cambridge Park Specialist Activity Centre by restricting commercial land to all that land bound by Tasman Highway and Kennedy Drive, and provide for a wide range of allowable uses, including, but not limited to, service industry, campus-style office complexes and bulky goods retailing.</i>	
AC 1.12 [sic]	<i>Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within the planning scheme.</i>	
AC 2	<i>Reinforce the role and function of the Primary and Principal Activity Centres as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania.</i>	


Policy Reference	Policy	Comment
AC 2.1	<i>Encourage the consolidation of cultural, political and tourism activity within the Primary Activity Centre.</i>	
AC 2.2	<i>Encourage high quality design for all new prominent buildings and public spaces in the Primary and Principal Activity Centres.</i>	
AC 2.3	<i>Undertake master planning for the Primary and Principal Activity Centres taking into account this Strategy. These should examine issues of urban amenity, economic development, accessibility, urban design and pedestrian movement.</i>	
AC 2.4	<i>Encourage structure and economic development planning for lower level Activity Centres by local planning authorities.</i>	
AC 3	<i>Evolve Activity Centres focussing on people and their amenity and giving the highest priority to creation of pedestrian orientated environments.</i>	
AC 3.1	<i>Actively encourage people to walk, cycle and use public transport to access Activity Centres.</i>	
AC 3.2	<i>Support high frequency public transport options into Principal and Primary Activity Centres.</i>	
AC 3.3	<i>The minimum car parking requirements and associated 'discretion' in the planning scheme for use and development in the Principal and Primary</i>	

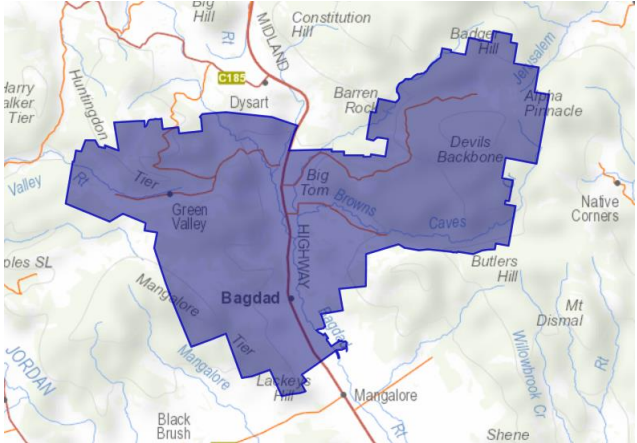
Policy Reference	Policy	Comment
	<i>Activity Centres are to encourage the use of alternative modes of transport other than private cars.</i>	
AC 3.4	<i>Provide for coordinated and consistent car parking approaches across the Principal and Primary Activity Centres that support improved use of public transport and alternative modes of transports, pedestrian amenity and urban environment.</i>	
AC 3.5	<i>Allow flexibility in providing on-site car parking in the lower order Activity Centres subject to consideration of surrounding residential amenity.</i>	

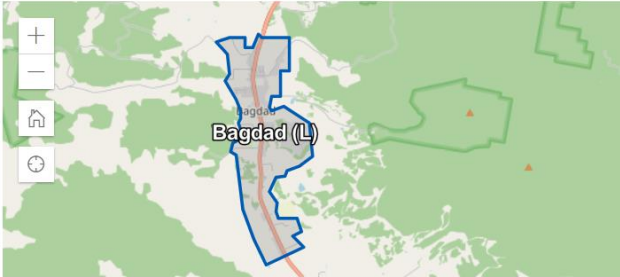
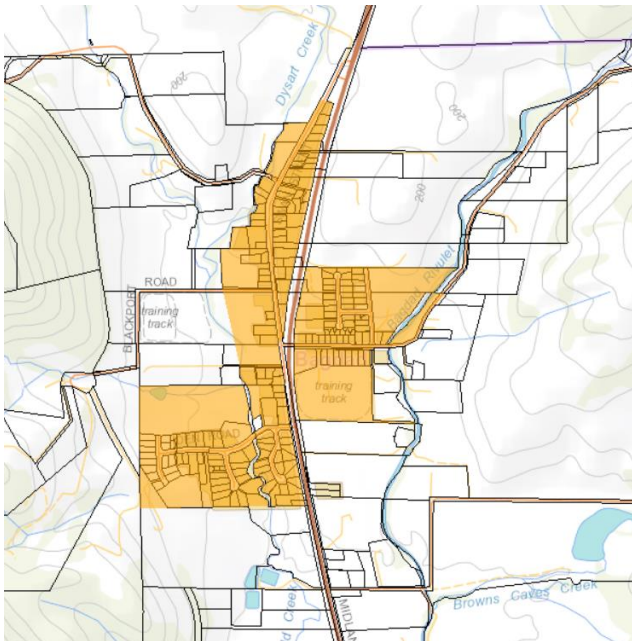
Settlement and residential development policies

Table 10 Settlement and Residential Development Policies

Policy Reference	Policy	Comment
SRD 1	<i>Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.</i>	<p>In reference to the decision <i>Tasman Local Provisions Schedule approval [2021] TASPComm 37 (15 October 2021)</i>, the Tasmanian Planning Commission considered that the SRD 1 policy provides the context in which the sub-clauses below are applied and considered.</p> <p>This is relevant to the assessment against the sub-clauses. In particular to defining the “village” of Bagdad for the purposes of understanding and applying the “low growth” scenario to the area and in understanding what SRD1 and the “Settlement and Residential Development” policies of the STRLUS were meant to achieve at the STRLUS declaration date).</p>

Policy Reference	Policy	Comment
		<p>There is no map provided with the STRLUS that defines the Bagdad village.</p> <p>A village, per Table 2: The Settlement Network (pp87-88) is described as:</p> <p style="padding-left: 40px;">“Predominantly residential settlements with a small often mixed use centre that provides for basic services and daily needs” with a “ population between 200-600 (excluding any surrounding rural living areas).</p> <p>The village zoning of Bagdad does not include the land around the Bagdad community club, golf course, fire station, childcare and recreation area. This area of land at the corner of Hall Lane and the Midland Highway, shown below in Figure 11, is clearly a part of the Bagdad village. But is not zoned as village and is separated from the northern urban area by paddocks and rural living type land. The land around the Bagdad community club is mapped as the centre of Bagdad in the topographic maps of Tasmania by the State Government.</p>  <p>Figure 11: Bagdad Recreation Ground and Community Club (Source: theLIST mapping services)</p> <p>The locality of Bagdad as shown on theLIST is a relatively large area at 6354ha in size. This includes all bushland and farmland in</p>

Policy Reference	Policy	Comment
		<p>the Bagdad area. The locality is shown below in figure 12.</p>  <p>Figure 12: Bagdad suburb/locality as provided on theLIST mapping services (Source: theLIST mapping services)</p> <p>A “locality” has been accepted by the Tasmanian Planning Commission in past decisions (<i>Glamorgan Spring Bay Interim Planning Scheme 2015 amendment AM 2018-07 (a) and (b) [2019] TASPCOMM 20 (24 July 2019)</i>) as the preferred “relatively stable boundary” for determining a town boundary.</p> <p>The boundaries shown as the “Urban Centre and Locality” of Bagdad in the 2006 census in which the STRLUS is based shows an understandable “village” area which includes the northern urban areas around 1844 Midland Highway and extends south to include the land around the Bagdad community club, recreation ground and the Bagdad School at School Road together with the row of residential places along the Midland Highway to Roberts Road (near the boundary with Mangalore). The Census area for 2006 is shown below in figure 13.</p>

Policy Reference	Policy	Comment
		 <p>Figure 13: “Bagdad Urban Centre and Locality” (Source: https://www.abs.gov.au/census/find-census-data/quickstats/2006/UCL600300 accessed 14th July 2023).</p> <p>Unfortunately the 2011, 2016 and 2021 census does not include the southern parts of Bagdad and have excluded the community club, school and residential areas around Winstead Road. This is problematic, as this area of land is not defined by any cadastral based map and the boundaries of the census area have been altered since 2006.</p> <p>The village zoned area of Bagdad has remained the same area since the 2010 STRLUS declaration date when the land was under the <i>Southern Midlands Planning Scheme 1998</i>. The village zoned area from the current LPS is shown below in figure 14.</p> 

Policy Reference	Policy	Comment
		<p>Figure 14: Bagdad Village Zone (Source: the LIST mapping services)</p> <p>The village zoned area of Bagdad is a 56ha area.</p> <p>Accordingly, for the purposes of conveniently identifying a “relatively stable boundary”, per the 2019 decision of the TPC, the existing village zone of Bagdad as shown in figure 14 under the current LPS is the most convenient means of providing data to understand the residential growth of Bagdad and defining a stable boundary. This is also consistent with the “village” description provided in the STRLUS per Table 2: The Settlement Network as having a population of 200-600 excluding any surrounding rural living areas.</p>
<p><i>SRD 1.1</i></p>	<p><i>Implement the Regional Settlement Strategy and associated growth management strategies through the planning scheme.</i></p>	<p>Bagdad is described as a “village” with a “low growth” scenario per “Table 3: Growth management Strategies for Settlements” (p.89, STRLUS).</p> <p>The “low growth” scenario provides for a less than 10% increase in the number of potential dwellings under the existing “capacity” as of the October 2010 declaration date of the STRLUS.</p> <p>At the 2010 declaration date, the census data from 2006 was used in developing the STRLUS. This census data, for the locality of Bagdad, however, included land to the north of Bagdad, as far as Melton Mowbray and the Central Highlands. This is no longer considered the locality of Bagdad. The data from 2006 is an inaccurate description of Bagdad.</p> <p>The locality map used in 2006, was not used in 2011, 2016, or 2021 census. The locality used from 2011 onwards (and used currently) is shown in figure 12. The 2006 census locality map is shown in figure 15 for comparison.</p>

Policy Reference	Policy	Comment
		<p>The number of dwellings at the 2006 census date is 369 dwellings, based on the very unusual locality map, which included Melton Mowbray, Dysart and parts of Kempton, as shown in figure 15 below.</p> <div data-bbox="778 515 1364 851" data-label="Image"> <p>The image is a screenshot of a web-based map interface. At the top, there is a dropdown menu set to '2006' and a search bar containing the text 'Enter a location, postcode or geography'. Below the search bar is a map of a region in Victoria, Australia. A blue boundary outlines a locality named 'Bagdad'. Other labeled locations on the map include Bothwell, Oatlands, Oliffe, Brighton, and Richmond. The map also shows 'Mount Field National Park' to the southwest. On the left side of the map, there are standard navigation icons: a plus sign for zoom in, a minus sign for zoom out, a home icon, and a refresh icon.</p> </div> <p><i>Figure 15: 2006 locality census map showing inclusion of Melton Mowbray, Dysart, parts of Kempton and land adjoining the Central Highlands</i> https://www.abs.gov.au/census/find-census-data/community-profiles/2006/UCL600300, accessed 14th July 2023)</p> <p>Though the Planning Commission has, in past decisions, determined the locality shown on theLIST mapping services to be a “relatively stable boundary” for the purposes of determining a boundary, the Bagdad Locality, shown in the ABS census is not a stable boundary as it differs from the locality shown theLIST mapping services in 2023.</p> <p>The 2023 locality boundary shown on theLIST mapping services and used by the ABS since 2011 is a 6354ha area. It is a large locality and beyond what is considered the “village” area under the STRLUS settlement strategy and per the description in Table 2: The Settlement Network.</p> <p>The 2011 census data determined that the number of dwellings, within this 6354ha Bagdad locality to be 487 dwellings. The number of dwellings at the 2021 census, within the same 6354ha Bagdad locality area, is 563 dwellings.</p>

Policy Reference	Policy	Comment
		<p>The increase in the number of dwellings in the 6354ha Bagdad locality between 2011 and 2021 is 15.6%.</p> <p>However, if purely looking at the “relatively stable boundary” of the Village Zone (a 56ha area), which has been used since the 2010 STRLUS declaration date, under the former <i>Southern Midlands Planning Scheme 1998</i>, the proposed rezoning only increases the village zoned land area by 3.822ha which equates to 6.825%. This is well under the 10% growth capacity for potential dwellings as allowable under the Growth Management Strategy for Bagdad. The term “capacity” is used per the footnote to “Table 3: Growth management Strategies for Settlements” (p.89, STRLUS).</p> <p>In reference to SRD 1 “Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand” the policy is achieved through the rezoning of land already designated for future residential development subject to the provision of infrastructure and the infill development of the Bagdad village zoned area.</p> <p>This is achieved through the rezoning of land at 1844 Midland Highway. This land, that is already designated for future growth per the previous Interim Planning Scheme and per the <i>Bagdad Mangalore Structure Plan</i>, is within the established Bagdad township and pattern of development for a village.</p>
SRA 1.1A	<p><i>Notwithstanding the growth strategies or growth scenarios listed in Table 3, where a contemporary land supply and demand analysis of residential growth patterns for a settlement which is a Major District Centre, District Town or Township, indicates that</i></p>	<p>Bagdad is identified as a “village” per Table 3: Growth management Strategies for Settlements (p.89, STRLUS) and not identified as a “Major District Centre”, “District Town” or “Township”.</p>

Policy Reference	Policy	Comment
	<p><i>more residential land should be made available to accommodate additional residential growth, the growth strategy or growth scenario listed in Table 3 for that settlement may be varied where the additional residential growth:</i></p> <ul style="list-style-type: none"> <i>(a) supports urban consolidation or contiguous development;</i> <i>(b) does not significantly alter the intended relative growth between the settlements in the region and their proposed regional function listed in Table 3;</i> <i>(c) will service the shortage of residential land within the settlement identified in the land supply and demand analysis;</i> <i>(d) is identified in a contemporary land use strategy for the municipality endorsed by the planning authority;</i> <i>(e) is documented in a settlement structure plan approved by the planning authority which provides for the additional residential growth;</i> <i>(f) can be supplied with reticulated water, sewerage and stormwater services; and</i> 	

Policy Reference	Policy	Comment
	<p><i>(g) is aligned with the capacity of transport and road infrastructure and minimises impacts on the efficiency and safety and road and railway networks.</i></p> <p><i>The settlement structure plan in (e) should include, where relevant, indicative subdivision plans, potential staging, key movement paths, open space networks, buffers for relevant constraints, plans or proposals for the protection of cultural and natural values, and, with demonstrated consultation with State agencies and relevant infrastructure providers, plans or proposals for:</i></p> <ul style="list-style-type: none"> <i>• the provision of reticulated services;</i> <i>• the management of wastewater or stormwater; and</i> <i>• the delivery of social infrastructure (such as health and education facilities) to match proposed residential growth, public transport and road infrastructure considerations.</i> <p><i>The provision of additional residential growth in Major District Centres, District Towns or Townships should be considered in the context of any available regional or sub-regional contemporary supply and</i></p>	

Policy Reference	Policy	Comment
	<i>demand analysis or settlement strategy.</i>	
SRD 1.2	<p><i>Manage residential growth in District Centres, District Towns and Townships through a hierarchy of planning processes as follows:</i></p> <ol style="list-style-type: none"> <i>1. Strategy (regional function & growth scenario);</i> <i>2. Settlement Structure Plans (including identification of settlement boundaries);</i> <i>3. Subdivision Permit; and</i> <i>4. Use and Development Permit.</i> 	Bagdad is not identified as a District Centre, District Towns or Township.
SRD 1.3	<p><i>Support the consolidation of existing settlements by restricting the application of the Rural Living Zone:</i></p> <ol style="list-style-type: none"> <i>1. to existing rural living communities; or</i> <i>2. for the purpose of preparing a Local Provisions Schedule, to land within an existing Environmental Living Zone in an interim planning scheme if consistent with the purpose of the Rural Living Zone.</i> <p><i>Land not currently zoned for rural living or environmental living communities may only be zoned for such use where one or more of the following applies:</i></p> <ol style="list-style-type: none"> <i>a. Recognition of existing rural living communities, regardless of current</i> 	The Rural Living Zone is not proposed for this land.

