

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 27th July 2022
10.00 a.m.

Kempton Municipal Offices
85 Main Street, Kempton

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD
ON WEDNESDAY 27TH JULY 2022 AT KEMPTON MUNICIPAL OFFICES
COMMENCING AT 10.00 A.M.

1. PRAYERS

Reverend Dennis Cousens recited prayers.

2. ACKNOWLEDGEMENT OF COUNTRY

Deputy Mayor E Batt recited acknowledgement of country.

3. ATTENDANCE

Deputy Mayor E Batt, Clr A E Bisdee OAM, Clr A Bantick, Clr K Dudgeon, Clr D Fish and Clr R McDougall.

Mr T Kirkwood (General Manager), Mr A Benson (Deputy General Manager), Mr D Richardson (Manager, Infrastructure & Works), Mrs W Young (Manager Community & Corporate Development), Mrs J Tyson (Senior Planning Officer), Mrs A Burbury (Finance Officer).

4. APOLOGIES

Mayor A O Green.

DECISION

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

THAT the apology from Mayor A O Green be received and leave of absence granted.

CARRIED

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

5. MINUTES

5.1 Ordinary Council meeting

DECISION

Moved by Clr D Fish, seconded by Clr K Dudgeon

THAT the Minutes (Open Council Minutes) of the previous meeting of Council held on the 22nd June 2022, as circulated, be confirmed.

CARRIED

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

5.2 Special Committees of Council Minutes

5.2.1 Special Committees of Council - Receipt of Minutes

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

- Chauncy Vale Wildlife Sanctuary Management Committee – 20th June 2022
- Oatlands Community Shed Meeting Minutes – 30th May 2022
- Woodsdale Community Memorial Hall Special Committee Meeting Minutes – 30th June 2022

RECOMMENDATION

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

DECISION

Moved by Clr AE Bisdee (OAM), seconded by Clr R Mc Dougall

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

CARRIED

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

5.2.2 Special Committees of Council - Endorsement of Recommendations

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

- Chauncy Vale Wildlife Sanctuary Management Committee – 20th June 2022
- Oatlands Community Shed Meeting Minutes – 30th May 2022
- Woodsdale Community Memorial Hall Special Committee Meeting Minutes – 30th June 2022

RECOMMENDATION

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

DECISION

Moved by Cllr AE Bisdee OAM), seconded by Cllr K Dudgeon

THAT the Minutes of the above Special Committees of Council be endorsed.

CARRIED

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

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)

Report for the following Joint Authority, as circulated, is submitted for receipt:

- Southern Tasmanian Councils Authority Quarterly Report – June 2022

RECOMMENDATION

THAT the report from the above Joint Authority be received.

DECISION

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

THAT the Report from the above Joint Authority be received.

CARRIED

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

DECISION

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

THAT Agenda Item 15.7.1 ‘Reviewed and Updated Chauncy Vale & Flat Rock Reserve Joint Management Plan’ be brought forward on the Agenda for consideration.

CARRIED

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

15.7.1 Reviewed & Updated Chauncy Vale & Flat Rock Reserve Joint Management Plan

AUTHOR: GRAHAM GREEN (SPECIAL PROJECTS)

DATE: 13 JULY 2022

Attachment(s):

Chauncy Vale Wildlife Sanctuary & Flat Rock Reserve Revised Joint Management Plan 2022

Issue

The Chauncy Vale Flat Rock Reserve Joint Management Plan, initially written by Tasmanian Land Conservancy staff, was released in 2010 as a working document to compliment the Chauncy Vale Wildlife Sanctuary Management Plan (1993) – a statutory plan under the National Parks and Wildlife Act 1970. The Joint Management Plan was deemed necessary to facilitate adaptive and cooperative management over both Chauncy Vale and Flat Rock Reserve. It was recommended in the Joint Management Plan that it be updated every two years for minor amendments and that full reviews, including public consultation, be undertaken at least every ten years from the original publication date of the management plan.

By 2020, the recommended interim Joint Management Plan reviews had not been undertaken. Graham Green commenced the revision in recognition that much of the content of the Joint Management Plan was out of date and that an updated plan was both necessary and overdue.

The updated Joint Management Plan is considered by the Chauncy Vale Management Committee to be an ‘interim review’ and hence not requiring public consultation. The next review will likely be a substantial overhaul with the suggestion that it be formatted to be consistent with contemporary Tasmanian Land Conservancy reserve management plans.

Background

Chauncy Vale Wildlife Sanctuary (owned by Council) and Flat Rock Reserve (owned by Tasmanian Land Conservancy - TLC) are managed co-operatively by a special committee of Southern Midlands Council, the Chauncy Vale Management Committee. The Committee comprises representatives from the TLC, Southern Midlands Council, Parks and Wildlife Service, the Chauncy family and the local community.

After the purchase of Flat Rock Reserve by the Tasmanian Land Conservancy in 2006, the Chauncy Vale Flat Rock Reserve Joint Management Plan (2010) was developed to cover the two reserves. The addition of Flat Rock Reserve adjacent to Chauncy Vale effectively doubled the area of the reserved land to 870 hectares.

The Joint Management Plan has been used to integrate management objectives and actions between the two reserves. The objective is to enable efficient use of available resources and ensure management approaches are consistent across the reserves. The Joint Management Plan’s objectives and actions are framed to be consistent with those of the Parks and Wildlife’s statutory Chauncy Vale Wildlife Sanctuary Management Plan (1993). The Joint Management Plan is the ‘working’, or regularly reviewable, companion document in appreciation that the process for reviewing a statutory management plan occurs over

much longer time frames and is dependent upon priorities and resourcing within Parks and Wildlife.

Detail

The reviewed Joint Management Plan was written by Graham Green with comments and suggestions contributed by Cath Dickson of Tasmanian Land Conservancy and Ian Marmion of Parks and Wildlife Service.

Although the Joint Management Plan was not reviewed as per the original intended timeframe, it has now been brought up to date to reflect changes that have occurred, the accumulation of knowledge, and emergence of new issues and threats.

The Joint Management Plan remains structured around four primary conservation targets: 1 – forest and woodland communities; 2 – Browns Caves Creek and tributaries; 3 – raptor populations; and 4 – cultural heritage. The plan also incorporates sections on education and recreation.

Aside from a complete review and edit of structure and content, the updated Joint Management Plan has focused on the following:

- incorporated issues related to climate change and associated implications for Conservation Targets 1 and 2;
- updated fire management prescriptions in relation to the development of a specific fire management plan for the reserve;
- updated pest and weed management prescriptions in light of new observed observations and emerging threats;
- updated vegetation mapping and flora/fauna species lists for the Appendix; and
- included risk management prescriptions related to visitor services and infrastructure maintenance.

The Joint Management Plan has 50 identified actions related to the four conservation targets and 17 identified actions related to education, interpretation and recreation/tourism. 38 of the identified actions have been addressed, partly addressed, or have become part of regular ongoing work at Chauncy Vale and Flat Rock Reserve. Each action is assigned a 'status' of high, medium or low according to a prioritisation matrix.

Where the Joint Management Plan is lacking to some extent is that responsibilities for 'actioning' each management action have not been specifically defined. At the next review this should be done to at least an 'organisation' level with more specific timelines included and responsibility for resourcing the actions.

Human Resources, Financial Implications & Timeframes

The updated Joint Management Plan does not have any implications for any additional resourcing to be allocated to Chauncy Vale over and above current business as usual. At some point there needs to be discussion within the Management Committee to more clearly identify responsibilities for 'actioning' the identified actions within the Joint Management Plan, the preferred timeframes for implementing actions, and where resources are to come from.

Community Consultation & Public Relations Implications

The decision of the Chauncy Vale Management Committee is that this ‘interim update’ to the Joint Management Plan need not go out for public consultation.

It is the intention that the updated Joint Management Plan, once approved by council, be uploaded to the Chauncy Vale web site.

Policy Implications

The updated Joint Management Plan is in line with the policy objective of the Management Committee for interim updates to be made to the management plan. The Joint Management Plan provides the necessary instrument for implementation of the objectives of the 1993 statutory management plan for Chauncy Vale Wildlife sanctuary. The update is made with the benefit of 30 years of new knowledge since the statutory plan was written, a better understanding of emerging threats, and advances in reserve management experience across the organisations that are involved with Chauncy Vale.

The updated Joint Management Plan provides a decision making framework for the Management Committee to highlight and prioritise necessary reserve management actions.

RECOMMENDATION

THAT Council endorse the updated Chauncy Vale Wildlife Sanctuary and Flat Rock Joint Management Plan 2022.

DECISION

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

THAT Council endorse the updated Chauncy Vale Wildlife Sanctuary and Flat Rock Joint Management Plan 2022.

CARRIED

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

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.

No workshops have been held since the last Ordinary Meeting.

Note: The workshop scheduled for 11th July 2022 was cancelled due to unforeseen circumstances.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Clr D Fish, seconded by Clr K Dudgeon

THAT the information be received.

CARRIED

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

7. COUNCILLORS – QUESTION TIME

7.1 Questions (On Notice)

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

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

Nil.

7.2 Questions Without Notice

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

It states:

“29. Questions without notice

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

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

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

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

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

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

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

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

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

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

Clr R McDougall – Is there a timeframe for displaying signs signifying the source of funding for capital works projects, e.g. Roads to Recovery Program?

General Manager – Yes there is a timeframe for displaying signs which is stipulated in the grant program guidelines. Council endeavours to remove them when appropriate.

Deputy Mayor E Batt - Raised ongoing issues regarding parking in the proximity of the Kempton Post Office and enquired whether there is an option of limited time parking or an alternative solution to address the problem.

General Manager – Council can make a decision to impose limited time parking but it would need to be during week days only and Council doesn't have the resources to monitor and enforce the rule. Council staff will talk to residents in the vicinity of the Post Office to investigate possible solutions.

Deputy Mayor E Batt – Enquired about the progress of the Bagdad Community Club Master Plan.

General Manager – The timeframe given for the ‘user-groups’ to provide feedback has concluded and minor changes are to be made to the Master Plan as a result. The Master Plan will then be referred for broader community consultation once the minor amendments have been made. A feedback form has been developed for this purpose.

Deputy Mayor E Batt – Query regarding Council’s responsibility in the event of a Foot and Mouth outbreak.

General Manager – Council does have a reference in our Emergency Management Plan to serious notifiable diseases such as Foot and Mouth Disease, but local government will not be required to take a lead role in the management of such an incident.

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

Public Question Time – Two (2) members of the community were in attendance.

No questions from members of the public.

10.1 Permission to Address Council

Nil.

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

Nil.

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

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

12.1 Development Applications

12.1.1 Development Application (DA2021/171) for Dwelling & Studio at 1185 Native Corners Road, Campania, owned by J McRoss & C Sasaki

AUTHOR: PLANNING OFFICER (LOUISA BROWN)

DATE: 27 JULY 2022

Enclosure(s):

*Development Application Documents
Representations*

PROPOSAL

Application is made by Alex Reed of McCarthy Reed Architects to the Southern Midlands Council for a Permit under the *Land Use Planning and Approvals Act 1993* ("the Act") for a Dwelling & Studio at 1185 Native Corners Road, Campania.

The proposal involves seeking Planning Permit for an extension to the driveway, a new 3 bedroom dwelling and the retrospective planning approval for an existing Studio (EN2021/5).

The property contains three (3) existing outbuildings associated with Machinery Sheds, a Piggery and an existing studio. The property is accessed via existing tracks, including reserve roads, which the applicant has sought permission from Crown in submitting the Development Application. The proposed dwelling will be located 150m west of the existing studio. The proposed external colours of the dwelling are stained timber and galvanised roof. The existing studio includes two dark coloured converted shipping containers, arranged in an L shape with a timber deck.

An existing track on site, provides vehicular access to the property from the end of the Council maintained section of Native Corners Road.

The application has been lodged under the *Southern Midlands Interim Planning Scheme 2015* ("the Planning Scheme").

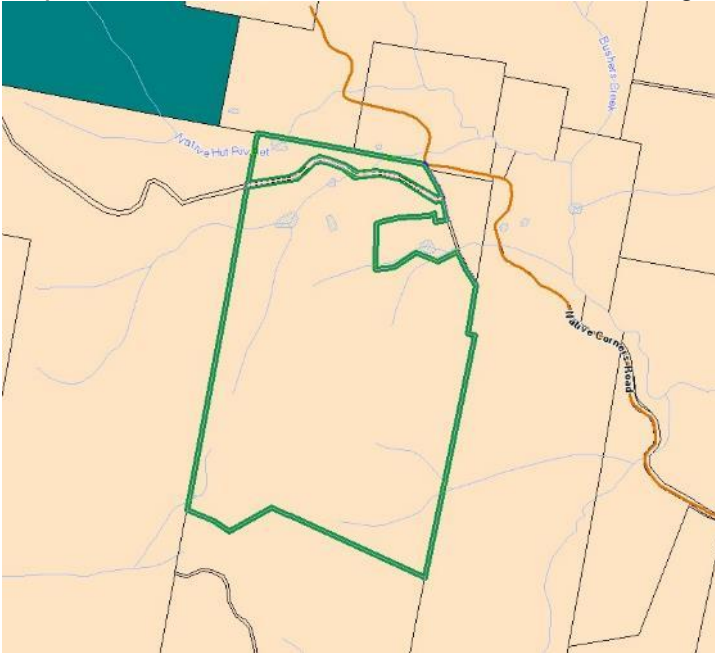
The land is within the Rural Resource Zone. Under the Planning Scheme the proposal is defined as residential for a single dwelling. A permit for this development is considered at the discretion of Council.

The Council gave notice of the application for public comment for 14 days. During the notification period one (1) representation was received.

This report will assess the proposal against the relevant provisions of the Act and the Scheme. It is recommended that Council approve the proposal.

THE SITE

Maps 1 and 2 below shows the location and zoning of the property and surrounding area.



Map 1_ The subject land and surrounding properties are in the Rural Resource Zone (cream). The site is defined by a green line. (source: Exponare)



Map 2 _ Aerial image of the subject land and surrounding area. (source:thelist.tas.gov.au)

The site is located at 1185 Native Corners Road, Campania, has an area of 113.5ha and is described as Certificate of Title 152494/1.

The site is currently used as pasture and outbuildings associated with a Piggery. The land falls down from the south to the north of the site, here on level ground is a dam, the existing outbuildings and studio.

A small section of Crown land is located within the property, running parallel to the northern property boundary. For this reason Crown Consent to lodging the application was sought. In addition to this, two Rights of Way cross the property, snaking down through the middle running north-south and to the western property boundary.

The properties within the area are generally characterised as a mix of farmland, used for grazing, farming and/or residential purposes.

THE APPLICATION

The Application has been prepared by Alex Reed of McCarthy Reed Architects and submitted by on behalf of the owners. The Application includes a series of plans and explanatory notes to accompany the Development Application form and title documents.

BACKGROUND

The existing Studio is subject to Council Building & Plumbing Orders, as it was built without the appropriate Planning, Building and Plumbing Permits. Upon receiving a Planning Permit, the Building and Plumbing Permit process can follow. An existing wastewater system is in place, however this is required to have the appropriate Plumbing permits, which is Conditioned in this report.

USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as ‘residential’:

Residential *use of land for self contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.*

(Extract: Southern Midlands Interim Planning Scheme 2015)

Use/Development Status under the Planning Scheme

Under the Scheme, a Development Application for a residential use other than a home-based business or an extension or replacement of an existing dwelling in the Rural Resource Zone must be considered at the discretion of Council.