Policy Reference	Policy	Comment
	<p><i>zoning. Where not currently explicitly zones for such use, existing communities may be rezoned to Rural Living provided:</i></p> <ul style="list-style-type: none"> <i>i. The area of the community is either substantial in size or adjoins a settlement and will not be required for any other settlement purpose; and</i> <i>ii. Only limited subdivision potential is created by rezoning.</i> <p><i>b. Replacing land currently zoned for rural living purposes but undeveloped and better suited for alternative purposes (such as intensive agriculture) with other land better suited for rural living purposes in accordance with the following:</i></p> <ul style="list-style-type: none"> <i>i. The total area rezoned for rural living does not exceed that which is back-zoned to other use;</i> <i>ii. The land rezoned to rural living use is adjacent to an existing rural living community;</i> 	

Policy Reference	Policy	Comment
	<p>iii. <i>The land rezoned to rural living use is not designated as Significant Agriculture Land on Map 5 of this Strategy;</i></p> <p>iv. <i>The land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and</i></p> <p>v. <i>the management of risks and values on the land rezoned to rural living use is consistent with the policies in this strategy.</i></p> <p>c. <i>Rezoning areas that provide for the infill or consolidation of existing rural living communities, in accordance with the following:</i></p> <p>i. <i>The land must predominantly share common boundaries with:</i></p> <ul style="list-style-type: none"> • <i>existing Rural Living zoned land;</i> or • <i>rural living communities that</i> 	

Policy Reference	Policy	Comment
	<p><i>comply with SRD 1.3(a);</i></p> <p><i>ii. the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality;</i></p> <p><i>iii. development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses;</i></p> <p><i>iv. such areas are able to be integrated with the adjacent existing rural living area by connections for pedestrian and vehicular movement. If any new roads are possible, a structure plan will be required to show how the new area will integrate with the established Rural Living zoned area;</i></p> <p><i>v. the land rezoned to rural living use is not designated as Significant Agricultural</i></p>	

Policy Reference	Policy	Comment
	<p><i>Land on Map 5 of this Strategy;</i></p> <p><i>vi. the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and</i></p> <p><i>vii. the management of risks and values on the land rezoned to rural living use is consistent with the policies in this strategy.</i></p>	
SRD 1.4	<i>Allow for increased densities in existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow.</i>	The Rural Living Zone is not proposed for this land.
SRD 1.5	<i>Encourage land zoned General Residential to be developed at a minimum of 15 dwellings per hectare (net density).</i>	The village zone is proposed for this land to be consistent with adjoining and adjacent zoning used in the northern Bagdad urban area.
SRD 1.6	<i>Utilise the Low Density Zone only where it is necessary to manage land constraints in settlements or to acknowledge existing areas.</i>	The Low Density Zone is not proposed for this land.
SRD 2	<i>Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater</i>	Bagdad is not within the Greater Hobart Area and not subject to the Urban Growth Boundary.

Policy Reference	Policy	Comment
	<i>sustainability, housing choice and affordability.</i>	
SRD 2.1	<i>Residential growth for Greater Hobart is to occur through 50% infill development and 50% greenfield development.</i>	Bagdad is not within the Greater Hobart Area and not subject to the Urban Growth Boundary.
SRD 2.2	<i>Manage greenfield growth through an Urban Growth Boundary, which sets a 20 year supply limit with associated growth limits on dormitory suburbs.</i>	Bagdad is not within the Greater Hobart Area and not subject to the Urban Growth Boundary.
SRD 2.3	<p><i>Provide greenfield land for residential purposes across the following Greenfield Development Precincts:</i></p> <ul style="list-style-type: none"> • <i>Bridgwater North</i> • <i>Brighton South</i> • <i>Droughty Point Corridor</i> • <i>Gagebrook/Old Beach</i> • <i>Granton (Upper Hilton Road up to and including Black Snake Village)</i> • <i>Midway Point North</i> • <i>Risdon Vale to Geilston Bay</i> • <i>Sorell Township East</i> • <i>Spring Farm/Huntingfield South.</i> 	Bagdad is not within the Greater Hobart Area and not subject to the Urban Growth Boundary.
SRD 2.4	<i>Recognise that the Urban Growth Boundary includes vacant land suitable for land release as greenfield development through residential rezoning as well as land suitable for other urban purposes including commercial,</i>	Bagdad is not within the Greater Hobart Area and not subject to the Urban Growth Boundary.

Policy Reference	Policy	Comment
	<i>industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure, etc.</i>	
SRD 2.5	<p><i>Implement a Residential Land Release Program that follows a land release hierarchy planning processes as follows:</i></p> <ol style="list-style-type: none"> <i>1. Strategy (greenfield targets within urban growth boundaries);</i> <i>2. Conceptual Sequencing Plan;</i> <i>3. Precinct Structure Plans (for each Greenfield Development Precinct);</i> <i>4. Subdivision Permit; and;</i> <i>5. Use and Development Permit.</i> 	<p>Bagdad is not within the Greater Hobart Area and not subject to the Urban Growth Boundary.</p> <p>However, it is noted the rezoning of this land follows the sequencing steps outlined in SRD 2.5. The Bagdad Mangalore Structure Plan 2010 followed the Joint Land Use Planning Initiative and the rezoning, if approved, will lead towards a subdivision permit and use and development permits for the land.</p>
SRD 2.6	<i>Increase densities to an average of at least 25 dwellings per hectare (net density)⁽ⁱ⁾ within a distance of 400 to 800 metres of Integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints.</i>	Bagdad is not within 400 to 800 metres of Integrated transit corridors and Principal and Primary Activity Centres.
SRD 2.7	<p><i>Distribute residential infill growth across the existing urban areas for the 25 year planning period as follows:</i></p> <p><i>Glenorchy LGA 40% (5300 dwellings)</i></p> <p><i>Hobart LGA 25% (3312 dwellings)</i></p> <p><i>Clarence LGA 15% (1987 dwelling)</i></p>	Bagdad is not included in the Greater Hobart Area.

Policy Reference	Policy	Comment
	<p><i>Brighton LGA 15% (1987 dwellings)</i> <i>Kingborough LGA 5% (662 dwellings)</i></p>	
SRD 2.8	<p><i>Aim for the residential zones in the planning scheme to encompass a 10 to 15 year supply of greenfield residential land when calculated on a whole of settlement basis for Greater Hobart.</i></p>	<p>Bagdad is not included in the Greater Hobart Area.</p>
SRD 2.9	<p><i>Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.</i></p>	<p>The proposed village zone allows for a range of dwelling types in close proximity to basis community services and infrastructure. The village zone also allows for other community and commercial development subject to Council approval that may encourage opportunities for higher density housing opportunities i.e. new childcare, medical practice, supermarket etc</p>
SRD 2.10	<p><i>Investigate the redevelopment to higher densities potential of rural residential areas close to the main urban extent of Greater Hobart.</i></p>	<p>The land is currently zoned Future Urban Zone.</p>
SRD 2.11	<p><i>Increase the supply of affordable housing.</i></p>	<p>The village zone allows for a range of housing types and lot sizes and presents opportunity for affordable housing. Bagdad is also more affordable than other suburbs in Southern Tasmania.</p> <p>The median land price in Bagdad when compared to suburbs in the Greater Hobart Area is listed as follows:</p> <ul style="list-style-type: none"> - Bagdad median land price in 2022 was \$270,000 - Brighton median land price in 2022 was \$350,000 - Risdon Vale median land price in 2022 was \$260,000 - Moonah median land price in 2022 was \$322,500 - Sorrel median land price in 2022 was \$350,000

Policy Reference	Policy	Comment
		<p>- Kingston median land price in 2022 was \$380,500</p> <p>8 of the 10 most expensive suburbs in Tasmania are all in the Greater Hobart Area. (Source: https://reit.com.au/Market-Facts/Market-Reports, accessed 18th July 2023)</p>
<p>SRD 2.12</p>	<p><i>Notwithstanding SRD 2.2 and SRD 2.8, land outside the Urban Growth Boundary shown in Map 10 may be considered for rezoning for urban development if it:</i></p> <p><i>(a) shares a common boundary with land in the Urban Growth Boundary which is zoned for urban development;</i></p> <p><i>(b) comprises:</i></p> <p><i>i. a lot that is outside the Urban Growth Boundary with an area not more than 2ha; or</i></p> <p><i>ii. the residual area of a lot that is partially outside the Urban Growth Boundary, with the area of the lot outside the Urban Growth Boundary not more than 2ha;</i></p> <p><i>(c) does not constitute a significant increase in land zoned for urban development outside the Urban Growth Boundary in that locality; and</i></p>	<p>Though the land is outside of the Urban Growth Boundary it is not subject to this policy.</p>

Policy Reference	Policy	Comment
	(d) results in minimal potential for land use conflicts with adjoining land uses.	

- (i) It is recognised that with a defined suburb or precinct in the densification area that not every hectare will contain 25 dwellings. Indeed in some location a consistent increase in density across a single hectare may be less desirable than the redevelopment of key sites at much higher densities to achieve an alternative measure of densification such as 250 dwellings per 10 hectares.

It is considered that the proposal meets the objectives of the STRLUS.

Section 34(2)(f)

The instrument – has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates.

The relevant Strategic Plan for the land is the Southern Midlands Strategic Plan 2022 – 2032. The plan provides the following relevant objectives shown in figure 16:

2. GROWTH

The need to increase the population in the municipality to a long term sustainable level and to grow the level of agricultural, timber, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of appropriate services.

2.1	RESIDENTIAL	GROWTH
<i>What we are aiming to achieve:</i>		
2.1.1	Increase the resident, rate-paying population in the municipality	
Key actions to achieve our aims:		Responsible Business Unit(s)
2.1.1.1	Seek opportunities to increase the number of subdivisions providing affordable land in areas that can utilise the existing water, sewer and road infrastructure within the framework of the Planning Scheme	DES
2.1.1.2	Investigate the potential of under-utilised Australian, State and Local Government owned land for use and/or development	DES
2.1.1.3	Investigate and pursue innovative responses to residential developments whilst maintaining an appropriate townscape context including rural and heritage character where appropriate	DES
2.1.1.4	Investigate options pertinent to affordable housing	DES
2.1.1.5	Lobby for increased transport services within the municipality and explore alternative transport options	CCD
2.1.1.6	Actively participate in the 'Outer Hobart Residential Demand and Supply Study' to understand demand and supply of land and housing across the Outer Hobart Council areas	DES

Figure 16: Exert from the Southern Midlands Strategic Plan 2022 – 2032

The proposal to rezone this land and to increase the population of the Southern Midlands in entirely consistent with Council's Strategic Plan.

Section 34(2)(g)

The instrument – as far as practicable, is consistent with and co-ordinated with and LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates.

The site is within the Southern Midlands Local Government Area (LGA). This is bordered by Brighton, Derwent Valley, Central Highlands, Northern Midlands, Glamorgan Spring Bay,

Sorell, and Clarence. The Southern Midlands LGA and the aforementioned LGAs is shown below in figure 17.

However all these LGAs do not border with 1844 Midland Highway. The proposed Village Zone is also consistent with how zoning has been applied in the other LGAs in accordance, primarily with Section 34 of the Act and the Guideline No. 1 Local Provisions Schedule (LPS): zone and code application June 2018, prepared by the Tasmanian Planning Commission under section 8A of the Act.



Figure 17: Southern Midlands LGA bordered by seven (7) other LGAs (Source: theLIST mapping services)

Section 34(2)(h)

The instrument – has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

The site is not in the vicinity of the Tasmanian Gas Pipeline.

CONCLUSION

This report has assessed an application to the Southern Midlands Council to rezone land at 1844 Midland Highway from the Future Urban Zone to the Village Zone under the LPS of the *Tasmanian Planning Scheme – Southern Midlands*.

The amendment will require an amendment to the LPS maps only and will apply the Village Zone which is the zone used for residential and mixed use development in Bagdad.

The *Bagdad Mangalore Structure Plan 2010*, which applies to the land, designates the land as a “future development area”. This resulted in the land becoming a future urban zone under the former *Southern Midland Interim Planning Scheme 2015* and the current *Tasmanian Planning Scheme – Southern Midlands*. Infrastructure for the land is now available and the land ought to be rezoned for urban development.

The report has provided the statutory assessment against statutory provisions of the Land Use Planning and Approvals Act 1993, namely, assessment against the LPS Criteria provided under Section 34. This is the mandatory assessment criteria that must be satisfied before the Planning Authority certifies the amendment.

The amendment will add an additional 3.8ha of village zoned land to the Bagdad and provide an estimated additional 39 lots once the land is developed for subdivision (subject to Council approval).

The amendment, per the application, and the assessment provided in this report demonstrates the amendment is compliant with the Section 34 Criteria and the amendment be initiated by the Planning Authority and the recommendations provided be adopted by the Planning Authority.

RECOMMENDATION

THAT, in accordance with the provisions of the *Land Use Planning and Approvals Act 1993* (the Act), the Planning Authority undertake the following:

- A. That per Sections 38(2)(a) and 40D(a)(i) of the Act, agrees to prepare draft amendment DA2300/40 to the Southern Midlands Local Provisions Schedule, as shown in Attachment 2 to rezone the land at 1844 Midland Highway (CT 184820/1 and CT 184820/2) from the Future Urban Zone to the Village Zone; and**
- B. That in accordance with Section 40F of the Act, Council by instrument in writing affix the common seal of the Council to certify that draft amendment DA2300/40 as provided in Attachment 2 meets the LPS criteria provided in Section 34 per the requirements of Section 40F (1) of the Act.**
- C. That in accordance with Section 40FA (1) of the Act, Council directs that a copy of the draft amendment be provided to any relevant agencies or State authorities the Planning Authority considers may have an interest in the draft amendment.**
- D. That in accordance with Section 40G and Section 40Z of the Act, Council directs that draft amendment DA2300/40 be placed on public exhibition.**

DECISION

Moved by Cllr A E Bisdee OAM, seconded by Cllr D Fish

THAT, in accordance with the provisions of the *Land Use Planning and Approvals Act 1993* (the Act), the Planning Authority undertake the following:

- A. That per Sections 38(2)(a) and 40D(a)(i) of the Act, agrees to prepare draft amendment DA2300/40 to the Southern Midlands Local Provisions Schedule, as shown in Attachment 2 to rezone the land at 1844 Midland Highway (CT 184820/1 and CT 184820/2) from the Future Urban Zone to the Village Zone; and**
- B. That in accordance with Section 40F of the Act, Council by instrument in writing affix the common seal of the Council to certify that draft amendment DA2300/40 as provided in Attachment 2 meets the LPS criteria provided in Section 34 per the requirements of Section 40F (1) of the Act.**
- C. That in accordance with Section 40FA (1) of the Act, Council directs that a copy of the draft amendment be provided to any relevant agencies or State authorities the Planning Authority considers may have an interest in the draft amendment.**
- D. That in accordance with Section 40G and Section 40Z of the Act, Council directs that draft amendment DA2300/40 be placed on public exhibition.**

CARRIED

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

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

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr R McDougall

THAT the meeting be adjourned for morning tea at 11.04 a.m.

CARRIED

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

DECISION

Moved by Clr R McDougall, seconded by Clr A E Bisdee OAM

THAT the meeting resume at 11.25 a.m.

CARRIED

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

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 Roads

Strategic Plan Reference 1.1

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

Nil.

13.2 Bridges

Strategic Plan Reference 1.2

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

Nil.

13.3 Walkways, Cycle Ways and Trails

Strategic Plan Reference 1.3

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

Nil.

13.4 Lighting

Strategic Plan Reference 1.4

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

Nil.

13.5 Buildings

Strategic Plan Reference 1.5

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

Nil.

13.6 Sewers / Water

Strategic Plan Reference(s) 1.6

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

Nil.

13.7 Drainage

Strategic Plan Reference 1.7

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

Nil.

13.8 Waste

Strategic Plan Reference 1.8

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

Nil.

13.9 Information, Communication Technology

Strategic Plan Reference 1.9

Improve access to modern communications infrastructure.

Nil.

13.10 Officer Reports – Infrastructure & Works

13.10.1 Manager – Infrastructure & Works Report

Author: MANAGER INFRASTRUCTURE & WORKS (DAVID RICHARDSON)

Date: 20 July 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 on a priority basis.

Current Capital Work.

Planning design works have are almost completed for the upgrade of Interlaken road. The first draft is completed and now working on tender documents and specifications.

Bagdad-Mangalore hydraulic flood assessment works have commenced.

Reeve-Climie Street Campania upgrades to curb and gutter and footpaths are to commence in the coming weeks.

Hall Street Campania upgrade works are almost completed with the exception of sealing the pavement.

Erskine Street Kempton curb and gutter works are completed.

Craigbourne Road junction has been asphalted.

Parks and Reserves

General maintenance of parks and reserves will continue with a focus on ensuring growth is maintained at an acceptable level. Council's parks and reserves personnel have been undertaking annual tree pruning and preventative maintenance works.

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

Councils building services unit have commenced construction of the Bagdad Child Care Centre additions, this involves the construction and fitting out of a shed and associated works.

Construction of 2 accommodation units in Oatlands will commence shortly, the shed at the site has been removed.

Planned Works

The following capital works are planned for the coming period

- Drainage and pavement repairs various roads;
- Upgrade junction Blackgate Road;
- Undertake various bridge maintenance repairs;
- Re-sheeting various unsealed roads;
- Continue footpath and curb works Climie Street Campania;
- Construct approx. 100m boardwalk near Community Club Bagdad;
- Continue preliminary planning for Interlaken Road re-construction works;
- Commence construction of accommodation units Oatlands;
- Continue Bagdad Childcare Centre works.