Further, the Use Table in Part 26.2 of the Scheme specifies that an application for use and development relating to ‘residential’ can only be considered if it is for a single dwelling. In this case the Application is for a single dwelling and an existing studio and is considered accordingly.

As a discretionary development, the application was advertised in accordance with Section 57 of the Act. Council has the discretion to grant a permit or refuse to grant a permit.

PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised on the 10th June 2022 for fourteen (14) days, plus one day allocated for a public Holiday.

During this period Council received one (1) representation. The issues raised in the representation and response are detailed in the table below. Please refer to the attachments for a full copy of the Representation.

<i>Representation 1</i>	<i>Council Officer Comment</i>
<p>Concerned about noise from Machinery Sheds and Studio, as this part of the property is elevated.</p> <p>Seeking assurances that studio requires further approval if owners decide to use the studio as accommodation or for commercial purposes. Concerned for increase traffic and noise potential disturbance for this use.</p>	<p><i>Council notes the comment, however potential noise concerns is not an issue which can be addressed in this DA. The machinery sheds are existing structures used for agricultural purposes.</i></p> <p><i>The closest property boundary to the studio is over 200m away. If the noise levels associated with the studio use become a concern, then Council recommends that a call to the Environmental Health Officer is made.</i></p> <p><i>Some commercial or accommodation uses maybe Permitted within the Scheme, this would not require further advertising or public notifications. Other commercial or accommodation uses could also be Discretionary, these will be advertised and assessed accordingly.</i></p>
<p>If studio is approved as a dwelling/visitor accommodation, this will affect nearby landowners ability to undertake vermin control/hunting on their property. This is due to distance to boundaries which is less than 200m. This will have a negative impact on values of property nearby.</p>	<p><i>The potential restriction to the use of firearms due to a dwelling being constructed on adjacent land, is not a valid reason in terms of Planning to refuse to grant a Planning Permit. There are no standards in the Planning Scheme to assess this against.</i></p>

ASSESSMENT - THE SOUTHERN MIDLANDS INTERIM PLANNING SCHEME

Rural Resource Zone

The subject site is in the Rural Resource Zone. The proposal must satisfy the requirements of the following relevant use and development standards of this zone:

Use Standard		
26.3.1 Sensitive Use (including residential use)		
To ensure sensitive use does not unreasonably convert agricultural land or conflict with or fetter non-sensitive use.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 A sensitive use is for a home based business or an extension or replacement of an existing dwelling or existing ancillary dwelling, or for home-based child care in accordance with a licence under the Child Care Act 2001.	P1 A sensitive use must not unreasonably convert agricultural land or conflict with or fetter non-sensitive use on adjoining land having regard to all of the following: a) The characteristics of the proposed sensitive use;	<i>The proposal is for a dwelling and an existing studio and is therefore assessed against the Performance criteria.</i> <i>The proposed dwelling on the property will be located within 200m of the existing studio and outbuildings.</i>

	<p>b) The characteristics of the existing or likely non-sensitive use on adjoining land;</p> <p>c) Setback to the site boundaries and separation distance between the proposed sensitive use and existing or likely non-sensitive use on adjoining land;</p> <p>d) Any characteristics of the site and adjoining land that would buffer the proposed sensitive use from the adverse impacts on residential amenity from existing or likely non-sensitive use.</p>	<p><i>The land will predominantly be used for agricultural purposes, similar to adjoining land, which is predominantly used for grazing.</i></p> <p><i>Setbacks from the proposed dwelling to surrounding non-sensitive land uses exceed the standards in the Planning Scheme.</i></p> <p><i>Council Officers do not regard the proposed dwelling and studio to conflict with adjoining land uses..</i></p> <p><i>The proposal complies with the Performance Criteria P1</i></p>
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Use Standard 26.3.3 Discretionary Use To ensure that discretionary non-agricultural uses do not unreasonably confine or restrain the agricultural use of agricultural land.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No acceptable Solution.	P1 A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following: a) the characteristics of the proposed non-agricultural use; b) the characteristics of the existing or likely agricultural use; c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use; d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on	<p><i>The proposal is for a dwelling and studio and is therefore assessed against the Performance criteria.</i></p> <p><i>The property is zoned rural resource and adjoining land is zoned agricultural and rural. Adjacent land uses include resource development.</i></p> <p><i>The proposed dwelling and existing studio are sited to the northern property boundary, on an area of cleared pasture and is set back from adjoining land to the north by 300m and over 150m to the western property boundary.</i></p> <p><i>There are clusters of existing vegetation along the access road adjacent to the proposed dwelling. A dam and an area of dense vegetation also acts as a</i></p>

	amenity from existing or likely agricultural use.	<p><i>buffer between the proposed dwelling and the northern boundary.</i></p> <p><i>The proposal complies with the Performance Criteria P1.</i></p>
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<p>Development Standard 26.4.1 Building Height To ensure that building height contributes positively to the rural landscape and does not result in unreasonable impact on residential amenity of land.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Building height must be no more than:</p> <p>9 m if for a residential use.</p> <p>10 m otherwise.</p>	<p>P1 Building height must satisfy all of the following:</p> <p>a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by overlooking and loss of privacy;</p> <p>c) if for a non-residential use, the height is necessary for that use.</p>	<p><i>The maximum height of the proposed new dwelling is 6m.</i></p> <p><i>The proposal complies with the Acceptable Solution A1.</i></p>

<p>Development Standard 26.4.2 Setback To minimise land use conflict and fettering of use of rural land from residential use, maintain desirable characteristics of the rural landscape and protect environmental values in adjoining land zoned Environmental Management.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Building setback from frontage must be no less than:</p> <p>20 m.</p>	<p>P1 Building setback from frontages must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</p> <p>a) the topography of the site;</p> <p>b) the size and shape of the site;</p>	<p><i>The proposed frontage setback is over 300m.</i></p> <p><i>The proposal complies with the Acceptable Solution A1.</i></p>

	<p>c) the prevailing setbacks of existing buildings on nearby lots;</p> <p>d) the location of existing buildings on the site;</p> <p>e) the proposed colours and external materials of the building;</p> <p>f) the visual impact of the building when viewed from an adjoining road;</p> <p>g) retention of vegetation.</p>	
<p>A2 Building setback from side and rear boundaries must be no less than: 40 m.</p>	<p>P2 Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following:</p> <p>a) the topography of the site;</p> <p>b) the size and shape of the site;</p> <p>c) the location of existing buildings on the site;</p> <p>d) the proposed colours and external materials of the building;</p> <p>e) visual impact on skylines and prominent ridgelines;</p> <p>f) impact on native vegetation.</p>	<p><i>The proposed setback is over 200m.</i></p> <p><i>The proposal complies with the Acceptable Solution A2.</i></p>
<p>A3 Building setback for buildings for sensitive use must comply with all of the following:</p> <p>(a) be sufficient to provide a separation distance from a plantation forest, Private Timber Reserve or State Forest of 100 m;</p> <p>(b) be sufficient to provide a separation distance from land zoned</p>	<p>P3 Building setback for buildings for sensitive use (including residential use) must prevent conflict or fettering of primary industry uses on adjoining land, having regard to all of the following:</p> <p>(a) the topography of the site;</p> <p>(b) the prevailing setbacks of existing buildings on nearby lots;</p>	<p><i>The proposed dwelling is setback from the state forest by over 200m.</i></p> <p><i>The proposal complies with the Acceptable Solution A3.</i></p>

<p>Significant Agriculture of 200 m.</p>	<p>(c) the location of existing buildings on the site; (d) retention of vegetation; (e) the zoning of adjoining and immediately opposite land; (f) the existing use on adjoining and immediately opposite sites; (g) the nature, frequency and intensity of emissions produced by primary industry uses on adjoining and immediately opposite lots; (h) any proposed attenuation measures; (i) any buffers created by natural or other features.</p>	
<p>A4 Buildings and works must be setback from land zoned Environmental Management no less than: 50 m.</p>	<p>P4 Buildings and works must be setback from land zoned Environmental Management to minimise unreasonable impact from development on environmental values, having regard to all of the following: (a) the size of the site; (b) the potential for the spread of weeds or soil pathogens; (c) the potential for contamination or sedimentation from water runoff; (d) any alternatives for development.</p>	<p><i>The proposed dwelling is setback from the state forest by over 200m.</i></p> <p><i>The proposal complies with the Acceptable Solution A4.</i></p>

<p>Development Standard 26.4.3 Design To ensure that the location and appearance of buildings and works minimises adverse impact on the rural landscape.</p>		
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>	<p>OFFICER COMMENT</p>
<p>A1 The location of buildings and works must comply with any of the following:</p>	<p>P1 The location of buildings and works must satisfy all of the following: a) be located on a skyline or ridgeline only if:</p>	<p><i>The proposed location of the dwelling is on land which does not require the clearing of any native vegetation.</i></p> <p><i>The proposal complies with the Acceptable Solution A1.</i></p>

<p>a) be located within a building area, if provided on the title;</p> <p>b) be an addition or alteration to an existing building;</p> <p>c) be located in an area not requiring the clearing of native vegetation and not on a skyline or ridgeline.</p>	<p>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</p> <p>(ii) significant impacts on the rural landscape are minimised through the height of the structure, landscaping and use of colours with a light reflectance value not greater than 40 percent for all exterior building surfaces;</p> <p>b) be consistent with any Desired Future Character Statements provided for the area;</p> <p>c) be located in and area requiring the clearing of native vegetation only if:</p> <p>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</p> <p>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;</p>	
<p>A2 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P2 The appearance of external finishes of buildings must not be incompatible with the rural landscape.</p>	<p><i>Proposed Materials and colours are stained timber and galvanised roof, these are both in keeping and compatible with the agricultural/rural character of the area.</i></p> <p><i>The proposal meets the Performance Criteria P2.</i></p>

<p>A3 The depth of any fill or excavation must be no more than 2 m from natural ground level, except where required for building foundations.</p>	<p>P3 The depth of any fill or excavation must be kept to a minimum so that the development satisfies all of the following:</p> <ul style="list-style-type: none"> a) does not have significant impact on the rural landscape of the area; b) does not unreasonably impact upon the privacy of adjoining properties; c) does not affect land stability on the lot or adjoining areas. 	<p><i>The proposal complies with the Acceptable Solution A3.</i></p>
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Parking and Access Code

This Code applies to all use and development.

Table E6.1 requires two car parking spaces to be provided for a single dwelling containing 2 or more bedrooms. The proposal complies with this requirement.

In regard to the design and construction of the access and car parking, the proposal plans provide sufficient detail to demonstrate compliance with the relevant standards of the Code.

Stormwater Management Code

Stormwater from the proposed dwelling, accesses road and car parking can be collected and managed onsite in accordance with the requirements of this Code. Wastewater will also be in accordance with the Conditions of the Planning Permit.

CONCLUSION

This report has assessed a Development Application for a proposed Dwelling & Studio at 1185 Native Corners Road, Campania, owned by J McRoss & C Sasaki.

One (1) representation was made to Council raising concerns regarding noise and this has been considered above.

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

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

RECOMMENDATION

THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA2021/171) for a Dwelling & Studio at 1185 Native Corners road, Campania, owned by J McRoss and C Sasaki and that a permit be issued with the following conditions:

CONDITIONS

General

- (1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- (2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.

Approved Use

- (3) The existing Studio is to be used for the purposes detailed within the approved plans only. It must not be used for habitable, industrial, commercial or other purposes without the prior written consent of Council.

Amenity

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

Services

- (5) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Parking and Access

- (6) At least two (2) car parking spaces must be provided on the land at all times for the use of the development, in accordance with Standards Australia (2004) Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
- (7) The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's Municipal Engineer, and must include all of the following;
 - a) Constructed with a durable all weather pavement;
 - b) The driveway access to the dwelling must be located over existing tracks or along natural contours to reduce visual impact through excavation and filling and erosion from water run-off.
 - c) Minimum carriageway width of 4 metres;
 - d) Drained to an approved stormwater system; and

- e) Vehicular passing areas 6 metres wide (total) x 20 metres long every 200 metres.

or as otherwise required by an approved Bushfire Plan.

- (8) The internal driveway and areas set-aside for parking and associated access and turning must be designed, constructed and maintained to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council's Municipal Engineer.

Crown Roads

- (9) The owner is to maintain a licence from the Crown to use the reserved road from Native Corners Road for access, as the reserved road is not a public road maintained by Council.

Stormwater

- (10) Stormwater drainage from the proposed development must be retained on site to the satisfaction of Council's General Manager and in accordance with a Certificate of Likely Compliance or Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.

Wastewater

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

Soil and Water Management

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

Construction amenity

- (14) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager Development and Environmental Services:
- Monday to Friday 7:00 a.m. to 6:00 p.m.
 - Saturday 8:00 a.m. to 6:00 p.m.
 - Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.
- (15) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- (a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - (b) The transportation of materials, goods and commodities to and from the land.

- (c) Obstruction of any public footway or highway.
 - (d) Appearance of any building, works or materials.
- (16) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager Development and Environmental Services.
- (17) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- (18) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Municipal Engineer.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- A. This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 may be required prior to works commencing. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the CBOS website: [Director's Determination - Categories of Building and Demolition Work \(PDF, 504.4 KB\)](#) or for Low Risk Building Work information go to: [Consumer Guide to Low Risk Building and Plumbing Work](#).
- B. The proposed works are located within a mapped bushfire prone area and as such a bushfire assessment and BAL must be provided by a suitably qualified person and form part of the certified documents for the building approval.
- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.
- D. Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following -
- a. Minimise site disturbance and vegetation removal;
 - b. Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain);
 - c. Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
 - d. Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains; and
 - e. Rehabilitation of all disturbed areas as soon as possible.

DECISION

Moved by Clr AE Bisdee OAM, seconded by Clr K Dudgeon

THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA2021/171) for a Dwelling & Studio at 1185 Native Corners road, Campania, owned by J McRoss and C Sasaki and that a permit be issued with the following conditions:

CONDITIONS

General

- (1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- (2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.

Approved Use

- (3) The existing Studio is to be used for the purposes detailed within the approved plans only. It must not be used for habitable, industrial, commercial or other purposes without the prior written consent of Council.

Amenity

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

Services

- (5) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Parking and Access

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- (7) The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's Municipal Engineer, and must include all of the following;
 - a) Constructed with a durable all weather pavement;
 - b) The driveway access to the dwelling must be located over existing tracks or along natural contours to reduce visual impact through excavation and filling and erosion from water run-off.
 - c) Minimum carriageway width of 4 metres;

- d) Drained to an approved stormwater system; and
- e) Vehicular passing areas 6 metres wide (total) x 20 metres long every 200 metres.

or as otherwise required by an approved Bushfire Plan.

- (8) The internal driveway and areas set-aside for parking and associated access and turning must be designed, constructed and maintained to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council's Municipal Engineer.

Crown Roads

- (9) The owner is to maintain a licence from the Crown to use the reserved road from Native Corners Road for access, as the reserved road is not a public road maintained by Council.

Stormwater

- (10) Stormwater drainage from the proposed development must be retained on site to the satisfaction of Council's General Manager and in accordance with a Certificate of Likely Compliance or Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.

Wastewater

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

Soil and Water Management

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

Construction amenity

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

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

- (15) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:

- (a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.