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Clr F Miller – Colebrook Main Road - old Quarry area (north of 'Stockdale' property) being used to store and / or dispose of materials. Members of the public are accessing this site which is a road safety issue.

To be referred to the Department of State Growth as the responsible road authority.

Deputy Mayor K Dudgeon – Woodsdale Road – vicinity of Community Hall – bitumen patching required.

To be inspected and appropriate action taken.

Mayor- E Batt – Blackbrush Road, Mangalore – maintenance grading required. Grader is presently undertaking the work.

Manager Infrastructure & Works reported on progress with Interlaken Road. Draft plans have been received, tender to go out in September and works to begin prior to Christmas.

RECOMMENDATION

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

DECISION

Moved by Clr R McDougall, seconded by Clr A E Bisdee OAM

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr 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: 26 July 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:

- Support & administration of the Artist in Residence Program. The July Artist was Lauren Guymer. Lauren is an Australian visual artist from boon wurrung/bunurong country in Victoria. Lauren creates immersive landscape paintings and drawing on paper, specialising in large-scale watercolours inspired by her memories and experiences of the Australian landscape.
- Installation of permanent exhibitions at the Oatlands and Kempton Police Offices in conjunction with Sergeant Parker.
- Works are progressing at the Gay Street Hall. Re-roofing and re-wiring are underway.
- Drystone wall at 79 High Street has been completed. The stone was provided by Mr. Brian Fish, and the wall constructed by Kevin Hart. It is recommended below that Council send a letter of thanks to Mr. and Mrs. Fish.
- Assistance with planning for the Heritage and Bullock Festival, in particular curating the heritage and history speaker program, 'Drunk and Disorderly' exhibition and Collectors Roadshow events.
- First draft of design for Online Public Access Catalogue portal is ready to go-live.
- Draft engineering report for old Oatlands Pool demolition has been reviewed, with final report imminent for DA lodgement.
- Planning of the Performing Arts in Southern Midlands initiative for council consideration in the near future.
- Submission made to the Tasmanian Government for the Historic Cultural Heritage Act Review Bill 2023.

RECOMMENDATION

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

DECISION

Moved by Clr D Blackwell, seconded by Clr D Fish

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr 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 / PROJECTS OFFICER (MARIA WEEDING)

Date: 18 July 2023

ISSUE: Southern Midlands NRM Unit Monthly Report.

DETAIL

- Mt Pleasant Recreation Ground change room upgrade project has been completed. An official finish / completion of project celebration has been set for 30th August 2023 –at the Recreation Ground. Details to be finalised.
- Maria has spent time working on a number of Lake Dulverton and Callington Park issues. The proposed toilet block at Callington Park is slowly progressing. A meeting with two Parks and Wildlife officers ahead of the Lake Dulverton & Callington Park Committee meeting on the 17th July was also arranged.
- SMC has been nominated by the Regional Drummuster Co-ordinator for a Drummuster award. The outcome will be known in late July 2023. Helen has also been working on other Drummuster matters – to claim the processing and inspections costs incurred by Council.
- Time was spent on updating the tip signage – files to be sent for printing. The costs for the 23/24 FY needed to be updated, as well as some additional information to be added to the existing signs. The overlay stickers for the signs should be at Council in the next few days.
- Trees for the Midlands Tree Committee were ordered in October 2022. The trees will be distributed to Members next week. There are not a lot of trees - as the no State or Australian Government grant funding was able to be obtained to purchase a larger quantity of trees.
- Helen has been away on leave for some of the last month.

Weeds Officer Report, Mary Smyth

21st June – 12th July 2023

Enquiries/feedback

3 (Spanish heath x2, gorse).

Site visits

Total = 6 (plus a dozen or so sites along Woodsdale Road).

Met a member of the Sporting Shooters' Association of Australia range on Woodsdale Road to show him where a largish infestation of Spanish heath is on their land. Small roadside plants nearby have all been sprayed this reporting period.

Met a landowner off Buckland Road regarding roadside Spanish heath. Discovered a couple of new infestations nearby. All roadside plants controlled and letter sent to landowner.

Controlled all Spanish heath plants around the triangle on Woodsdale Road/Levendale Back Road intersection. Many fewer than last year at this location.

Spot sprayed the weeds around the Blackwoods planted beside the tanks in the Pound, Oatlands. Many thousands of tiny weed seedlings stopped in their tracks.

Controlled a number of Spanish heath plants which were found outside the Woodsdale cemetery.

Two separate trips along Woodsdale Road to spray roadside plants before they go to seed. The vast majority of these plants are very small and can be difficult to spot. Many hundreds of plants controlled, all recorded with the Garmin, and a few left to do in the next couple of weeks.

Related and extra-curricular activities

Have been filling in at Dysart tip and took the opportunity to do a couple of sprays for broad-leaf weeds around the tip (Paterson's curse, mignonette, mustard, and various thistles).

Attended a public meeting in Oatlands regarding the future of local government review. Most interesting.

Attended a horticultural trade display organized by Waratah and (amongst other things) gathered some material on new herbicides.

Stemless thistle grant

Some time was spent going through the Management Agreement document and two NRM North folks were consulted about various queries we had. Despite promises of a revised edition being forwarded to us (which didn't happen) concerns were dealt with and the signed agreement was returned. The fully signed document has since been emailed back and a paper copy is in the mail.

Site visit is organized for 25th July – meeting with persons involved with this project.

Communication

Two extra mailouts/weed reminder letters sent to owners of newly discovered Spanish heath infested land.

Research

Perused the Tasmanian weeds Facebook page to keep up with what's happening around the state.

Roadside weeds data base

First draft completed and final copy imminent.

Weed of the Week

Seeding Drain flat-sedge, budding Spanish heath, flowering Hemlock and late-flowering Tree lupin displayed in the Oatlands front office this month.

RECOMMENDATION

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

DECISION

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

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
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.

Nil.

15.5 Regulatory (Public Health)

Strategic Plan Reference 3.5

Monitor and maintain a safe and healthy public environment.

Nil.

15.6 Regulatory (Animals)

Strategic Plan Reference 3.6

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

15.6.1 Animal Management Report

Author: ANIMAL MANAGEMENT OFFICER (RACHEL COLLIS)

Date: 20 July 2023

Enclosure:

Animal Management Statement 2023

ISSUE

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

Nil.

ATTACK DETAILS:

Nil.

RECOMMENDATION

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

DECISION

Moved by Deputy Major K Dudgeon, seconded by Clr R McDougall

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr 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
10	15			3 sheep – claimed 1 sheep – claimed 1 sheep - claimed

**JOBS ATTENDED
July 2023**

DOGS AT LARGE	DOG ATTACKS	DOG BARKING	DOG GENERAL
1	0	1	7
NEW KENNEL LICENCES	WELFARE	STOCK	Central Highlands
2 active licence	2	2	2

REGISTERED DOGS: Pending
KENNEL LICENCES: 62
INFRINGEMENTS ISSUED: 0

Mayor E Batt-Can we ask for Rachel Collis to be briefed on discussion today regarding Cat Management Strategy as she has recently attended a meeting regarding this topic and report back to Council.

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 Levendale Community Centre (former Levendale Primary School) – Disposal of Property (Deed of Surrender) – 1315 Woodsdale Road, Levendale (PID 1481598 – C/T 169535/1)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 20 July 2023

Enclosure(s):

Plan – 1315 Woodsdale Road Levendale (Area shown as Lot 1)

ISSUE

Council to consider its preferred option for securing access to the netball/basketball court and an area of the playground for community purposes. This area forms part of the former Levendale Primary School

BACKGROUND

The transfer of the Levendale School site back to the Crown has been lodged at the Titles Office, and is currently pending finalisation.

At the time that Council surrendered the Lease, it did seek consideration from the State to undertake a boundary adjustment prior to sale, which would transfer the netball/basketball court and an area of the playground to the community owned Levendale Hall.

It was subsequently confirmed that this was not achievable as the State Government cannot transfer ownership to a non-government entity other than through commercial processes.

DETAIL

In relation to securing long-term access to the recreation area that was suggested should be adhered to the community owned Levendale Hall (i.e. the netball/basketball court and an area of the playground), Property Services (Tasmanian Parks & Wildlife Service), as the responsible State Government agency, has identified four options for consideration by Council. These options are based on the attached Plan with the relevant area highlighted (shown as Lot 1).

The options are

- Create an individual title for the subject area **and transfer back to Council under section 12** of the *Crown Lands Act 1976* (nil consideration but with reversionary conditions). This option is available if the land is to be used for a particular purpose, such as community purposes. Survey and Agreement costs will be payable (to be determined). The parcel could be let to the Hall group from Council providing the land

was being used for the designated purpose and the lease was not a commercial enterprise.

- The Crown could **lease or licence the subject area back to Council** (survey will still be required to identify the area as separate from the balance lot). A sublease arrangement to the group could be considered if required.
- **The owners of the community hall could apply to purchase the land** and have it consolidated to the title CT 209301/1. If they own the Hall site without encumbrance, a section 12 transfer would probably not work in this instance as reversionary conditions would be placed on the resulting title, so that resale or redevelopment of the site for another purpose in the future would not be possible. **A section 13 sale** to the group could be explored to achieve the desired consolidation (with no encumbrance on title) - subject to research and approval. However, the applicant would be required to pay market value for the land plus costs.
- **Council could apply to purchase the land under section 13** as an individual title. With no encumbrance on the land, Council would have all future options available – subject to planning of course. Again, all section 13 purchases are at market value.

Note: If any portion of this title is to be transferred or leased/licenced back to Council, a survey will be required to separate the subject area from the balance of the title.

Preliminary consideration was given to these options at the workshop held 10th July 2023.

Whilst no valuation has been obtained for that part of the property to be transferred or leased/licenced, Option 4 was considered to be the most practical long-term option.

To date there has been no consultation with the Levendale Hall Management Committee.

In regard to Option 4, it is confirmed that a subdivision is achievable within the Community Purposes Zone subject to meeting the performance criteria.

Human Resources & Financial Implications – No funds have been allocated in the 2023/24 Budget for this project.

Community Consultation & Public Relations Implications – Refer comment above.

Policy Implications – N/A

Priority - Implementation Time Frame – No particular timeframe noting that Property Services are awaiting feedback from Council.

RECOMMENDATION

THAT:

- a) the information be received;
- b) for the purpose of consulting with the Levendale Hall Management Committee in regard to future management and maintenance, Council indicate that purchase of the land is its preferred option (i.e. Option 4) as this maximises the future available options; and
- c) Prior to advising Property Services (Parks and Wildlife Service) of the preferred option, a further report be provided to Council detailing the outcomes of the discussion with the Levendale Hall Management Committee.

DECISION

Moved by Cllr R McDougall, seconded by Cllr A E Bisdee OAM

THAT

- a) the information be received;
- b) for the purpose of consulting with the Levensdale Hall Management Committee in regard to future management and maintenance, Council indicate that purchase of the land is its preferred option (i.e. Option 4) as this maximises the future available options; and
- c) Prior to advising Property Services (Parks and Wildlife Service) of the preferred option, a further report be provided to Council detailing the outcomes of the discussion with the Levensdale Hall Management Committee.

CARRIED


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


ENCLOSURE
Agenda Item 16.1.1

1315 Woodsdale Road Levendale



**PLAN IS FOR ILLUSTRATION
PURPOSES ONLY**

 Lot 1 Subject land

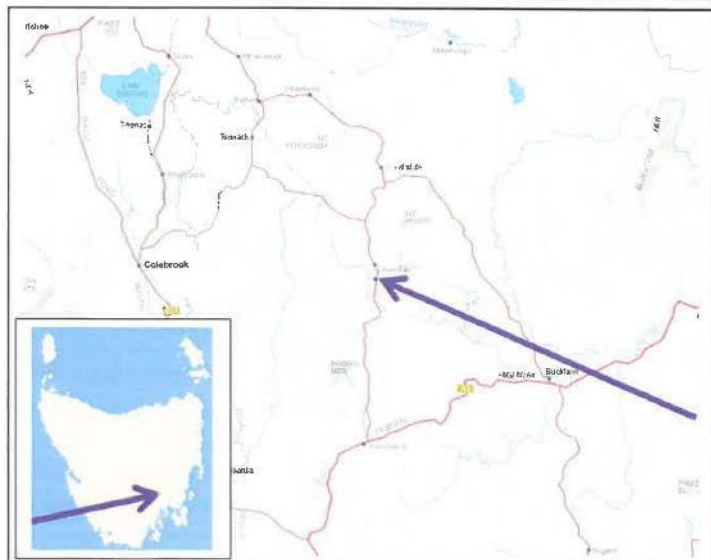
 Locality point

File: 22/8540

PID: 1481598

Area: 2714 m2 ±

Locality Plan



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: 21 July 2023

Oatlands Aquatic Centre – Coordinator’s Report for the month June/July 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)	May 2023	YTD Total	% of Revised Budget (33% through the period for the revised Budget)
Pool – Admission Fees	Casual Fees		\$18,740	\$2,810	\$40,617	216.7%
	Memberships & Season Passes		\$108,068	\$4,984	\$41,315	38.2%
	Group Bookings & Learn to Swim		\$46,023	\$4,825	\$42,265	91.8%
	Sale of Goods		\$5,920	\$864	\$7,141	120.6%
Grant – ‘Splash in Good Fun’			\$0	\$0	\$50,000	N/A
Local Gov’t Loan Subsidy (Year 2 of 3)			\$49,638	\$0	\$47,385	95.5%
Sub-Total			\$228,389	\$13,483	\$228,723	100.1%

Original Income Budget for 2022/23 was \$311,805 – Revised Budget to reflect period of operation.

Expenditure			2022/23 Revised Full-Year Budget	May 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	\$39,953	\$380,676	99.1%
Operating Costs - Other	Budget revised to reflect period of operation (i.e. 7.5 months)		\$66,075	\$59,368	\$191,580	289.9%
Grant Expenditure – ‘Splash in Good Fun’			\$0	\$0	\$4,659	N/A Note: most expenditure relative to Grant included in normal operating expenses
Loan Interest			\$49,638	\$23,409	\$47,385	48.3%
Total Expenditure			\$499,693	\$122,730	\$624,300	124.9%

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			(\$271,304)	(\$109,247)	(\$395,577)	145.8%
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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.

Southern Midlands Council - Monthly General Meeting Agenda Report

**OATLANDS AQUATIC CENTRE CAPITAL EXPENDITURE RECONCILIATION
AS AT 30 JUN 2023**

	BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS
Total Expenditure to 30 Jun 2023		10,304,907		
Council Labour & On-costs		5,255		
Materials - Council		195		
External Plant Hire - Council		6,217		
SMC Planning / Building Permits		6,495		
SMC Planning / 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		

Southern Midlands Council - Monthly General Meeting Agenda Report

2019/20

Bzowy - Other Costs - Variations & Redesign	96,779	Includes Survey & Legal
Bzowy - Formal Contract - Tenders / Design etc (part of \$379,960)	39,921	
Building Surveying	350	
Communications (Nylander)	180	
Legal (BMB)	18,488	

Construction Phase (to date) - July 2020 - to 30 Jun 2023

Legal (BMB)	0	17,846	-17,846	
Construction Contract (Vos)	7,783,604	7,537,708	245,896	14 progress claims (work to 19.12.22)
Consultants Fees (SMG)	581,712	606,402	-24,690	
Furniture, Fittings and Equipment (SMG)	50,000	41,799	8,201	
Principal Supplied Goods (SMG)	62,284	71,169	-8,885	
Principal Works (SMC)	300,000	491,551	-191,551	
Contingency Sum (SMG)	400,000	0	400,000	
Demolition of CT Fish Building	10,000	24,673	-14,673	
Construction of Waste Water Holding Facility	490,526	404,865	85,661	Budget includes Grant (\$298,526)
Construction Budget and Expenditure	\$ 9,678,126	9,196,012	482,114	

Total Expenditure to 30 Jun 2023 \$ 10,304,907

Reconciliation to Capital Expenditure Report

Work in Progress (expenses prior to 2020/21)	941,987
2020/21 expenditure	1,741,641
2021/22 expenditure	4,810,340
2022/23 expenditure	2,644,031
Expenditure as per Capital Expenditure Report	9,196,012
add purchase of 70 High Street	166,908
	\$ 10,304,907

Group Bookings & Programs – June/July:

Event / Booking	School / Group	Participation Numbers
Centre Hire / Student Visits	Oatlands District School	9 group or individual bookings
Public Visits	Reclink Community Program	10 participants
State Teams Booking	Swimming Tasmania	200 athletes & parents
Learn to Swim Lessons	July Holiday Program	50 participants
Physio Rehab Sessions	Annabel Butler – Physiotherapist	3 individual bookings
NDIS Gym Sessions	NDIS Client	4 individual bookings
Oatlands School Learn to Swim Program	Education Department	45 participants

USAGE FOR THE PERIOD 19/06/2023 – 13/07/2023

PAID UPFRONT

Type	Units
Gym & Fitness	
Gym & Fitness Class Passes/10 Sessions	1
Gym & Fitness Class Passes/5 Sessions	0
Gym & Fitness Class Session (17 years) PAYG	9
Gym & Fitness Class Session (Concession) PAYG	7
PAYG Class Pass (16 years)	0
Gym	
PAYG Gym (17 years)	10
PAYG Gym (Concession)	5
Personal Training	
Personal Training – 30 Mins	4
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
11 Week Learn to Swim	2
10 Week Learn to Swim	7
Adult Learn to Swim	1
Pool	
Pool Passes 10 Sessions (Child)	3
Pool Pass 10 Session (17 years)	2
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)	33
PAYG - Pool (5-16)	160
PAYG - Pool (17)	125
PAYG - Pool (Concession)	99
PAYG - (Family)	7
Pool/Gym Combo PAYG	7
Upfront 6 Months Pool Membership - Renewal	0

DIRECT DEBITS – Current Numbers

Type	Units
DD Pool/Gym	11
DD Class/Pool	37
DD Pool/Gym/Class	3
DD Gym	2
DD Class/Gym	8
DD 6 Months Pool – 17 years +	7
DD 6 Months Pool – Child/Concession	3
DD 6 Months Pool – Family	6

Other Information / Comments:

- Swimming Tasmania's booking on the 8th July was a huge success for the Centre with fantastic feedback received from participants and Swimming Tasmania directly. Work has already started on organising future Swimming Tasmania events at the facility. have booked the Centre for a Tasmanian State Team training day for the 8th July.
- Learn to Swim teaching qualification organisation AUSTSWIM have moved the proposed July training course to September to make sure it is promoted with adequate time for participants to sign up.

Grant Applications

See below an update on the current Grant Application:

- **Tasmanian Government - Premier's Fund for Children & Young People:** We applied for \$50,000.00 to put towards programs at Oatlands Aquatic Centre, which we have been successful in receiving. This funding has already been used to purchase large Learn to Swim Equipment with the remainder of the money to be used in 2023 on Learn to Swim lessons and training courses.
- July Holiday Program lessons currently have a total of 50 students enrolled.
- **Womensport & Recreation Tasmania's Get Active Small Grant Program:** We applied for a small \$800.00 grant to put towards a 10 week program at Oatlands Aquatic Centre for a small community program, which we have been successful in receiving. This program will be run by Georgia and Sophie, program details to follow soon.

Human Resources & Financial Implications – Refer above detail.

Community Consultation & Public Relations Implications – Not applicable.

Policy Implications – N/A

Priority - Implementation Time Frame – Not applicable.

RECOMMENDATION

THAT the information be received and noted.

DECISION

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

THAT the information be received and noted.

CARRIED

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

16.2.2 Oatlands Aquatic Centre – Review of Operations (Opening Hours & User Fees)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 15 JULY 2023

ISSUE

Review of the current operations of the Oatlands Aquatic Centre, including the fees and programs offered.

BACKGROUND

The Aquatic Centre opened on the 14 November, 2022.

The current hours of operation are as follows:

Monday-Friday	7.00 am to 7.00 pm
Saturday	9.00 am to 5.00 pm
Sunday	10.00 am to 5.00 pm

Current staffing hours are as follows:

Monday – Thursday	6.15 am to 8.00 pm - 13.75 hrs/day
Friday	6.15 am to 7.30 pm - 13.25 hrs/day
Saturday	8.30 am to 5.30 pm - 9 hrs/day
Sunday	9.30 am to 5.30 pm - 8 hrs/day

The additional hours are necessary to place/remove covers; open/close up and to clean the facility. It is a requirement to have 2 staff members on at all times. This provides for a Lifeguard on pool deck and one staff in the reception. Due to the need to cover breaks; emergency situations (should they arise); and to ensure adequate coverage of the Centre, both positions are required to have a lifeguard qualification.

Extra staff are required when the fitness classes and learn to swim programs are conducted. Our full-time staff work 8.5 hour per days with a 9 day fortnight and the balance of hours are filled with casual employees.

Note: The Coordinator role is in addition to the staffing hours. However, he does have the capacity to provide coverage daily for approx. 2 -3 hours. No coverage is required for his RDO.

DETAIL

It is appropriate to undertake a review of the current operations of the Aquatic Centre after 8 months of operation, and following discussions through the 2023/24 Budget process.

Building Issues:

As discussed at the recent Council workshop, minor alterations are to be undertaken in the Female Changerooms to provide two shower cubicles in the communal shower bay area with same plumbing hardware as the existing cubicle.

Additional signage is also to be placed to indicate gender neutral shower / toilet.

Water temperature controls to be adjusted for showers based on feedback received and will be monitored.

Opening Hours:

The current opening hours are provided above.

The following hours are put forward for consideration:

Monday-Friday	7.00 am to 7.00 pm (no change)
Saturday	
1 st May to 31 st October	10.00 a.m. to 4.00 pm
1 st November to 30 th April	10.00 a.m. to 5.00 p.m.
Sunday	
1 st May to 31 st October	10.00 am to 4.00 pm
1 st November to 30 th April	10.00 a.m. to 5.00 p.m.

In terms of staffing, and in association with the change in operating hours, the following arrangements are also planned:

- As a general rule, only one staff member (currently 2) will be rostered for 30 minutes prior to opening and closing. This is possible as the covers are not presently being placed overnight (and hence don't need to be removed the next morning); water testing can be undertaken in this timeframe; and there are only other minimal activities required prior to opening.
- Additional cleaning hours to be allocated on an 'as-required' basis but with a likely minimum of 8 hours per week. Cost will be offset with the above reduction in staffing hours.

Usage (Statistics):

As an outcome of the workshop discussion, Council will aim to capture the Postcode/Town (i.e. locality) of all users. This would assist with future reporting and/or grant applications by being able to demonstrate that the facility is serving a large geographical area.

Fees:

- Review of Fees and Charges – the fees for the Oatlands **Aquatic Centre** were approved at the March 2022 meeting and are listed below.

Casual & Swim Card Entry		
Type	Description	Price
Infant Casual	4 & Under	Free
Swim - Child Casual	5 – 16 Years	\$5.00
Swim – Casual Other	17 years & Over	\$6.50
Concession Casual	Health Care/Pensioner Concession	\$5.00
Pass (4 persons)	Maximum of 2 Adults	\$20.00
Spectator	5 & Over	\$2.00
Swim Card – 17 years & over	10 Sessions (4 months expiry from date of purchase)	\$60.00
Swim Card – Infant & Concession Swim Card	10 Sessions (4 months expiry from date of purchase)	\$45.00
6 Month Membership Entry		
Adult	17 years & over	\$312.00 or \$24.00 (fortnight direct debit)
Infant & Concession	5 – 16 years & Concession card holders	\$260.00 or \$20.00 (fortnight direct debit)
Pass (4 persons)	Maximum of 2 Adults	\$650.00 or \$50.00 (fortnight direct debit)
Pool Hire, Group Bookings & Birthday Parties		
Lane Hire	1 Lane per hour	\$28.00
Pool Hire	Whole pool per hour	\$150.00
Birthday Parties	Room hire (minimum of 2 hours) ** Kids & parent party entry free **Room Hire – option to be considered - use of the Oatlands Community Hall with direct access off the car park (as opposed to using the 'dry exercise area')	\$50.00 hour \$4.00 per person
Midlands Swimming Club	The Swim Club will have no charge for hiring of the lanes, sessions will be conducted during normal operating hours. Participants will continue to pay the assigned pool entry fee	\$4.00 per session or \$35.00 per 10 session pass (4 month expiry from date of purchase)

The following fee increases are proposed:

- Swim - Casual (17 years and over) - \$7.00 (currently \$6.50)
- Swim Card – 17 years & over (10 sessions) - \$65 (currently \$60)
- 6 Month Membership – 17 years & over - \$330 (was \$312)
- 6 Month Membership – Pass (4 Persons) – currently \$650 – refer following:

It is noted that a family pass consists of 2 Adults and 2 Children and/or 1 Adult and 3 Children. This matter has been raised during the period as many families do not fit within this profile. A new fee structure is required to be set for families and this applies only for the 6 monthly membership. It is also noted that children 4 and under are free.

Type	Description	Price
Family Pass	One Parent (to be nominated), 1 Child	\$550 (\$21.15 per week)
Family Pass	One Parent (to be nominated), 2 Children	\$600 (\$23.08 per week)
Family Pass	Family (2 Adults, 1 to 2 Children)	\$650 (\$25 per week)
Family Pass	Family (2 Adults, 3 Children)	\$700 (\$26.92 per week)

Family Pass	Family (2 Adults, 4 + Children)	\$750 (\$28.85 per week)
To constitute a family all members must be listed on the one Medicare card.		

The Oatlands Aquatic **Fitness Centre** fees were approved at the August 2022 meeting.

Listed below are the current fees:-

Fitness Centre Class Purchase Options		
Type	Description	Price
Casual Pass	16 Years & Under	\$10.00
	17 Years & Over	\$15.00
Concession Casual Pass	Health Care/Pensioner Concession	\$10.00
Pass Card (17 Years & Over)	5 Sessions (6 months expiry from date of purchase)	\$65.00
Pass Card (17 Years & Over)	10 Sessions (6 months expiry from date of purchase)	\$120.00
Concession Pass Card	10 Sessions (6 months expiry from date of purchase)	\$80.00
Personal Training	30 minute Personal Training Session	\$25.00
	60 minute Personal Training Session	\$45.00
Fitness Centre GYM Only Purchase Options		
Type	Description	Price
Casual Visit	17 Years & Over	\$6.50
Concession Casual Visit	Health Care/Pensioner Concession	\$5.00
Casual Pool & GYM Visit	17 Years & Over	\$10.00
Direct Debit Purchase Options		
Type	Description	Price
Class & GYM Access	17 Years & Over (3 months minimum)	\$30.00 (fortnightly direct debit)
Pool, Class & GYM Access	17 Years & Over (3 months minimum)	\$60.00 (fortnightly direct debit)

It is noted that Class & Pool membership was subsequently added as an additional charge (i.e. \$30.00 per fortnight) and that Pool, Class & Gym was amended to \$50.00 per fortnight.

A Direct Debit option and a multiple pass option has also been added for Gym only.

The following fee increases are proposed:

- Gym Only – 10 Sessions (6 months from date of purchase) - \$55.00 (no current 10 session fee option)
- Gym Only – Fortnightly direct debit \$25 per fortnight (no current fortnightly direct debit fee option)
- Class & Pool Membership - \$40.00 per fortnight (currently \$30.00)
- Personal Training Classes (interim pending confirmation of the ongoing service provision detail)
 - 30 minutes Personal Training Session \$40.00
 - 60 minutes Personal Training Session \$60.00

Gymnasium

The operation of the Gymnasium does not need to be considered as part of this review as access and use of the Gym is not resulting in the need for any additional staff resources.

Fitness Class / Personal Training:

Issues relating to these activities are to be considered as part of the next review stage.

Human Resources & Financial Implications – Refer information provided above.

Community Consultation & Public Relations Implications – To be considered.

Policy Implications – N/A

Priority - Implementation Time Frame – Chang of opening hours and new charges to be applied from 1st September 2023.

RECOMMENDATION

THAT:

- a) the information be received, noting the proposed changes in operational arrangements (i.e. opening hours); and
- b) in accordance with section 205 of the *Local Government Act 2023*, the following fees be imposed effective from 1st September 2023:

Pool Fees:

- **Swim - Casual (17 years and over) - \$7.00 (currently \$6.50)**
- **Swim Card – 17 years & over (10 sessions) - \$65 (currently \$60)**
- **6 Month Membership – 17 years & over - \$330 (was \$312)**

- **6 Month Membership – Family Pass**

Type	Description	Price
Family Pass	One Parent (to be nominated), 1 Child	\$550 (\$21.15 per week)
Family Pass	One Parent (to be nominated), 2 Children	\$600 (\$23.08 per week)
Family Pass	Family (2 Adults, 1 to 2 Children)	\$650 (\$25 per week)
Family Pass	Family (2 Adults, 3 Children)	\$700 (\$26.92 per week)
Family Pass	Family (2 Adults, 4 + Children)	\$750 (\$28.85 per week)
To constitute a family all members must be listed on the one Medicare card.		

Fitness Centre:

- **Gym Only – 10 Sessions (6 months from date of purchase) - \$55.00 (no current 10 session fee option)**
- **Gym Only – Fortnightly direct debit \$25 per fortnight (no current fortnightly direct debit fee option)**
- **Class & Pool Membership - \$40.00 per fortnight (currently \$30.00)**
- **Personal Training Classes (interim pending confirmation of the ongoing service provision detail)**
 - **30 minutes Personal Training Session** **\$40.00**
 - **60 minutes Personal Training Session** **\$60.00**

DECISION

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

THAT:

- a) the information be received, noting the proposed changes in operational arrangements (i.e. opening hours); and
- b) in accordance with section 205 of the *Local Government Act 2023*, the following fees be imposed effective from 1st September 2023:

Pool Fees:

- **Swim - Casual (17 years and over) - \$7.00 (currently \$6.50)**
- **Swim Card – 17 years & over (10 sessions) - \$65 (currently \$60)**
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- **Class & Pool Membership - \$40.00 per fortnight (currently \$30.00)**
- **Personal Training Classes (interim pending confirmation of the ongoing service provision detail)**
- **30 minutes Personal Training Session \$40.00**
- **60 minutes Personal Training Session \$60.00**

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	✓	

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 and Amendment of Existing Policies - Fraud Control & Corrupt Conduct Prevention Policy

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 14 July 2023

Attachment(s)

Draft Revision Fraud Control & Corrupt Conduct Prevention Policy

ISSUE

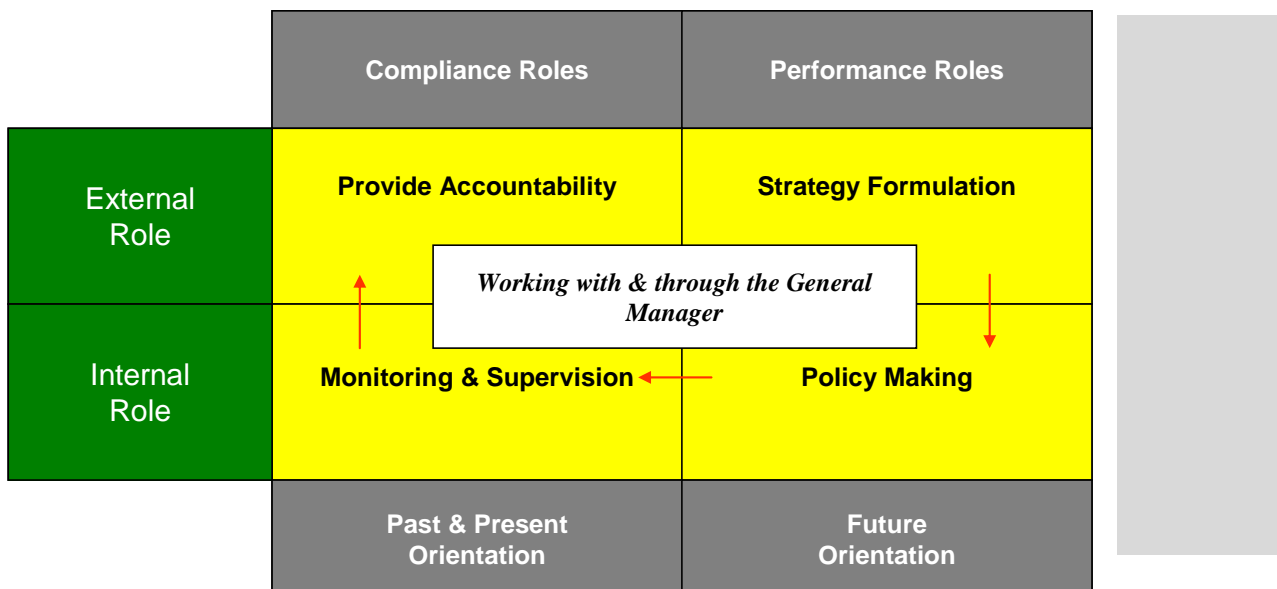
Council are required to review and update its various policies from time to time. The one nominated policy has been reviewed, amendments made, and now requires consideration, then adoption by Council.