- (b) The transportation of materials, goods and commodities to and from the land.
- (c) Obstruction of any public footway or highway.
- (d) Appearance of any building, works or materials.
- (16) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager Development and Environmental Services.
- (17) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- (18) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Municipal Engineer.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- A. This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 may be required prior to works commencing. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the CBOS website: Director's Determination - Categories of Building and Demolition Work (PDF, 504.4 KB) or for Low Risk Building Work information go to: Consumer Guide to Low Risk Building and Plumbing Work.
- B. The proposed works are located within a mapped bushfire prone area and as such a bushfire assessment and BAL must be provided by a suitably qualified person and form part of the certified documents for the building approval.
- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.
- D. Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following -
 - a. Minimise site disturbance and vegetation removal;
 - b. Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain);
 - c. Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
 - d. Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains; and
 - e. Rehabilitation of all disturbed areas as soon as possible.

CARRIED

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

12.1.2 Development Application (DA2022/51) for Demolition of Outbuilding at 86 High Street, Oatlands owned by S R Weeding

AUTHOR: SENIOR PLANNING OFFICER (JACQUI TYSON)

DATE: 14 JULY 2022

Attachment(s):

Development Application documents
Heritage Referral Report
Heritage Tasmania notice
Representation

PROPOSAL

The applicant, Sophie Weeding, has applied to the Southern Midlands Council for a Permit under the Land Use Planning and Approvals Act 1993 (“the Act”) to demolish an existing outbuilding at 86 High Street, Oatlands. The property is known as Raffah House.

It is proposed to demolish an outbuilding located around half way between the frontage to High Street and rear of the property near South Parade, behind the main building when viewed from High Street.

The outbuilding is mainly constructed from vertical timber boards and a corrugated iron roof. There is a stone outhouse in one corner and part of one side is formed by a stone wall. It is proposed to demolish the timber and iron parts of the building and retain the stone wall and outhouse.

The outbuilding extends across the width of the subject property and partly into the neighbouring property (90A High Street). The owner of this property is aware of and supportive of the proposal.

The site has split zoning, with the outbuilding located in the General Residential Zone that applies to the rear (northern) section of the title.

It is noted that part of the site is listed on the Tasmanian Heritage Register as the Former Oatlands Emporium, however the listing does not include the rear part of the title including the subject outbuilding. This means that Heritage Tasmania is not involved in determining the application and the Local Historic Heritage Code will apply.

The Council gave notice of the application for public comment for 14 days. During the notification period one (1) representation was received.

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

THE SITE

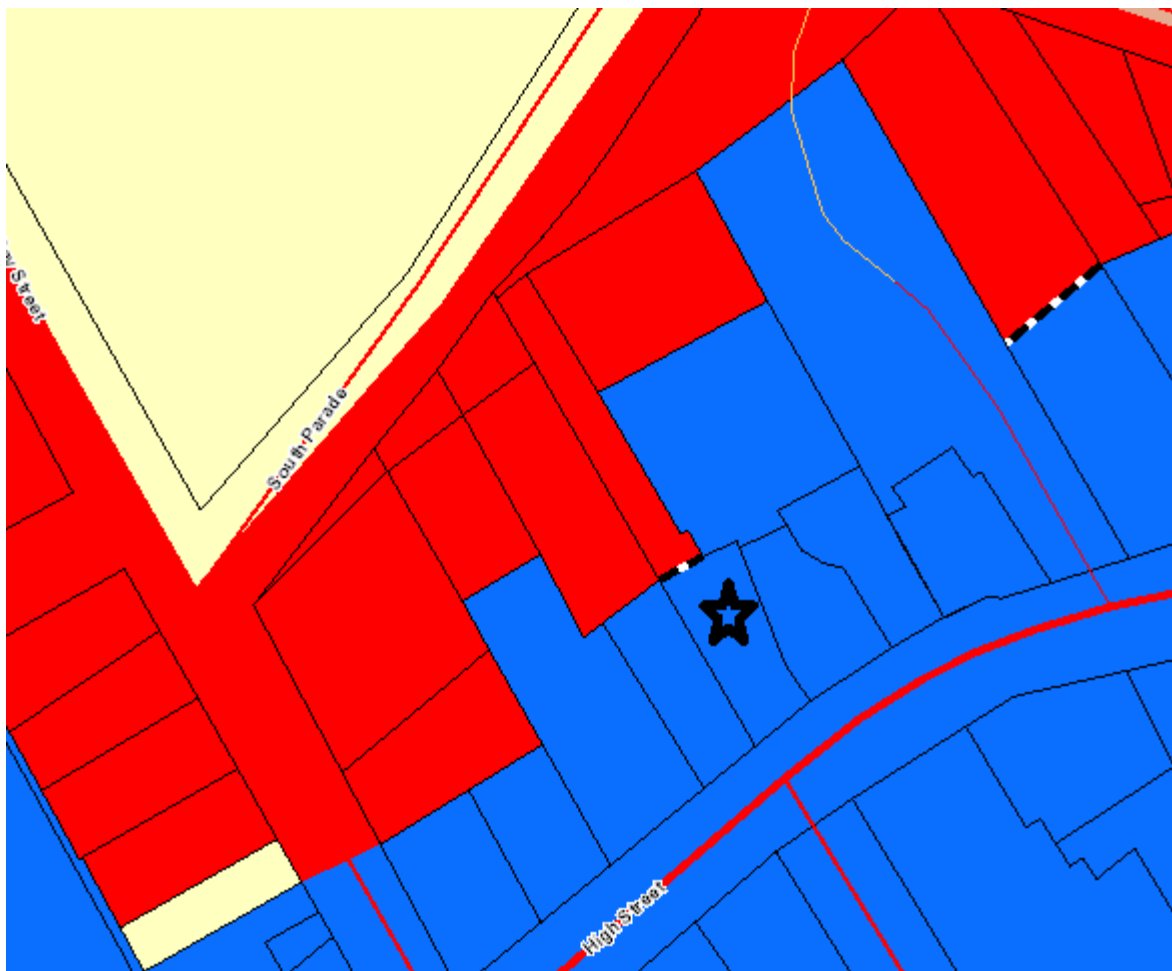
The proposal relates to a 1239m² property is located on the northern side of High Street, Oatlands.

The property is long and narrow, extending almost to South Parade at the northern edge,

The property is developed with a heritage building (Raffah House) near the frontage to High Street, forming part of the historic High Street streetscape. There are currently two outbuildings sited behind/north of the main building.

The property is approved for use as Visitor accommodation.

Map 1 below shows the land zoning (under TPS – Southern Midlands) and location of the property. Map 2 shows an aerial image of the property and surrounds.



Map 1_ The subject land and surrounding properties are in the General Residential Zone (red) and General Business Zone (blue). St Pauls Church and the Oatlands Masonic Hall nearby are in the Community Purpose Zone (cream). The subject title is marked with a black star, with the zone boundary marked by a black and white stripe. Source: theLIST



Map 2 _ Aerial image of the subject land and surrounding area. The subject outbuilding is identified by a yellow circle. Source: theLIST

THE APPLICATION

The Applicant has submitted the attached Plans, photographs and information to accompany the Development Application form.

As noted above, part of the title is listed on the Tasmanian Heritage Register. The application was initially referred to Heritage Tasmania, who have advised that they have no formal interest in the application because the outbuilding lies outside the listed portion of the title. However they have provided some advice relating to conservation of the stone outhouse (see attachment).

Council's Manager Heritage Projects has assisted with assessment of the application as a Local Heritage Place and part of the Oatlands Township Precinct under the Local Historic Heritage Code. Comments and recommendations have been incorporated into this report and the heritage referral report has been appended in full.

USE/DEVELOPMENT DEFINITION

The application has been lodged under the Tasmanian Planning Scheme – Southern Midlands.

Under the Planning Scheme an outbuilding is ancillary to the primary use of the property, unless otherwise approved. In this case the approved use of the property is for Visitor accommodation, which has a Permitted status in the General Residential Zone.

The property is listed as a Heritage Place and is within the Oatlands Township Precinct under the Local Historic Heritage Code.

In this case the Development Application is discretionary because assessment is required against Performance Criteria within the zone and/or codes of the Planning Scheme.