EXTRACT from the June 2023 Council Minutes

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.



DETAIL

This draft revision of the Fraud Control & Corrupt Conduct Prevention Policy was circulated as part of the Agenda of the Audit Panel for their meeting on 22nd June 2023. The Audit Panel considered the draft revisions within the document and did not identify the need to add any further comments/revisions with in the document to be provided to Council, for their consideration.

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.

The draft revision of the Fraud Control & Corrupt Conduct Prevention Policy is attached and shows some minor changes to the document. There are no changes required by legislation.

RECOMMENDATION

THAT Council

- 1. Receive and note the report;**
- 2. Consider the revised version of the Fraud Control & Corrupt Conduct Prevention Policy in preparation for the adoption of the revised policy, at the July 2023 Council meeting, subject to any Council amendments.**

DECISION

Moved by Cllr R McDougall, seconded by Deputy Mayor K Dudgeon

That Council:

- 1. Receive and note the report;**
- 2. Consider the revised version of the Fraud Control & Corrupt Conduct Prevention Policy in preparation for the adoption of the revised policy, at the July 2023 Council meeting, subject to any Council amendments.**

CARRIED

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

END EXTRACT from the June 2023 Council Minutes

DETAIL

With this policy having been available for consideration by Council since the June 2023 Council Meeting, the proposed draft version of the *Fraud Control & Corrupt Conduct Prevention Policy* is attached and the recommendations for change, albeit only minor, are included within the document.

RECOMMENDATION

THAT Council:

1. Receive and note the report;
2. Consider the revised version of the *Fraud Control & Corrupt Conduct Prevention Policy* for adoption, subject to any Council amendments.

DECISION

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

THAT Council:

1. Receive and note the report;
2. Adopt the revised version of the Municipal Seal Use Policy (with no further amendments).

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	✓	

17.2 Sustainability

Strategic Plan Reference 5.2

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

17.2.1 Tabling of Documents

Nil.

17.2.2 Elected Member Statements

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

Deputy Mayor K Dudgeon - acknowledged Sam Banks former Central Hawks player had his AFL debut for the Richmond Football Club.

Deputy Mayor K Dudgeon – Provided the following information regarding the Bargain Centre Community pay-out.

\$30,241.02 and was divided by 2,573.5 hours. This equals \$11.75 for each hour worked by volunteers.

MMPHC Auxiliary	\$9,896.43
Uniting Church	\$5,857.38
Mt Pleasant Footy Club	\$3,008.00
Anglian Church	\$2,878.75
Make a Wish Foundation	\$2,408.75
Historical Society	\$2,355.87
Midlands Swim Club	\$872.44
Bonorong Wildlife Hospital	\$752.00
Oatlands Learn to Swim	\$628.63
Community Shed	\$569.88
MID FM	\$334.88
Rural Youth	\$3334.88
Just Cats Longford	\$235.00
Oatlands Community Hub	\$70.50
Hawthorn House	\$35.25

17.2.3 Local Government Shared Services – Quarterly Update – Information Only

Author: FINANCE OFFICER (MANDY BURBURY)

Date: 19 July 2023

Enclosure(s):

Shared Services Report – Southern Midlands Council – April - June 2023

ISSUE

To inform Council of the Common Services Joint Venture activities for the period April to June 2023.

BACKGROUND

There are seven existing members of the Common Services Joint Venture Agreement, with two other Council's participating as non-members.

Members: Brighton, Central Highlands, Glenorchy, Huon Valley, Sorell, Southern Midlands and Tasman.

Council now include a standard internal report for Council's information on SMC hours on a quarterly basis.

DETAIL

Refer to the enclosed summary of services provided by and provided to the Southern Midlands.

RECOMMENDATION

THAT the information be received.

DECISION

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

That the information be received.

CARRIED

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

ENCLOSURE
Agenda Item 17.2.3

**2022/23 Shared Services Report
to 30 June 2023**

PROVIDED BY SOUTHERN MIDLANDS COUNCIL					Total Hours Jun 2023 Quarter	Total Hours Mar 2023 Quarter	Total Hours Dec 2022 Quarter	Total Hours Sep 2022 Quarter	Total Hours 2022/23	Total Hours 2021/22
Council	Fortnight Ending	Officer	Service Provided	Hours						
Brighton Council	9/04/2023	P Krause	Planning Compliance	15						
	23/04/2023	P Krause	Planning Compliance	8.25						
	9/05/2023	P Krause	Planning Compliance	4.5						
	21/05/2023	P Krause	Planning Compliance	18						
	4/06/2023	P Krause	Planning Compliance	24.75						
	18/06/2023	P Krause	Planning Compliance	16.25						
					86.75	111.50	135.25	98.25	431.75	388.00
Central Highlands	9/04/2023	L Brown	Regulatory	14.5						
		D Mackey	Regulatory	12						
		D Dwyer	Animal Control	7						
		R Collis	Animal Control	7						
		B Williams	Heritage	2						
	23/04/2023	L Brown	Regulatory	6						
		D Mackey	Regulatory	9						
	9/05/2023	L Brown	Regulatory	14						
		D Mackey	Regulatory	15.5						
		R Collis	Animal Control	2.5						
	21/05/2023	L Brown	Regulatory	5						
		D Mackey	Regulatory	16						
		R Collis	Animal Control	9						
		D Dwyer	Animal Control	9						
	4/06/2023	L Brown	Regulatory	9						
		D Mackey	Regulatory	16						
		R Collis	Animal Control	2						
		D Dwyer	Animal Control	2						
	18/06/2023	L Brown	Regulatory	9.5						
		D Mackey	Regulatory	22						
					189.00	171.00	192.75	224.00	776.75	725.75
Derwent Valley	23/04/2023	B Williams	Heritage	2						
		D Mackey	Regulatory	4						
	9/05/2023	D Mackey	Regulatory	3						
	4/06/2023	B Williams	Heritage	2						
	18/06/2023	B Williams	Heritage	4.5						
					15.50	5.00	19.00	5.00	44.50	283.25
Glenorchy	Nil				0.00	0.00	5.00	12.00	17.00	0.00
Tasman	9/04/2023	D Mackey	Regulatory	9						
	23/04/2023	D Mackey	Regulatory	10						
	9/05/2023	D Mackey	Regulatory	5.5						
	21/05/2023	D Mackey	Regulatory	5						
	4/06/2023	D Mackey	Regulatory	3						
	18/06/2023	D Mackey	Regulatory	2.5						
					35.00	54.00	0.00	0.00	89.00	0.00
Total Hours Provided by Southern Midlands					326.25	341.50	352.00	339.25	1359.00	1397.00
PROVIDED TO SOUTHERN MIDLANDS COUNCIL										
Council	Period Ending	Officer	Service Provided	Hours						
Brighton	30/04/2023	L Wighton	Development Engineering	16.25						
	28/05/2023	L Wighton	Development Engineering	18.75						
	25/06/2023	L Wighton	Development Engineering	15.25						
					50.25	42.75	58.75	35.50	187.25	121.75
Total Hours Provided to Southern Midlands					50.25	42.75	58.75	35.50	187.25	121.75

17.2.4 The Future of Local Government Review – Local Government Board Stage 2 Report (including the ‘Central and Midlands Community Catchment Information Pack’) – Council Draft Submission

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 21 July 2023

Enclosure(s):

Draft Submission (to be circulated prior to the meeting)

ISSUE

Council to consider the draft submission prepared in response to the Local Government Board’s Stage 2 Report and the accompanying ‘Central and Midlands Community Catchment Information Pack.’

BACKGROUND

Council, at its meeting held in June 2023, gave preliminary consideration to the Local Government Board’s Stage 2 Report, including the ‘Central and Midlands Community Catchment Information Pack’

To inform Council’s response to the Report, a decision was made to conduct three (3) public meetings during the early part of July 2023, noting that the closing date for submissions is 2nd August 2023.

DETAIL

The following public meetings were held:

1. Kempton – Thursday 6th July 2023
2. Campania – Tuesday 11th July 2023
3. Oatlands – Thursday 13th July 2023

At each of these meetings, the background of the local government review and details of the process to date was presented. The community were informed that the Southern Midlands Council area was included as part of the ‘Central and Midlands Community Catchment’, being one of nine identified catchments within Tasmania.

This was defined as the existing Council areas of the:

1. Central Highlands
2. Northern Midlands
3. Southern Midlands
4. Meander Valley
5. Derwent Valley
6. Brighton.

The four scenarios, as identified by the Local Government Board were presented for information and discussion. They being:

Scenario 1 – Establishing two separate councils to the north and south.

South: Existing Brighton, Southern Midlands and Derwent Valley Council areas, plus a portion of the Central Highlands including Hamilton, Ouse & Wayatinah.

North: Remainder of the Central Highlands, Meander Valley (less Hadspen, Carrick, Prospect Vale and Blackstone Heights), and the Northern Midlands Council (less Perth, Evandale and Longford).

Note: The areas (ex Meander Valley and Northern Midlands) would go with a 'Tamar Valley Community Catchment' i.e. an expanded Launceston / northern regional council)

Scenario 2 – Establishing a single Central and Midlands Council

Under this scenario, the existing LGAs of Derwent Valley, Brighton, Southern Midlands, Central Highlands, Northern Midlands, and Meander Valley Councils are combined, minus the Launceston satellite commuting towns of Carrick, Hadspen, Perth, Longford and Evandale.

Scenario 3 – Establishing 3 councils

North: A northern council encompassing the Meander Valley and Northern Midlands, minus the suburbs of Prospect Vale and Blackstone Heights.

South: Brighton and the Southern Midlands

South: Derwent Valley and the Central Highlands

Scenario 4 – Establishing 3 councils (but with different boundaries)

North: A northern council encompassing the Meander Valley (less Hadspen and Carrick), Northern Midlands (less Perth, Evandale and Longford), and Central Highlands (from just north of Derwent Bridge, the Steppes and Interlaken)

South: Derwent Valley with southwest portions of the Central Highlands (retaining Derwent Bridge, Bronte Park, Waddamana), but excluding Bothwell and Interlaken).

South: Combines Brighton and Southern Midlands and the south-eastern portion of the Central Highlands (Bothwell and Interlaken).

As an outcome of the public meetings, every attendee voted to retain the status quo, with the exception of one person who was of the opinion that there would be benefits associated with structural reform.

Since the conduct of these public meetings, the Premier has publicly announced that the Tasmanian Government would not be forcing any Council boundary adjustments as part of its response to the recommendations of the Future of Local Government Review. The Government has made this commitment in response to growing community concerns about the potential impacts of mandated council mergers on local jobs, local services, and the voice of local communities.

In a letter addressed to Mayor Batt, the Minister for Local Government has confirmed that the Government remains committed to the Review process, and has discussed with the Local Government Board his expectation that the Board will continue to provide him with objective, expert advice on the future role, functions, and design of the Tasmanian local government sector, consistent with its Terms of Reference.

The following is an extract from the Minister's letter:

"I also want to reiterate my view – which I believe is shared by the vast majority of the sector – that there is a clear opportunity for positive reform in the Tasmanian local government sector. All communities deserve the chance to explore reforms that may better serve them both now and into the future.

The Board has been clear that structural reform has a role to play in delivering better outcomes for communities in the future. I understand a number of councils have discussed the opportunities for various consolidation proposals in response to the Board's catchment scenarios. But if structural reform is to succeed, it needs to be underpinned by clear and strong support from impacted communities.

The Government will not impose council boundary adjustments on communities in a top-down or heavyhanded way, however, community-driven structural reform will still require a strong and central leadership role from the State Government.

Once I have had the opportunity to consider the final report and consult with the sector, I want to identify those communities and Councils that are keen to work in partnership with the Government to further develop the details of any proposed boundary changes. I see this as including geographical adjustments, surety of associated resourcing, transitional needs and a clear vision of shared future opportunities that maximise the benefits of such reform – all of which we will incorporate into a detailed 2 plan. To be abundantly clear, I intend for the Government to be a stakeholder in this plan to ensure we are setting any new or revised entity up for success.

When completed, we will put the plan to the people in relevant communities for a vote before any decisions are made. We will only move forward with structural boundary changes if the majority of the community supports it. The Government is committed to listening to our communities and leading reforms, but only those that communities understand and, most importantly, support. I encourage you and your council to continue to participate constructively in the final stage of the Review, so that we have the best foundations for the changes that this State and our communities need."

A draft submission, influenced by the direction provided by the community at the public meetings (and broader discussion within the community) is being prepared for review by Council.

Human Resources & Financial Implications – To be considered.

Community Consultation & Public Relations Implications – Refer comment provided.

Priority - Implementation Time Frame – Councils (and all stakeholders) can lodge submissions in response to the Stage 2 Interim Report (and Information Packs) by 2nd August 2023.

The Local Government Board will finalise its report and recommendations and submit to the State Government by end of October 2023.

RECOMMENDATION

THAT Council review the draft submission prepared in response to the Local Government Board’s Stage 2 Report and the accompanying ‘Central and Midlands Community Catchment Information Pack’, and subject to any amendments lodge prior to 2nd August 2023

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr R McDougall

THAT Council endorse the draft submission prepared in response to the Local Government Board’s Stage 2 Report and the accompanying ‘Central and Midlands Community Catchment Information Pack’, prior to 2nd August 2023.

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	✓	

ENCLOSURE
Agenda Item 17.2.4



31st July 2023

The Hon. Sue Smith AM
Chair – Local Government Review Board
Via Email: lgboard@dpac.tas.gov.au

Dear Chair

**Re: Local Government Board – ‘The Future of Local Government Review’
Response to Stage 2 and the Community Catchment Information Packs**

The Southern Midlands Council has considered the Board's Stage 2 Report and the supporting '*Central and Midlands Community Catchment Information Pack*'.

This submission reflects the outcomes of numerous internal discussions through Council workshop processes and other internal conversations; consultation with neighbouring Councils that form part of the 'Central and Midlands Community Catchment'; and more importantly, the conduct of three (3) Public Consultation meetings held across the municipality through July 2023.

At the outset, in regard to the Southern Midlands, Council maintains its position of retaining the status quo, primarily for the following reasons:

1. The Local Government Board has not demonstrated (or substantiated) the need for structural reform;
2. There has been no evidence the ratepayer will be better off under each of the scenarios identified, or other alternatives considered by Council; (i.e. particularly in the absence of any robust Business Case);
3. There will be a dramatic reduction in the level of representation of the community by elected members; and
4. This position accords with the direction provided by the community following the conduct of public consultation meeting(s) and the fact every attendee voted to retain the status quo, with the exception of one person who was of the opinion that there would be benefits associated with structural reform.

At these public meetings, it was confirmed for Council the Southern Midlands is a vibrant and growing area, and the Council has readily responded to the community's needs and expectations. Examples and evidence cited include:

- Recent construction of the Oatlands Aquatic Centre – an all year round indoor facility that is fit-for-purpose (replaced the existing Pool constructed in the early 1950's that only operated four months of the year) – with approximately 60% being funded by Council
- Significant support for the Oatlands Heritage and Bullock Festival and the Kempton Festival, both of which has attracted thousands of local and international visitors to the townships
- Significant investment in the construction of 2 Dwelling Units to accommodate locum General Practitioners and other visiting medical specialists operating out of the Midlands Multi-Purpose Health Centre. The ongoing management and servicing of these 2 Units is in partnership with the Tasmanian Health Service (\$200,000 cash contributions from community based organisations)
- Capital financing and construction of a new Building (adjacent to the existing Child Care Centre at Bagdad) to accommodate an additional 20 child care placements. A major issue in this growing community that is attracting a large number of younger families. Local community members have committed both cash and in-kind contributions to assist with its construction and fit-out.
- Support and operational assistance for the Southern Midlands Community Radio Station
- Council having appointed a preferred proponent for the construction of a new boutique Hotel and Conference facility (43 Rooms) at Oatlands (i.e. to capitalise and expand on the visitor growth in the midlands region)
- Council's extremely active role in managing and protecting significant heritage Assets within the municipal area, including the 1837 Callington Mill; Oatlands Gaol Precinct; Oatlands Commissariat; Kempton Police Watch-house etc.
- Major investment in sport and recreation infrastructure across the municipal area (including \$500K Destination Playground at Oatlands)
- Substantial spending on the management (and eradication) of weeds in conjunction with primary production property owners and voluntary organisations. Weed management being a high priority for the primary production sector.
- Substantial investment in expert resources; infrastructure and activities to address and manage 'climate change' initiatives; and
- Ready access to both elected members and Council officers and the real likelihood this would be lost under any expanded local government structure.

Whilst Council has expressed its opposition to structural reform, it is certainly receptive to any 'resource sharing' proposal where there are proven benefits; efficiencies and/or cost savings. Council has a number of existing shared service arrangements (refer

following), and further opportunities will continue to be assessed by Council as the need arises.

Examples include:

- Animal Control Services – SMC provide services to Central Highlands
- Development Engineering Services – SMC engage Brighton Council
- Heritage Project Management – SMC provides services to Central Highlands and Derwent Valley Councils
- Land Use Planning - Statutory – SMC provides planning services to the Central Highlands Council
- Land Use Planning – Strategic - SMC provides services to Central Highlands and Tasman Councils
- Natural Values Assessments – SMC provides services to Brighton Council
- Plumbing Surveying / Permit Authority – SMC and Brighton have regular relief / exchange arrangements
- Regional Climate Change Adaptation Planning – SMC provide services to Southern TAS Councils Authority

The above arrangements ensure a high level of service is provided to the ratepayer; has achieved a number of positive outcomes for our respective communities; and assists with the recruitment and retention of a highly skilled workforce.

The South-Central Sub Region, consisting of representative(s) from the Brighton, Central Highlands, Derwent Valley and Southern Midlands Councils' should also be acknowledged. This organisation has achieved a number of things, including:

- The engagement of KPMG to prepare a 'Strategic Infrastructure Report'. This report highlights the critical infrastructure priorities for the next 5-10 years in a region that has some very high growth areas. The report was jointly funded as a collaboration between the four Councils.
- Establishment of the Jobs Hub at Pontville. The Jobs Hub is a service that connects local jobs to local people which has been very successful over the last three years. This is one of the most successful jobs hubs that exists.

At the time of drafting this submission, the Southern Midlands Council acknowledges the State Government has confirmed that there will be no forced amalgamations as an outcome of the Board's review process.

Based on Council's stated position above, it is unnecessary to provide further feedback in response to the identified scenarios.

Having said that, Council does encourage the Board to revisit some of the earlier reform initiatives and desired outcomes that were reported in Stage 1. These potential reforms include:

1. Defining the role of local government in 21st century and in particular, the proposal to develop a 'Local Government Charter' which would clarify the relationship, roles, and responsibilities of local government in relation to, and in collaboration with, other spheres of government, particularly around funding.

This is particularly important in the areas of climate change; disaster management and recovery; and community services (e.g. health and well-being programs; youth; aged services).

The Fire Service Levy, under the new emergency management structure between the Tasmania Fire Service and the State Emergency Service is a key issue for local government that needs to be addressed.

2. Review of the rating provisions within the *Local Government Act 1993*. The Board has previously stated that the aim is to ensure the revenue and rating system efficiently and effectively funds council's services.

As mentioned by Council in an earlier submission, in terms of achieving an equitable distribution of the rates liability, there is an urgent need to review the existing 'Exemption from rates' provision within the *Local Government Act 1993* to ensure that all entities contribute equitably to the funding of services (e.g. charitable organisations).

3. Planning Reform(s) – in response to recent announcements.

Seek (or provide) clarity and structure as to how councils will interface with the new planning body and what funding arrangements will be expected of council.

4. Regional Waste Strategy – reform had the ability to achieve a more strategic, cohesive and coordinated outcome across a larger area as opposed to individual Council's undertaking their own solutions.

It appears these have been 'shelved' with the focus shifting to structural reform.



Prior to concluding this submission, Council also thought it would be appropriate to provide some comment in relation to the Analysis Data reported for the Southern Midlands Council which formed part of the Community Catchment Information Packs.

Whilst Council's long-term viability and sustainability is evidenced through its Long-Term Financial Management Strategy and Financial Management Plan, the following comments are provided in relation to the data:

Detail	SMC	Benchmark	Comment
Population	6,662	N/A	Experiencing substantial growth in population (in excess of 9% growth since previous census) 2021 Census: 6,602 2016 Census: 6,043
No of employees	42.1 FTE	N/A	The number of employees is irrelevant as it is totally dependent on the method of service delivery (e.g. contracting in/out; resource sharing).
Average Residential Rates & Annual Charges per Residential Property	\$918.34	N/A	The Southern Midlands is the second lowest of the five Councils that reported. Any attempt to average the rates would result in substantial percentage increases for SMC ratepayers.
Current ratio (10 year average)	5.35	>1	Clearly indicates that Council is in a position to meet its current liabilities.

Detail	SMC	Benchmark	Comment
Cash Expense Cover Ratio	20	3 – 6 months	Three times the benchmark indicating that Council has substantial cash assets in the event of an unforeseen event or emergency situation.
Own source revenue coverage ratio (10 year average) – 64%	64%	40 % – 60 % Basic standard 60% - 90% Intermediate standard 90% Advanced standard	In terms of the benchmark, Council's ratio is within the Intermediate standard. The percentage of own source revenue is obviously directly influenced by the amount of Financial Assistance Grant received from the Australian Government. A large portion of this untied funding is based on the length of roads & bridges within a municipal area. It goes without saying that the larger municipal areas (i.e. geographical areas with substantial road lengths and bridges) will always be entitled to a large percentage of the grant funding and this will continue.

Detail	SMC	Benchmark	Comment
Underlying surplus ratio (10 year average)	- 3%	> 0	<p>This ratio is consistent with Council's Long-Term Financial Management Plan. In dollar terms, the underlying surplus or deficit for the past four years was:</p> <p>2021/22 – (\$90K) or a ratio of -0.8%</p> <p>2020/21 – (\$35K) or a ratio of -0.3%</p> <p>2019/20 - \$125K or a ratio of 1.1%</p> <p>2018/19 – (\$258K) or a ratio of -2.30%.</p> <p>Note: An underlying deficit excludes the Australian Government's Roads to Recovery Grant (R2R) which for the Southern Midlands Council is an annual grant amount of \$666K.</p> <p>The R2R Grant is ongoing funding but must be recognised as Capital Income and excluded when calculating the underlying surplus/(deficit). If this grant, similar to the Financial Assistance Grant is included as recurrent income, then a substantial surplus would be reported in all years.</p>
Debt service cover ratio (8 year average)	28.8	>2 Basic standard >5 Advanced standard	<p>With a ratio almost six times the benchmark, it clearly indicates Council's ability to repay its debt.</p>

Detail	SMC	Benchmark	Comment
Asset sustainability ratio (7 year average)	86%	100%	<p>Whilst Council is marginally below the benchmark, as indicated by the Board, this can be influenced by a range of factors – particularly over a seven-year timeframe.</p> <p>From a practical perspective, and noting that roads and bridges represents approximately 60% of Council's total assets, Council in February 2022 completed an independent assessment of its road network (undertaken by Moloneys Asset Management Systems). The following is an extract from its major findings:</p> <p>"The road assets within Southern Midlands Council were found to be in "Excellent" overall condition when benchmarked against all 72 councils assessed by Moloney Asset Management Systems."</p>
Asset renewal funding ratio (7 year average)	92%	90%-100%	Compliant with benchmark
Asset consumption ratio (7 year average)	70%	>60%	Compliant with benchmark
Cash and investments Held (\$'000)	\$14.636 million		
Net Financial Liabilities Ratio (%)	91%	0 – (50%)	The ratio is well in excess of benchmark and indicates a strong liquidity position.

Detail	SMC	Benchmark	Comment
Interest bearing liabilities (\$'000)	\$4.415 million		More than offset with 'Cash and investments' held.
No. of discretionary development applications received	124		It should be noted that the reported number does not include 'No Permit Required' applications and may be in inaccurate reflection of the level of development that is occurring.
Value of all development approvals (\$)	\$38,781,622		Refer comment above. This value is an indication of the extent of residential/commercial development that is taking place within the SMC area. It is also important to acknowledge that this is all rateable development as opposed to some reported values which relate to non-rateable development (e.g. wind farms). Note: The value of subdivision works is also not recorded in the amount reported.
No. of councillors	7		Council decision to reduce the number of elected members (from 9 to 7) as a cost saving measure.



Conclusion

The Southern Midlands Council appreciates the opportunity to provide feedback in response to the Board's Stage 2 Report and the supporting 'Central and Midlands Community Catchment Information Pack'.

In terms of structural reform, it is Council's strong view there is no evidence the ratepayer will be better off under each of the scenarios identified, nor has the need for change been demonstrated. Hence Council has adopted the option of retaining the status quo.

Council certainly welcomes the State Government's recent confirmation there will be no forced amalgamations.

The Southern Midlands Council has demonstrated it can advocate for and support many towns and villages (no mean feat having 20 or so towns and villages). It has secured significant grant funding (and other external contributions) to achieve and implement major projects. Recent examples being \$5.346 million from the Australian Government under the 'Remote Roads Upgrade Pilot Program' to reconstruct and seal Interlaken Road at Oatlands; \$1.55 million under the 'Summer Bushfire Recovery Grants Program' for redevelopment of the Broadmarsh Community Hall; \$2 million from each of the State and Federal Governments for the construction of the Oatlands Aquatic Centre; \$250,000 to upgrade change rooms / toilet & shower facilities at the Mt Pleasant Recreation Ground; Grants for Road Safety projects totalling in excess of \$285,000; and a range of other smaller grants.

Further, these examples do not recognise the major funding that has been received over the last twenty years which has enabled reconstruction of the 1837 Callington Mill; purchase and restoration of the 1828 Commissariat property (Oatlands); upgrade of the Oatlands Gaol Precinct; and the refurbishment of other Council owned heritage buildings within the municipality. All of these activities have been focussed on providing a catalyst for other economic activity and developing a local visitor economy.

Retention of the status quo enables Council to comply with the direction provided by the community, and more importantly, enable it to move forward and focus on the provision of infrastructure and services that the community needs and deserves.

A handwritten signature in black ink, appearing to read 'E C Batt', with a long, sweeping horizontal stroke extending to the right.

E C Batt
Mayor

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 30 June 2023)

Author: FINANCE OFFICER (MANDY BURBURY)

Date: 21 July 2023

ISSUE

Provide the Financial Report for the period ending 30th June 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 30 June 2023.
- Operating Expenditure Report – 1 July 2022 to 30 June 2023.
- Capital Expenditure Report – 1 July 2022 to 30 June 2023.
- Cash Flow Statement – 1 July 2022 to 30 June 2023.

OPERATING EXPENDITURE (OPERATING BUDGET)

Overall operating expenditure to end of June was \$12,383,303 which represents 101.3% of the Year to Date Budget.

Note: These figures are not final as some end-of-year accrual adjustments have been processed, but there are further adjustments to be made.

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 (\$3,686,357 – 111.13%). Additional expenditure of \$369,060 relates to road maintenance required due to rain events leading to an increased level of call-outs for emergency works, road inspections, drainage works, maintenance

grading, bitumen patching and tree removal. It also reflects increased maintenance to drainage on rural roads to mitigate road damage during future rain events.

Sub-Program – Walkways - expenditure (\$267,157 – 111.5%). Increased expenses are largely due to an increase in plant operating costs resulting from increased fuel prices.

Sub-Program – Buildings (Public Toilets) - expenditure (\$101,339 – 125.92%). 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 has been monitored.

Strategic Theme – Growth

Sub-Program – Business - expenditure (\$451,194 – 165.84%). 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 (LRCI) Phase 3	Extended to 30 June 2024 (use or lose)
Other Specific Purpose Grants	Completion date as per grant deed or approved extension date

RECOMMENDATION

THAT the Financial Report be received and the information noted.

DECISION

Moved by Clr A E Bisdee OAM, seconded by Clr R McDougall

THAT the Financial Report be received and the information noted.

CARRIED

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

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 July 2022 to 30 June 2023

	Annual Budget \$	Year to Date as at 30 June \$	%	Comments
Income				
General rates	6,405,004	6,422,040	100.3%	Includes Interest & Penalties on rates
User Fees (refer Note 1)	1,094,687	1,649,311	150.7%	Includes Private Works
Interest	48,000	423,465	882.2%	
Government Subsidies	69,838	59,793	85.6%	Heavy Vehicle Licence Fees, Road Rescue MAIB reimbursements & Interest Subsidy
Contract Income	0	0		
Other (refer Note 2)	232,400	257,043	110.6%	Includes TasWater Distributions
Sub-Total	7,849,929	8,811,652	112.3%	
Grants - Operating	3,785,930	5,483,794	144.8%	
Total Income	11,635,859	14,295,446	122.9%	
Expenses				
Employee benefits	-4,802,251	-4,060,054	84.5%	Less Roads - Resheeting (Capitalised)
Materials and contracts	-3,432,747	-4,417,912	128.7%	Less Roads - Resheeting (Capitalised), Includes Land Tax & Private Works
Depreciation and amortisation	-3,521,000	-3,521,000	100.0%	Percentage Calculation (based on year-to-date)
Finance costs	-58,919	-56,667	96.2%	Interest
Contributions	-258,156	-258,156	100.0%	Fire Service Levies
Other	-154,951	-167,612	108.2%	Audit Fees and Councillor Allowances
Total expenses	-12,228,024	-12,481,402	102.1%	
Surplus (deficit) from operations	-592,165	1,814,044	-306.3%	
Grants - Capital (refer Note 3)	3,795,990	3,579,786	94.3%	
Contributions - Natural Disaster Relief Fund	80,000	301,235	376.5%	
Sale Proceeds (Plant & Machinery)	0	258,364		
Sale Proceeds (Land & Buildings)	0	301,818		Blue Place / South Parade
Sale Proceeds (Other Assets)	0	1,685		Includes used wheelie bins & sale of Mill assets
Net gain / (loss on disposal of non-current assets)	0	0		
Surplus / (Deficit)	3,283,825	6,256,932	190.5%	

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 July 2022 to 30 June 2023

	Annual Budget \$	Year to Date as at 30 June \$	%	Comments
NOTES				
1. Income - User Fees				
- All other Programs	795,241	801,252	100.8%	
- Private Works	299,446	795,524	265.7%	
- HBS interest on New Business Funds (since 30.08.2010)	0	52,535		
	<u>1,094,687</u>	<u>1,649,311</u>	150.7%	
2. Income - Other				
- Tas Water Distributions	182,400	182,400	100.00%	
- Public Open Space Contributions	50,000	50,000	100.00%	
- "Gardeners of 7120" Donation for seating on High Street	0	2,720		
- Mt Pleasant Committee Contributions	0	8,000		
-Oatlands Community Association	0	300		50% contribution to Structural Assessment
- Donations for use of recreation facilities	0	755		Including Blue Gum Rovers
- Worker's Comp. Wage Recovery	0	12,868		
	<u>232,400</u>	<u>257,043</u>	110.6%	
3. Grants - Capital				
- Roads To Recovery	665,531	665,531	100.00%	
- LRCI - Phase 3 (Total \$1,331,062)	1,088,402	1,158,313	106.42%	\$1,331.062 Projects to be completed by 30.06.23
- Rural & Remote Roads (Total \$5,346,180)	1,069,236	0	0.00%	
- Comm Dev Grant - Oatlands Aquatic Centre (\$500K)	500,000	500,000	100.00%	
- Dept of Communities Tas (Levelling the Playing Field)	234,000	0	0.00%	
- Aust Govt - BS Bushfire Recovery Grant - Waste Water	238,821	238,821	100.00%	
- Aust Govt - BS Bushfire Recovery Grant - The Haven	0	465,000		Broadmarsh/Elderslie Progress Association Inc Grant
- LRCI - Phase 1 (\$665,531) - Final 10%	0	66,553		Included in previous year budget
- LRCI - Phase 2 (\$609,032) - Final 10%	0	60,903		Included in previous year budget
- Tas Govt - Tunbridge Club Toilets	0	40,000		
- Tas Govt - Transfer of Brighton Road	0	147,565		
- Tas Govt - SES NDRRGF (\$80,830)	0	20,000		Bagdad/Mangalore Hydraulic Assessment
- ChargeSmart (Second instalment)	0	40,500		
- Mens Shed Grant (Shipping Container)	0	6,600		
- Black Spot Grant (Bluff Road)	0	150,000		
- Tas Govt.Active Living in Public Spaces	0	20,000		
	<u>3,795,990</u>	<u>3,579,786</u>	94.30%	
4. Grants - Operating				
- FAGS 2022/23	3,785,930	5,423,494	143.3%	\$1,217,058 - 2022/23 \$4,206,436 - 2023-24
- FAGS 2023/24	0	0		2023/24 Payment in Advance
- Communities for Children - School Holiday Program	0	8,787		
- 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>5,483,794</u>	144.8%	