The proposal is to be assessed against the development standards of the zone and the development standards of the applicable Codes. These matters are described and assessed in this report.

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

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

PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised for 14 days from the 10th June 2022 until 27th June 2022.

One (1) representation was received.

The concerns raised in the representation are detailed in the table below.

Representation 1	Council Officer Comment
<p>The old timber shed is of historical significance as it is over 100 years old and one of only a very small handful of original industrial outbuildings that remain within the Oatlands township heritage precinct. The “completely rundown” state of the outbuilding is due to total lack of maintenance since being purchased by S & N Weeding 5 years ago.</p> <p>Included in the ownership of heritage property is that it is preserved by way of continuous protective care as did the previous owner who had the building assessed and repaired biannually to retain its integrity, safety and longevity.</p>	<p><i>Council’s Manager Heritage Projects has addressed these comments in detail in the attached heritage report.</i></p> <p><i>In summary, it is found that while the shed is old, the heritage significance is not high and the level of deterioration is substantial. The timber outbuilding currently obscures the older and more significant sandstone outhouse and removal of the timber outbuilding will improve the appreciation and understanding of that earlier heritage building.</i></p>
<p>We assume Heritage Tasmania has been notified to take part in the ongoing process of assessment of the proposed demolition.</p>	<p><i>Heritage Tasmania have been advised of the application.</i></p> <p><i>As explained elsewhere in the report, the outbuilding is not part of the State heritage listing of the site and as such Heritage Tasmania have not been involved in determining the application.</i></p>

	<p><i>However, their advice has been incorporated into the conditions as recommended in Council's heritage assessment.</i></p>
<p>Regarding the letters to neighbours and boundary issues, we are also an adjoining and affected neighbour but did not receive a letter.</p>	<p><i>An adjoining owner letter was sent to the representor, it not clear why this was not received.</i></p>
<p>The back northern corner of our property is fenced by a small section of the old shed beyond the edge to the stone wall (note photo below) so if demolished our backyard becomes unfenced in this area.</p> <p>We would also like to verify the actual boundary in regards to the back stone wall which we have previously discussed with N & S Weeding last year when they added a timber section to this, our stone wall, we were happy for them to add the new section but after some advice from Heritage Tasmania we advised that drilling into the stone is not acceptable for supporting structures, to then have them completely disregard these requirements and support the upright posts by drilling into our convict built stone wall.</p> <p>And the entirety of the stonewall at the rear of our blocks is within our 84 High St property, with the boundary of 86 High St starting at the edge/face of this wall not containing any part of the wall within their property . The boundary is also identifiable at the edge/ side of the discussed old shed where it meets our wall which finishes at their boundary edge (note photo 2 below) so any works or structures along the wall and placement of fencing etc will need to be discussed with us.</p>	<p><i>Fencing between private properties is a civil matter that must be addressed by the owners.</i></p> <p><i>The only way to definitively identify a boundary location is by survey.</i></p> <p><i>Fencing and boundary location matters are not directly relevant to the assessment of this proposal.</i></p>

<p>We are hoping a genuine assessment of the need to demolish a significant and rare outbuilding that contributes to the setting, cultural identity and distinctive character of the Oatlands township.</p>	<p><i>A genuine and thorough assessment of the proposal has been undertaken in this report and the heritage assessment report.</i></p>
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ASSESSMENT – TASMANIAN PLANNING SCHEME – SOUTHERN MIDLANDS

General Residential Zone

<p>Development Standards for Non-dwellings 8.5.1 Non-dwelling development</p> <p>That all non-dwelling development:</p> <p>(a) is compatible with the character, siting, apparent scale, bulk, massing and proportion of residential development; and</p> <p>(b) does not cause an unreasonable loss of amenity on adjoining residential properties.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <p>(a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</p>	<p>P1</p> <p>A building that is not a dwelling, excluding for Food Services and local shop, must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>	<p><i>As the proposal relates to demolition of an outbuilding this standard does not apply.</i></p>

<p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.</p>		
<p>A2</p> <p>A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback less than 1.5m from a side or rear</p>	<p>P2</p> <p>The siting and scale of a building that is not a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity, having regard to:</p> <p>(i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property;</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p> <p>(iii) overshadowing of an adjoining vacant property; or</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and</p> <p>(b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.</p>	<p><i>As the proposal relates to demolition of an outbuilding this standard does not apply.</i></p>

<p>boundary if the building:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).</p>		
<p>A3</p> <p>A building that is not a dwelling, must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) a site area of which not less than 35% is free from impervious surfaces.</p>	<p>P3</p> <p>A building that is not a dwelling, must have:</p> <p>(a) site coverage consistent with that existing on established properties in the area; and</p> <p>(b) reasonable space for the planting of gardens and landscaping.</p>	<p><i>The proposal is for demolition of an outbuilding, as such the site coverage will be decreased.</i></p> <p><i>The site coverage and impervious surfaces comply with the Acceptable Solution</i></p>
		<p><i>Standards A4/P4, A5/P5 and A6/P6 do not apply to this proposal.</i></p>

<p>Development Standards for Non-dwellings 8.5.2 Non-residential garages and carports</p>		
<p>To maintain frontage setbacks compatible with the streetscape and reduce the potential for garage and carport openings to dominate the primary frontage.</p>		
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>	<p>OFFICER COMMENT</p>
<p>A1</p> <p>A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p>	<p>P1</p> <p>A garage or carport not forming part of a dwelling, must have a setback from a primary frontage that is compatible with the setbacks of garages or carports in the street, having regard to any topographical constraints.</p>	<p><i>The proposal relates to demolition of an outbuilding, this standard does not apply.</i></p>

<p>(b) the same as the building line, if a portion of the building gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>		
<p>A2</p> <p>A garage or carport not forming part of a dwelling, within 12m of a primary frontage (whether the garage or carport is free-standing) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>	<p>P2</p> <p>A garage or carport not forming part of a dwelling, must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p>	<p><i>The proposal relates to demolition of an outbuilding, this standard does not apply.</i></p>

C2.0 Parking and Sustainable Transport Code

The Parking and Access Code applies to all use and development.

The property has existing access from High Street and provides off-street parking at the rear.

No change to the existing arrangements are proposed.

C6.0 Local Historic Heritage Code

The proposal is assessed against the applicable clauses of the Local Historic Heritage Code below.

Please note that while the place is both a Local Heritage Place and is also within the Oatlands Township Heritage Precinct, Clause C6.2 of the TPS – Southern Midlands states that

if a site is listed as a local heritage place and also within a local heritage precinct or local historic landscape precinct, it is only necessary to demonstrate compliance with the standards for the local heritage place unless demolition, buildings and works are proposed for an area of the site outside the identified specific extent of the local heritage place.

Accordingly, the proposal is only considered here against the provisions for a Local Heritage Place.

Development Standards for Local Heritage Places		
C6.6.1 Demolition		
That the demolition or removal of buildings do not cause an unacceptable impact on the local historic heritage significance of local heritage places.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No Acceptable Solution.	<p>P1 Demolition or removal of buildings on a local heritage place must not cause an unacceptable impact on the local historic heritage significance of the place, having regard to:</p> <p>(a) the physical condition of the local heritage place;</p> <p>(b) the extent and rate of deterioration of the building or structure;</p> <p>(c) the safety of the building or structure;</p> <p>(d) the streetscape or setting in which the building or structure is located;</p> <p>(e) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;</p> <p>(f) any options to reduce or mitigate deterioration;</p> <p>(g) whether demolition is a reasonable option to secure the long-term future of a building or structure; and</p> <p>(h) any economic considerations</p>	<p><i>The report provided by Council's Manager Heritage Projects identifies that the outbuilding is substantially deteriorated and that it does not have sufficient heritage value to warrant the extensive works that would be required to retain it safely.</i></p> <p><i>The heritage report states that removal of the building would:</i></p> <ul style="list-style-type: none"> • Remove a possible danger to nearby persons and property. • Improve the amenity of Raffah House by providing a direct link to the large backyard. • Allow greater appreciation of the significant stone toilet building (and remove a possible threat to that building if the shed were to collapse). • Allow greater appreciation of the adjacent early stone and brick wall and address the damp issues that the shed roof is causing to that wall. <p><i>Based upon the detailed assessment and recommendation of the heritage report, it is considered that the proposal meets the Performance Criteria.</i></p>

CONCLUSION

The report has assessed a Development Application for demolition of an outbuilding at 86 High Street, Oatlands.