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

PROGRAM	ACTUAL EXPENDITURE	2022/23 BUDGET	VARIANCE	VARIANCE AS PERCENTAGE OF BUDGET
INFRASTRUCTURE				
Roads	3,686,357	3,317,298	-369,060	111.13%
Bridges	433,376	448,064	14,688	96.72%
Walkways	267,157	239,610	-27,547	111.50%
Lighting	80,414	81,506	1,092	98.66%
Public Toilets	101,339	80,478	-20,861	125.92%
Sewer/Water	-	-	-	-
Stormwater	61,067	81,948	20,881	74.52%
Waste	1,223,451	1,217,694	-5,757	100.47%
Information, Communication	-	-	-	-
INFRASTRUCTURE TOTAL:	5,853,161	5,466,598	-386,564	107.07%
GROWTH				
Residential	-	-	-	-
Tourism	27,039	42,200	15,161	64.07%
Business	451,194	272,063	-179,131	165.84%
Industry	-	-	-	-
GROWTH TOTAL:	478,233	314,263	-163,970	152.18%
LANDSCAPES				
Heritage	327,960	453,975	126,015	72.24%
Natural	191,906	201,271	9,365	95.35%
Cultural	2,289	19,500	17,211	11.74%
Regulatory - Development	669,529	962,223	292,694	69.58%
Regulatory - Public Health	13,465	22,500	9,035	59.85%
Regulatory - Animals	117,809	115,386	-2,423	102.10%
Environmental Sustainability	676	10,000	9,324	6.76%
LANDSCAPES TOTAL:	1,323,635	1,784,855	461,221	74.16%
COMMUNITY				
Community Health & Wellbeing	248,779	315,178	66,399	78.93%
Recreation	961,935	954,884	-7,051	100.74%
Access	-	-	-	-
Volunteers	41,491	45,000	3,509	92.20%
Families	10,546	11,500	954	91.70%
Education	-	-	-	-
Capacity & Sustainability	50,917	54,405	3,488	93.59%
Safety	16,602	39,700	23,098	41.82%
Consultation & Communication	11,130	17,300	6,170	64.33%
LIFESTYLE TOTAL:	1,341,400	1,437,966	96,567	93.28%
ORGANISATION				
Improvement	55,537	72,642	17,105	76.45%
Sustainability	2,983,518	2,809,812	-173,706	106.18%
Finances	347,820	341,888	-5,932	101.74%
ORGANISATION TOTAL:	3,386,874	3,224,342	-162,533	105.04%
TOTALS	\$12,383,303	\$12,228,024	-\$155,279	101.3%

CAPITAL EXPENDITURE PROGRAM 2022-23

As at 30 June 2023

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
		\$	\$	\$		
INFRASTRUCTURE						
ROAD ASSETS						
Resheeting Program	Roads Resheeting	500,000	320,516	179,484		
	Mt Seymour - Blackgate Road Resheeting	40,000	40,078	-78	RTR Originally Interlaken Road Resheeting	30 June 2023
	Stonor - Stonor Road Resheeting	30,000	22,452	7,548	RTR Originally Interlaken Road Resheeting	30 June 2023
	Rhyndston - Rhyndaston Road Resheeting	30,000	33,280	-3,280	RTR Originally Interlaken Road Resheeting	30 June 2023
	Mangalore - Blackbrush Road Resheeting 3km	50,531	37,851	12,680	RTR	30 June 2023
	Elderslie - Bluff Road Resheeting 2km	30,000	21,096	8,904	RTR	30 June 2023
	Bagdad - East Bagdad Road 1.5km	20,000	17,056	2,944	RTR	30 June 2023
Reseal Program	Roads Reseal Program (\$270K moved to Reconstruct & Seal Program)					
	Woodsdale - Woodsdale Road Reseal	50,000	71,401	-21,401		
	Parattah - Inglewood Road Reseal	55,000	0	55,000	(originally included RTR \$75K)	30 June 2023
Reconstruct & Seal	Reconstruct & Seal Program (includes \$270K budget from Roads Reseal Program)	0				
	Campania - Native Corners Road (to complete section)	260,000	274,889	-14,889	LRCI P3	30 June 2023
	Colebrook - Eldon Road (Milling and asphalt patches)	25,200	25,200	0		
	Elderslie - Pelham Road (Stabilisation and drainage)	200,000	189,645	10,355	LRCI P3	30 June 2023
	Oatlands - High Street Reconstruct & Seal	24,150	24,150	0		
	Oatlands - South Parade (including Kerb, Channel and Footpath)	170,000	246,675	-76,675	RTR 21/22 c/f WIP \$9,264 (RTR \$150K)	30 June 2022
	Oatlands - Staney Street (Reconstruct & Seal)	14,448	14,448	0		
	Stonor - Stonor Road (stabilise - two sections)	245,000	161,167	83,833	LRCI P3	30 June 2023
	Woodsdale Road (Whitefoord - four sections)	577,202	643,069	-65,867	RTR - \$255K+\$75K+\$41K	30 June 2023
	York Plains - York Plains Road A (pavement failures) (500 metres)	82,500	99,744	-17,244	LRCI P3 c/f	30 June 2023
	York Plains - York Plains Road B (Starting 5km from Midland Hway)	130,000	214,260	-84,260	LRCI P3	30 June 2023
Construct & Seal (Unsealed Roads)	Campania - Hall Street (Seal and stormwater upgrade)	70,000	60,502	9,498	RTR	30 June 2023
	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	151,104	1,018,132	Remote Roads - \$1,069,236 of \$5,346,180 T	30 June 2026
Minor Seals (New)	Dust Suppressants	40,000	0	40,000		
	Oatlands - Bentwick Street	37,777	0	37,777	LRCI P3 - \$17,777	30 June 2023

CAPITAL EXPENDITURE PROGRAM 2022-23

As at 30 June 2023

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
		\$	\$	\$		
Other	Campania Structure Plan - Town gateway and Streetscape	40,000	0	40,000		
	Campania - Estate Road (vicinity Mallow property)	49,000	13,544	35,456	Budget c/f WIP \$13,544	
	Campania - Main Intersection/Carpark Design Concept	0	0	0	\$50K Budget c/f used for project below	
	Campania - Reeve St / Clime Street (includes Footpath)	120,000	131,168	-11,168	Budget c/f WIP 30/6/22 \$16,209	
	Campania - Reeve St Junction/footpath/kerb & channel	200,000	45,691	154,309	WIP \$6,359.15 Vulnerable Road Users	31 March 2023
	Colebrook - Junction Craigbourne Road and Colebrook Road	24,000	0	24,000		
	Elderslie - Bluff Road Intersection Upgrade	150,000	140,869	9,131	WIP \$130,674 Black Spot	31 August 2022
	Elderslie - Cliftonvale Road Landslip	0	18,933	-18,933		
	Elderslie - Elderslie Road Widening Investigation & Trial (Sth Blackbrush Rd)	40,000	6,777	33,223	Budget c/f WIP \$6,777	
	Elderslie - Pelham Rd / Clifton Vale Rd (junction upgrade)	24,000	24,585	-585	RTR (originally \$65K)	30 June 2023
	Mt Seymour - Junction Blackgate Road and Tunnack Road	24,000	0	24,000		
	Oatlands - Hasting Street Junction	15,000	959	14,041	Budget c/f WIP \$959	
	Runnymede quarry - Rehabilitation	20,000	17,045	2,955		
	Tea Tree - Grices Road (Tree removal, set-back of embankment, drainage)	15,000	0	15,000	Budget c/f	
	Tunnack - Link Road Landslip	25,000	107	24,893	Budget c/f WIP \$107	
	Woodsdale - Woodsdale Road Landslip	0	11,951	-11,951		
		4,687,044	3,158,379	1,528,665		
BRIDGE ASSETS	Interlaken Road (Dulv Rvlt - Bridge No 3861) - Widening	42,218	67,095	-24,877	Budget c/f WIP \$53525	
	Jones Road Broadmarsh (Jordan River - Bridge 5083) - Flood Damage	80,000	3,302	76,698		
	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 30 June 2023

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
		\$	\$	\$		
WALKWAYS	Footpaths - General Streetscapes	16,000	0	16,000	Budget \$84K c/f	
	Bagdad - East Bagdad Road	160,000	158,824	1,176	Budget c/f WIP \$151,524	
	Bagdad - Midland Highway Walking Path Upgrade (500 metres)	100,000	4,160	95,840	Budget \$50K c/f	
	Bagdad - Midland Highway Walking Path Footbridge Repairs	130,000	0	130,000	Funded from savings on East Bagdad Rd project and general streetscapes budget	
	Campania - Reeve Street - Footpath through to Hall	30,000	0	30,000	Budget c/f	
	Kempton - Midlands Highway/Mood Food	147,565	0	147,565	\$147,565 Budget c/f	
	Kempton - Grange Road (Retaining Wall)	30,000	0	30,000		
	Kempton - Streetscape Plan - Footpath Renewal (southern end)	60,000	38,335	21,665	LRCI P3 c/f	30 June 2023
	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	
	Kempton - Old Huntingground Road (Footpath / School Crossing etc.)	80,000	90,176	-10,176	Budget \$27K c/f WIP \$8,391	
	Melton Mowbray - Streetscape Works (Trough / Shelter etc)	30,000	5,318	24,682	Budget c/f WIP \$5318	
	Oatlands - Campbell Street (Footpath)	45,000	0	45,000		
	Oatlands - Stanley Street (Footpath -120 metre link)	25,000	0	25,000		
	Tunnack - Streetscape concept Plan	50,000	49,269	731	Budget c/f WIP \$42,970	
		983,597	426,558	557,039		
LIGHTING	Nil	0	0	0		
PUBLIC TOILETS	Colebrook - History Room Toilets (Tiling etc.)	10,000	0	10,000		
	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	Kempton - Erskine Street - Stormwater Upgrade & Footpath	60,000	0	60,000		
		60,000	0	60,000		
WASTE	Wheellie Bins and Crates	5,000	0	5,000		
	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 30 June 2023

	BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
	\$	\$	\$		
GROWTH					
TOURISM					
Jericho - Memorial Avenue - Plaques	20,000	4,300	15,700	Budget c/f	
Kempton - Memorial Avenue Park - Interps	19,545	155	19,390	Budget c/f WIP \$155	
Oatlands Accommodation Facility	0	42,283	-42,283	WIP \$40,373 (Offset by Barrack Street Property)	
	39,545	46,738	-7,193		
LANDSCAPES					
HERITAGE					
Heritage Collections Store	10,000	3,700	6,300	Budget c/f WIP \$3,700	
Kempton - Watch House (Heat Pump)	0	3,800	-3,800		
Oatlands - Commissariat (Boundary Fence)	6,000	8,770	-2,770	Budget c/f	
Oatlands - Commissariat (Toilet Improvements)	0	8,254	-8,254	Contribution from Mission Australia	
Oatlands Court House (Wall Stabilisation)	15,000	1,187	13,813		
Oatlands - Gaol Aluminium Temporary Steps (Entrance)	3,500	2,819	681	Budget c/f	
Oatlands Gaolers Residence (Ceiling Reinstatement)	5,000	7,596	-2,596		
Oatlands Gaolers Residence (Wingwall)	23,000	0	23,000	Budget \$15K c/f	
Oatlands - Barrack Street Police House (Year 2/2 Budget of \$110K)	110,000	446,424	-336,424	Budget c/f	
Oatlands - Roche Hall Forecourt (Interps - Planning Condition of Approval)	40,000	7,820	32,180	Budget c/f	
Oatlands Swimming Pool (Staged demolition)	200,000	15,756	184,244		
Parattah - Railway Station -Shed for Gangers Trolley	2,000	0	2,000	Budget c/f	
	414,500	506,127	-91,627		
NATURAL					
Chauncy Vale - Wombat Walk	39,250	31,358	7,893	Includes \$29,250 grant WIP 3\$24,547.59	31 Dec 2022
Chauncy Vale - Day Dawn Cottage Improvements	12,000	7,700	4,300		
Municipal Area - Preventing Roadkill (Signs)	5,000	8,038	-3,038	Budget c/f WIP \$1,980	
	56,250	47,095	9,155		

CAPITAL EXPENDITURE PROGRAM 2022-23
As at 30 June 2023

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
		\$	\$	\$		
CULTURAL	Nil	0	0	0		
		0	0	0		
REGULATORY - DEVELOPMENT	Kempton Council Chambers - Clock Restoration Works	10,672	1,384	9,288	Budget c/fwd WIP \$726.5	
	Kempton Council Chambers - Office Furniture & Equipment	5,000	11,308	-6,308		
		15,672	12,693	2,979		
REGULATORY - PUBLIC HEALTH	Water Bottle Refill Stations	7,980	0	7,980	Budget c/f	
		7,980	0	7,980		
REGULATORY - ANIMAL CONTROL	Dog Pound - Kempton	0	1,900	-1,900		
		0	1,900	-1,900		
ENVIRONMENTAL SUSTAINABILITY	Oatlands Aquatic Centre - Electric Vehicle Charge Station	40,500	45,000	-4,500	ChargeSmart Grant	
		40,500	45,000	-4,500		
COMMUNITY FAMILIES	Bagdad - Child Care Centre Building	237,314	101,329	135,985	Council Commitment (\$100K grant funded)	
		237,314	101,329	135,985		

CAPITAL EXPENDITURE PROGRAM 2022-23

As at 30 June 2023

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
		\$	\$	\$		
RECREATION	Recreation Committee	17,617	0	17,617		
	Bagdad - Bagdad Community Club (Precinct Plan)	25,000	17,417	7,583	Budget c/f WIP \$14,160	
	Bagdad - Bagdad Community Club (Repair of Oval)	20,000	17,042	2,958		
	Bagdad - Iden Road Park Development	75,000	0	75,000		
	Broadmarsh - Broadmarsh Hall "The Haven"	94,288	94,288	0	Administration of Progress Assoc. Grant	
	Campania - Recreation Ground Drainage	25,000	56,708	-31,708		
	Campania - Public Open Space dev (Justitia Park)	6,375	0	6,375	Budget c/f	
	Kempton - Off-lead Dog Park	60,331	70,193	-9,862	LRCI Phase 3 \$43,125 WIP \$3,915	30 June 2023
	Kempton - Recreation Ground (Hot Water System)	4,209	4,209	0	From Committee Budget	
	Kempton - Recreation Ground (Lighting & Electrical Upgrade)	16,000	52,616	-36,616	Budget c/f	
	Kempton - Recreation Ground (Site Dev and Play Equipment)	24,250	0	24,250	Budget c/f	
	Kempton - Recreation Ground (Irrigation)	60,000	1,637	58,363		
	Kempton - Skate Park (Council Commitment)	5,000	13,667	-8,667	WIP \$11,364.23	
	Mt Pleasant Rec Ground - Building Improvements	259,000	278,156	-19,156	Department of Communities Grant	31 December 2023
	Oatlands - Aquatic Centre (New Pool) - WIP prior to 2020/21	941,987	941,987	0	WIP \$941,987	
	Oatlands - Aquatic Centre (New Pool) - Construction	9,678,126	9,196,012	482,114	WIP \$6,519,656	
	Oatlands - Aquatic Centre (Gymnasium Equipment)	15,000	13,734	1,266		
	Oatlands - Callington Park (Lighting & Surveillance)	14,000	0	14,000		
	Oatlands - Callington Park Toilet	140,000	5,070	134,930		
	Oatlands - Community Hall (Maintenance Program)	51,300	38,477	12,823	Budget c/f	
	Oatlands - Midlands Community Centre (External Painting - Front of Building)	5,000	0	5,000		
	Oatlands - Midlands Community Centre (Roof & Insulation)	39,000	23,410	15,590	Budget c/f WIP \$468	
	Tunbridge -Barbecue	3,174	3,174	0	Funded from Rec Committee	
	Tunbridge - Park Gates	3,040	3,058	-18	Budget c/fwd	
		11,582,698	10,830,856	751,842		
ACCESS	All Buildings (Priority Approach)	50,000	0	50,000	Budget c/f	
	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 30 June 2023

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
		\$	\$	\$		
CAPACITY & SUSTAINABILITY	Campania - Bush Reserve / Cemetery	300,000	72,489	227,511	WIP \$14,817	
	Kempton - Carriage Shed - Toilets	15,000	10,419	4,581		
	Levendale - Community Centre	38,390	0	38,390	Budget c/f	
	Oatlands - Community Shed (Shipping Container)	6,600	6,602	-2	Men's Shed Grant	
	Oatlands - Church Street/South Parade Sub-Division	0	35,245	-35,245	WIP \$32,471- Offset by sale of properties	
	Oatlands - MMPC Church Street Sub-Division	0	4,988	-4,988	WIP \$733.18 Offset by sale of property	
	Oatlands - Stanley Street Master Plan	20,000	172	19,828	Budget c/f	
	Oatlands - Structure Plan	25,000	34,155	-9,155	\$25K Budget c/fwd WIP \$23,203	
		404,990	164,069	240,921		
SAFETY	SMC Flood Mapping Project (Grant Funding \$80,830)	40,000	40,144	-144	Natural Disaster Risk Reduction Grant	31 December 2023
		40,000	40,144	-144		
ORGANISATION						
SUSTAINABILITY	Oatlands - Council Chambers - Internal Toilets & Access Upgrade	100,000	9,357	90,643	Budget c/fwd WIP \$1538	
	Oatlands - Council Chambers - Damp Issues & Stonemasonry	15,000	0	15,000	Budget c/fwd	
	Oatlands - Council Chambers - Works Office (floor coverings)	5,000	0	5,000	Budget c/fwd	
	Oatlands - Town Hall (General - Incl. Office Equip/Furniture)	5,000	5,650	-650		
	Computer System (Hardware / Software) - includes CISCO 3 yrs	62,800	173,731	-110,931	Budget c/fwd \$12,800	
	Ipads (2) (Animal & Building Control)	4,000	0	4,000		
	New Server - New Domain Controller/Main Server	20,000	14,226	5,774		
	Municipal Revaluation	0	72,450	-72,450	\$64,400 paid in 2021-22	
		211,800	275,414	-63,614		