One (1) representation was received and the concerns raised have been addressed in this report.

The proposal has been found to comply with all the relevant standards of the General Residential Zone and the applicable Codes of the Tasmanian Planning Scheme - Southern Midlands.

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

RECOMMENDATION

THAT, in accordance with the provisions of the *Tasmanian Planning Scheme – Southern Midlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA 2022/51) for Demolition of Outbuilding at 86 High Street, Oatlands owned by S R Weeding.

CONDITIONS

General

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- 2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, which ever is later, in accordance with section 53 of the *Land Use Planning And Approvals Act 1993*.

Heritage Conditions

- 3) That the sandstone toilet building be re-roofed as soon as practicable following demolition of the shed. The new roof must:
 - a. Be corrugated galvanised iron (CGI), or shingles if desired.
 - b. If CGI, it must have rolled ridges.
 - c. Utilise ogee, quad mould or half-round guttering profile.
 - d. Have round galvanised downpipes with brackets fixed into mortar joints.
 - e. Retain viable shingle battens beneath.
 - f. Include making good of any associated timberwork, including roof framing, fascias, eaves etc.

Reason for condition: To ensure that the significant sandstone toilet building is preserved, noting that the shed does provide some weather protection.

- 4) That the sandstone wall on the eastern side of the shed be re-pointed in a lime-based mortar as soon as practicable after demolition of the shed.

Reason for condition: To ensure that the wall is weatherproofed as best as possible after removal of the shed and to repair damage caused by faulty rainwater goods on the shed.

- 5) That if any cobblestones, flagstones or other significant flooring/paving is found within the shed, that this is retained in-situ. This may only be removed if Council's Manager Heritage Projects is satisfied that any such features are not of archaeological value.

Reason for condition: To ensure that any archaeological remains currently obscured are preserved if necessary.

Services

- 6) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Construction/Demolition Amenity

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

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

- 8) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - The transportation of materials, goods and commodities to and from the land.
 - Obstruction of any public footway or highway.
 - Appearance of any building, works or materials.
 - Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- 9) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- 10) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manger of Works and Technical Services.

The following advice applies to this permit:

- A. This Planning Permit does not imply that any other approval required under any other legislation has been granted.

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

DECISION

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

THAT, in accordance with the provisions of the *Tasmanian Planning Scheme – Southern Midlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA 2022/51) for Demolition of Outbuilding at 86 High Street, Oatlands owned by S R Weeding.

CONDITIONS

General

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- 2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, which ever is later, in accordance with section 53 of the *Land Use Planning And Approvals Act 1993*.

Heritage Conditions

- 3) That the sandstone toilet building be re-roofed as soon as practicable following demolition of the shed. The new roof must:
 - a. Be corrugated galvanised iron (CGI), or shingles if desired.
 - b. If CGI, it must have rolled ridges.
 - c. Utilise ogee, quad mould or half-round guttering profile.
 - d. Have round galvanised downpipes with brackets fixed into mortar joints.
 - e. Retain viable shingle battens beneath.
 - f. Include making good of any associated timberwork, including roof framing, fascias, eaves etc.

Reason for condition: To ensure that the significant sandstone toilet building is preserved, noting that the shed does provide some weather protection.

- 4) That the sandstone wall on the eastern side of the shed be re-pointed in a lime-based mortar as soon as practicable after demolition of the shed.

Reason for condition: To ensure that the wall is weatherproofed as best as possible after removal of the shed and to repair damage caused by faulty rainwater goods on the shed.

- 5) That if any cobblestones, flagstones or other significant flooring/paving is found within the shed, that this is retained in-situ. This may only be removed if Council’s Manager Heritage Projects is satisfied that any such features are not of archaeological value.

Reason for condition: To ensure that any archaeological remains currently obscured are preserved if necessary.

Services

- 6) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Construction/Demolition Amenity

- 7) The development must only be carried out between the following hours unless otherwise approved by the Council’s Manager of Development and Environmental Services:

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

- 8) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:

- a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
- b) The transportation of materials, goods and commodities to and from the land.
- c) Obstruction of any public footway or highway.
- d) Appearance of any building, works or materials.
- e) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council’s Manager of Development and Environmental Services.

- 9) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

- 10) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council’s Manger of Works and Technical Services.

The following advice applies to this permit:

- A. This Planning Permit does not imply that any other approval required under any other legislation has been granted.
- B. This Planning Permit is in addition to the requirements of the Building Act 2016. It is necessary to seek approval prior to any new building work, change or use or plumbing work being carried out in accordance with the Building Act 2016. A copy of

the Directors Determination – categories of Building Work and Demolition Work is available via the CBOS website: [Director's Determination - Categories of Building and Demolition Work \(PDF, 504.4 KB\)](#)

- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

CARRIED

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

12.2 Subdivisions

12.2.1 Development Application (SA2022/8) for Subdivision (3 lots) at 2 Hylands Road, Bagdad, owned by A Bone

AUTHOR: PLANNING OFFICER (LOUISA BROWN)

DATE: 27 JULY 2022

Attachment(s):

*Development Application Documents
Representations*

PROPOSAL

The applicant, PDA Surveyors on behalf of Allan Bone, has applied to the Southern Midlands Council for a Permit under the Land Use Planning and Approvals Act 1993 (“the Act”) to subdivide the land at 2 Hylands Road, Bagdad.

Council approval is sought for a 3 lot subdivision at 2 Hylands Road, Bagdad and described as CT100884/1. An existing dwelling and Outbuilding is within the property and it is proposed that this will become a lot (Lot 3). Two new lots will be created. The proposal includes the following:

Lot 1 – 6.28ha, frontage 100m plus and accessed from Longwood Road:

Lot 2 - 6 ha, frontage of 40m and accessed from Hylands Road; and

Lot 3 – 9ha, frontage 400m plus and accessed via an existing access and will include existing dwelling and outbuilding.

The application has been lodged under the Tasmania Planning Scheme - Southern Midlands.

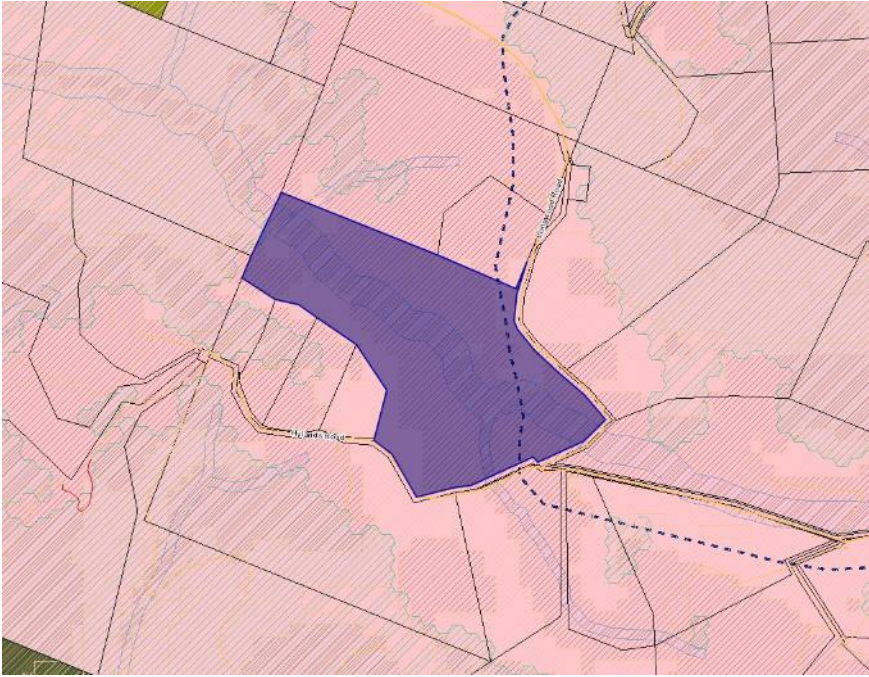
Under the Planning Scheme subdivision is defined as development. The proposal is to be assessed against the development standards of the zone, the applicable Codes and the Southern Midlands Local Provisions Schedule. These matters are described and assessed in this report. This is a discretionary application.