CAPITAL EXPENDITURE PROGRAM 2022-23
As at 30 June 2023

	BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
	\$	\$	\$		
WORKS					
Kempton Depot - Perimeter Fencing	25,000	18,972	6,028		
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)	
Kempton Depot - Storage Lockers	2,000	1,593	407	Budget c/fwd	
Oatlands Depot - General repairs & alterations	28,000	0	28,000	Budget c/fwd	
Minor Plant Purchases	9,500	3,830	5,670		
Minor Plant Purchases - Building Services Unit	0	10,789	-10,789	To be funded from proceeds from HBS	
Second Hand MISU Screening Bucket	0	12,000	-12,000		
Animal Lifter for Animal Management Vehicle	0	22,695	-22,695		
Radio System	3,000	0	3,000		
Plant Replacement Program					
Heavy Vehicles	714,199	269,206	444,993		
Light Vehicles	354,086	377,143	-23,057		
(Trade Allowance - \$218K & \$229)					
	1,180,785	761,228	419,557		
GRAND TOTALS	20,289,893	16,585,103	3,704,790		

Southern Midlands Council
Minutes – 26th July 2023

CASH FLOW 2022/2023	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS
	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)
	Jul 2022	Aug 2022	Sept 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	June 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)	(361,577)	(338,605)	(246,242)	(365,587)	(4,107,227)
Materials and contracts	(372,338)	(282,093)	(259,278)	(153,830)	(414,310)	(406,884)	43,089	(261,725)	(633,007)	(302,561)	(322,128)	(168,652)	(3,533,716)
Interest	(3,244)	0	0	0	(1,266)	(27,544)	0	0	0	0	(958)	(23,656)	(56,667)
Other	(48,103)	(68,139)	(128,628)	(71,252)	(64,186)	(124,969)	(45,113)	(68,919)	(48,422)	(90,644)	(155,682)	(122,322)	(1,036,379)
	(704,572)	(821,083)	(695,298)	(530,030)	(811,580)	(894,282)	(410,293)	(686,809)	(1,043,005)	(731,810)	(725,011)	(680,217)	(6,733,990)
Receipts													
Rates	90,401	1,757,594	1,473,724	191,542	469,284	376,779	467,576	355,853	540,818	286,802	118,922	162,426	6,291,722
User charges	94,343	417,276	1,595,316	63,774	91,723	65,942	57,849	315,126	145,111	197,330	244,167	(161,249)	3,126,709
Interest received	2,867	78,065	27,557	22,069	37,842	40,150	44,101	42,518	46,509	29,933	66,110	38,278	476,000
Subsidies	0	0	0	0	0	23,978	0	0	11,658	0	0	23,409	59,043
Other revenue grants	0	304,265	52,500	0	305,931	1,514	0	304,265	0	0	308,885	4,206,436	5,483,794
GST Refunds from ATO	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	(36,958)	(97,132)	80,168	(53,397)	83,756	131,982	18,731	78,501	(13,585)	54,914	134,999	(109,334)	272,645
	150,654	2,460,067	3,229,265	223,988	988,537	640,341	588,257	1,096,263	730,510	568,979	873,084	4,159,967	15,709,912
Net cash from operating activities	(553,918)	1,638,984	2,533,967	(306,042)	176,957	(253,941)	177,964	409,454	(312,495)	(162,831)	148,073	3,479,750	6,975,922
Cash flows from investing activities													
Payments for property, plant & equipment	(198,831)	(1,065,572)	(1,103,032)	(205,257)	(638,110)	(1,096,103)	(338,161)	(704,985)	(789,548)	(362,238)	(1,081,488)	(429,266)	(8,012,591)
Proceeds from sale of property, plant & equipment	134	54,250	33	39,339	4,505	0	117,421	164	(8,378)	25,682	328,691	27	561,867
Proceeds from Capital grants	208,968	77,600	665,531	0	0	0	0	505,000	177,418	147,456	800,531	997,282	3,579,786
Proceeds from Investments	0	0	0	0	0	0	0	0	0	0	0	0	0
Repayment of Investments	0	200,000	0	0	0	0	0	0	0	0	0	0	200,000
Net cash used in investing activities	10,270	(733,722)	(437,469)	(165,919)	(633,604)	(1,096,103)	(220,740)	(199,821)	(620,508)	(189,100)	47,734	568,043	(3,670,938)
Cash flows from financing activities													
Repayment of borrowings	(7,965)	0	0	0	(16,278)	(115,845)	0	0	0	0	(16,585)	(108,525)	(265,198)
Proceeds from borrowings													0
Net cash from (used in) financing activities	(7,965)	0	0	0	(16,278)	(115,845)	0	0	0	0	(16,585)	(108,525)	(265,198)
													3,939,269
Net increase/(decrease) in cash held	(551,613)	905,262	2,096,498	(471,961)	(472,925)	(1,465,889)	(42,776)	209,633	(933,003)	(351,931)	179,222	3,939,269	3,039,786
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	14,352,444	14,562,077	13,629,074	13,277,143	13,456,365	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	14,352,444	14,562,077	13,629,074	13,277,143	13,456,365	17,395,634	17,395,634

17.3.2 SMC External Grant Projects – Quarterly Update

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 20 July 2023

Enclosure:

Report to Council on Various SMC Grant Projects as at 14th July 2023

ISSUE

Council have a quite a number of external grants that are in various stages of implementation and it is meaningful to provide Council with a status report in respect of the external grants on a quarterly basis.

BACKGROUND

The application of grants is a major contributor to Council's infrastructure budget. Some grants are fully funded by the Grant body, for example 'election promises realised', others require part funding, ie Communities Sport & Recreation (Tasmanian State Government), with a minimum of 50% funding by Council, and others require matching funding.

All Council Business Units are focused on bringing in funded projects that meet the objectives of the Strategic Plan and that add value to our Community. That way the budget goes further and we are able meet, to some extent the expectations of the Community.

DETAIL

This update is provided for Councillors information only and will be updated on a quarterly basis.

RECOMMENDATION

THAT Council receive and note the report.

DECISION

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

THAT the information be received and noted

CARRIED

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

Report to Council on Grant Funded Projects as at 14th July 2023

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
Oatlands Aquatic Centre	Development of the proposed Aquatic Centre in Oatlands	1. Australian Government 2. Tasmanian Government 3. Station Child Care Centre 4. Loan Funds by SMC	\$2,000,000 \$2,000,000 \$80,350	\$5,920,000	Tim Kirkwood <i>(Project Financials)</i> Andrew Benson <i>(Project Delivery)</i>	Acquittal Reports have been sent to the Australian Government and the State Government	Changed	Australian Government Grant Deed – Variation signed to include both \$1.50 million and \$0.5 million. Another Deed of Variation required by the State. VOS Constructions commencement on site 1 st Feb 2021. The Defects Liability period has commenced and will be in place for 12 months from PC date.
Mt Pleasant Recreation Ground – Change Room Upgrade	New change rooms including shower and unisex toilet facilities.	1. Department of Communities Tasmania, 2021-22 Improving the Playing Field 2. Southern Midlands Council 3. Mt Pleasant Football Club 4. Mt Pleasant Cricket Club	\$200,000 \$5,000 \$3,000	\$25,000	Maria Weeding	100%	July 2023	Project commenced early November 2022. Completed 11 July 2023. Opening / celebration of project works event to be held 30 Aug 2023 on site.
South Central Sub-region – Workforce Development	The submission of grant for a workforce coordinator for the Southern Midlands, Central Highlands,	Tasmanian Community Fund Jobs Tasmania	\$400,000 over three years \$M1.625	\$15,000 \$0	Andrew Benson	100%	July 2023 Oct 2024 +	Contract targets of people to be employed are being significantly exceeded, plus

Report to Council on Grant Funded Projects as at 14th July 2023

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
Coordinator Project	Brighton and Derwent Valley to (three year contract). The coordinator works under the guidance of an Advisory Board. This is a partnership with the three other Councils.					Triannual funding depending on Annual reviews		working with schools and employers on a range of activities
Elderslie Rd / Bluff Rd Junction Improvements	Junction Improvements	Blackspot Roads Program Department of State Growth	\$150,000		Andrew Benson	100%	August 2022	Acquittal completed and invoiced, payment received
Southern Midlands Drought Weeds Grant 2020 – Support for Farmers	\$30,000 for on ground works, \$25,000 for wages.	State Government of Tasmania	\$55,000	\$0	Mary Smyth Weeds Officer and Maria Weeding	80%	2023	More on ground work to be planned.
Reeve St / Native Crns Rd Junction plus carpark at Campania	Reeve Street Junction with Climie St plus carpark	Department of State Growth, under the Vulnerable Road User Program	\$200,000.00	\$50,000.00	Andrew Benson	20%	September 2023	A slight redesign, DSG Works Permit applied for and the balance of the works to start at the end of July
Wombat Woodland Walk	Nature interpretation and adventure trail for children at Chauncy Vale	Healthy Tasmania Fund	\$29,250	\$10,000	Graham Green	80%	April 2023	All work complete except for rope bridge.
2019-20 Black Summer Bushfire Recovery Grants Program	Support impacted Communities – Refurbishment of the Broadmarsh Hall as a Emergency Management Recovery Centre	National Recovery and Resilience Agency	\$M1.55	Nil (<i>In-kind</i>)	Andrew Benson/ Donna Blackwell Broadmarsh Elderslie	15%	2024	SMC will work in partnership with the Broadmarsh/Elderslie Progress Assn Inc on this grant program to maximize the benefits to the Community.

Report to Council on Grant Funded Projects as at 14th July 2023

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
					Progress Assn (BEPA) Wendy Young (Project Finances)			Tenderer appointed completion by December 2023
Premier's Fund for Children and Young People	Equipment for the Oatlands Aquatic Centre	Department of Premier & Cabinet	\$50,000	Nil	Adam Briggs	70% Equipment side of the funding has been delivered, with the program side to be completed in 2023.	December 2023	Letter from the Premier received on 14 th July 2022 advising success
Encouraging Active Ageing	Ageing members of our community activity program	Foundation for Rural & Regional Renewal	\$10,000	Nil	Wendy Young	100%	June 2023	Letter from the FRRR received on 20 th June 2022 advising success
Healthy Lift - Expression of Interest	Lift Local grants are for local government to support activities that strengthen planning for health and wellbeing.	Healthy Tas (Dept. of Health Tas)	\$20,000	Nil	Andrew Benson / Wendy Young	0% EoI submitted in December 2022 Final submission March 2023		Invoice paid by LGAT Awaiting on recruitment of Community & Corporate Development Officer
Road Infrastructure Upgrade	Reconstruction of Interlaken Road from Oatlands to Central Highlands Council boundary	Department of Infrastructure, Transport, Regional Development, communities and the Arts	\$5,346,180	\$300,000	David Richardson	Design work received	June 2024	Proposing to go to tender prior to December 2023
Natural Disaster Risk Reduction Grant Program	Bagdad/Mangalore hydraulic assessment	Australian Government Attorney General's Department	\$80,830	\$80,830	David Richardson	Consultants/Engineers Engaged	December 2023	
Safer Rural Roads Program	Woodsdale Road – Guard Rail	Department of State Growth	\$95,000	\$5,000	David Richardson	Included in 23/24 Works Program	29 February 2024	
Safer Rural Roads Program	Green Valley Road – Guard Rail & Line Marking	Department of State Growth	\$110,000	\$10,000	David Richardson	Included in 23/24 Works Program	8 January 2024	

Report to Council on Grant Funded Projects as at 14th July 2023

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
COMPLETED PROJECTS								
2019-20 Black Summer Bushfire Recovery Grants Program	Support impacted Communities – Waste Water Reuse for Fire Services from the Oatlands Aquatic Centre	National Recovery and Resilience Agency	\$290,000	\$85,000 (from 2021/2022 budget)	Andrew Benson	100%	2023	SMC will provide a waste water reuse facility storing firefighting resource of 500,000lts to maximize the benefits and resilience of the Community. One month extension of time due to OAC being behind time. Deed of Variation required Works completed and signed off from the Australian Government.
Electric Vehicle ChargeSmart Grants – Fast Charging	The proposed charger will be capable of charging two cars simultaneously with up to 100 kW total capacity shared between the two vehicles. This offers a faster charging rate than typical 50kW. Location at the OAC.	Tasmanian Climate Change Office - Department of Premier and Cabinet	\$45,000 (EHT to provide balance of approximately \$100,000 and undertake a lease with SMC on the two spaces in the OAC)	Nil The OAC Project had an allowance for the pre-provisioning of conduits for EV Charging	Andrew Benson / Clive Attwater (EHT)	100%	Sept 2022	A strategic alliance with Electric Highway Tasmania. Installation completed and operational, Awaiting final payment Payment received
UNSUCCESSFUL GRANTS APPLICATIONS								

Report to Council on Grant Funded Projects as at 14th July 2023

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
Improving the Playing Field	New Practice Cricket Nets and upgrading of toilets to comply with DDA requirements at Kempton Rec Grd	Department of Communities (Tas)	\$156,605	\$27,636	Wendy Young	0%	Dec 2023	Covered off in the Master Plan for the Kempton Rec Grd. Grant Application submitted but unsuccessful

18. MUNICIPAL SEAL

18.1 Southern Midlands Council and Oatlands District Historical Society Inc. – Discharge of Mortgage

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 12 July 2023

ISSUE

Council to affix the Common Seal to the 'Discharge of Mortgage' (as per section 89 of *Land Titles Act 1980*).

BACKGROUND

Section 89 of the *Land Titles Act 1980* provides the following:

89. Discharge of mortgage and encumbrance

(1) Whenever a registered mortgage or encumbrance is intended to be discharged wholly or partially, the registered mortgagee or encumbrancee shall execute a discharge in an approved form.

(2) On the registration of a discharge of mortgage or encumbrance, the mortgaged or encumbered estate or interest shall, to the extent specified in the discharge, cease to be charged with any money secured by the mortgage or encumbrance.

DETAIL

The Oatlands District Historical Society Inc. has now fully repaid the amount advanced by the Southern Midlands Council which enabled the Society to purchase 107 High Street, Oatlands.

It is a requirement to affix the Common Seal to the 'Discharge of Mortgage'.

Human Resources & Financial Implications – The remaining balance of \$24,783.81 was repaid on 14th July 2023.

Community Consultation & Public Relations Implications – N/A

Policy Implications – N/A

Priority - Implementation Time Frame – Immediate.

RECOMMENDATION

THAT Council affix the Common Seal to the ‘Discharge of Mortgage’ for 107 High Street, Oatlands noting the debt has been fully repaid.

DECISION

Moved by Clr R McDougall, seconded by Clr A E Bisdee OAM

THAT Council affix the Common Seal to the ‘Discharge of Mortgage’ for 107 High Street, Oatlands noting the debt has been fully repaid.

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	✓	

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

Nil.

RECOMMENDATION

THAT in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*, the following items are to be dealt with in Closed Session.

DECISION

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

THAT in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*, the following items are to be dealt with in Closed Session.

CARRIED

Matter	<i>Local Government (Meeting Procedures) Regulations 2015 Reference</i>
<i>Closed Council Minutes - Confirmation</i>	15(2)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Saint Regina Limited</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

Moved by Clr R McDougall, seconded by Clr D Blackwell

THAT in accordance with Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session and the meeting be closed to members of the public.

CARRIED

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 MINUTES

20. BUSINESS IN “CLOSED SESSION”

20.1 Closed Council Minutes - Confirmation

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

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

20.2 Applications for Leave of Absence

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

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

20.3 Saint Regina Limited

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

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

RECOMMENDATION

THAT Council move out of “Closed Session”.

DECISION

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

THAT Council move out of “Closed Session”.

CARRIED

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

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 12.18 p.m.