The Council gave notice of the application for public comment for 14 days. During the notification period three (3) representation was received.

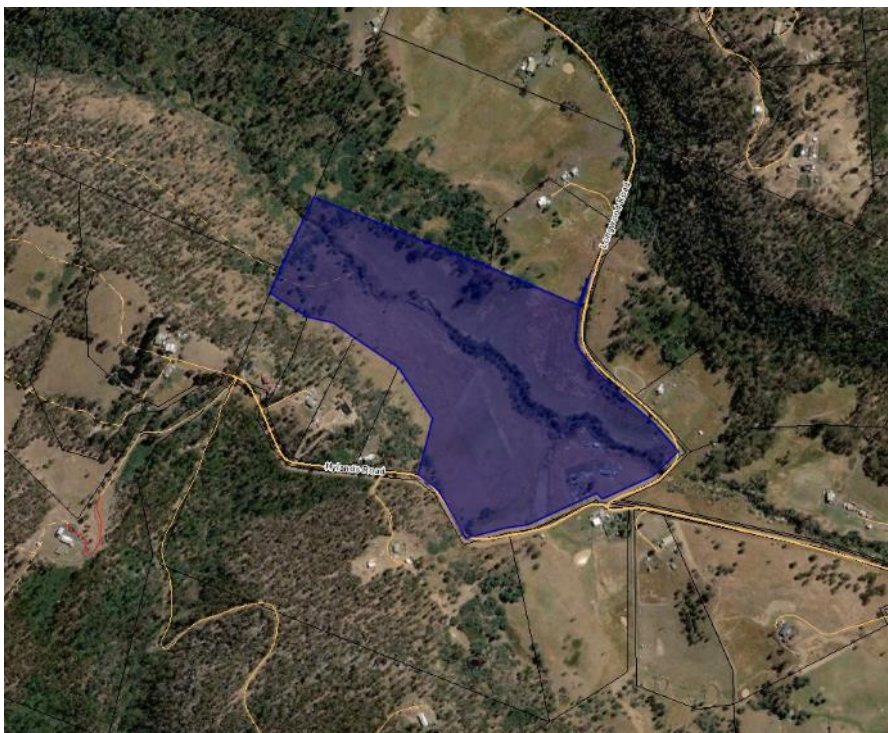
This report will assess the proposal against the relevant provisions of the Act and the Tasmanian Planning Scheme. It is recommended that Council grant a permit for the subdivision subject to conditions.

THE SITE

The property is situated west of Bagdad, on the corner of Hylands Road and Longwood Road and is a total of 22.37ha. Gentle to moderate slopping grassland prevails on the property with Green Valley Rivulet running south-west to north east. It is proposed that the rivulet forms a natural boundary to the lots. Surrounding land is comprised of areas characterised by grassland with some large areas of woodland and forest vegetation



Map 1_ The subject land and surrounding properties are in the Rural living Zone C (pink). The Rivulet is shown in blue lines. The subject title is highlighted blue. Source: theLIST



Map 2 _ Aerial image of the subject land and surrounding area, with the approximate boundaries marked in blue. Source: theLIST

THE APPLICATION

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

- Title Plan and Folio CT 100884/1;
- Proposed Plan of Subdivision: and
- Bushfire Hazard Assessment & Bushfire Hazard Management Plan.

USE/DEVELOPMENT DEFINITION

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

Use/Development Status under the Planning Scheme

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

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

PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised for 14 days from the 10th June 2022 to 27 June 2022. During this period Council received three (3) representation. The issues raised in the representation and response are detailed in the table below. Please refer to the attachments for a full copy of the Representation.

<i>Representation 1</i>	<i>Council Officer Comment</i>
<p>We are concerned about the location of the entry point for Lot 2 for several reasons:</p> <p>1. The corner on which entry is proposed is a blind corner. The condition of the road is not sealed, no safety barriers and thus any attempted braking at short range causes the vehicle to slide. This concern could be addressed by Council separate to this application by applying signage of concealed entrances, speed signage or even widening the camber of the corner.</p> <p>2. The proposed entrance point to lot 2 is also where runoff from any rains runs along the roadside drainage and drops off, down the hill at that point of proposed property/driveway starting point which drainage works would need to be addressed before any attempt is made for access.</p> <p>Very concerned about water run off as there are already many issues. issues for the Council to address and fix as part of this sub division.</p>	<p><i>The location of the accesses to each lot will be required to be constructed to comply with Tasmanian Standard drawing No TSD-R03-V2 Rural Roads Access, which includes sight distances at junctions. In addition once constructed, both new access to the lots will be checked and approved by Council's Manager Infrastructure & Works.</i></p> <p><i>The subdivision includes the potential for two new dwellings. No significant increase in traffic will occur due to the subdivision.</i></p> <p><i>Concerns raised regarding the current road conditions can be addressed separately to this development application by the Council's Manager Infrastructure & Works.</i></p> <p><i>Council has considered the comments and concerns regarding Stormwater runoff and existing drainage issues. As a condition of the Planning Permit, the proponent will be required to supply a detailed Stormwater Management Plan from a qualified engineer to address site</i></p>

	<p>specific stormwater flows (to include catchment modelling) of the immediate area.</p>
<p>I am a primary producer with crops and livestock.</p> <p>If the subdivision goes through and houses are built, I will be restricted (or forbidden) to shoot for crop protection, processing of protein and animal welfare reasons.</p> <p>I also have two separate orchards that I need to manage damage on in both lethal and non-lethal ways that can be affected by close neighbours - use of a gas gun when bird populations are very high.</p> <p>I am also very concerned about increased numbers of houses in the area and the number of dogs surrounding livestock.</p> <p>If the number of houses increases, it will bring more people and traffic onto a narrow dirt road that cannot sustain the traffic it already has. Increased traffic will lead to more accidents as the road is already unpassable in some areas and is dangerous.</p>	<p>The potential restriction to the use of firearms due to residential development on adjacent land, is not a valid reason in terms of Planning to refuse to grant a Planning Permit. There are no standards in the Planning Scheme to assess this against. Council notes that the property and surrounding area is zoned Rural Living, not Rural or Agriculture.</p> <p>Council understands the issues and concerns raised in the representation. However, subdivision is possible in this zone, subject to meeting the relevant zone standards. This application satisfies the relevant standards of the scheme and can be approved subject to conditions.</p> <p>Concerns regarding the safety of the road have been addressed in the comment above.</p>
<p>Concerns regarding safety of Green Valley Road.</p> <p>Concerns of traffic increase on dangerous road.</p> <p>Concerned with proximity of dwelling to surrounding properties and how this will interfere with shooting vermin.</p>	<p>Concerns regarding the safety of the road, in crease of traffic and the use of fire arms have been addressed in the comment above.</p>

ASSESSMENT – Tasmanian Planning Scheme – Southern Midlands

Rural Living Zone

The subject site is in the Rural Living Zone ‘C’. The proposal must satisfy the requirements of the following relevant development standards of this zone:

Development Standards - Subdivision		
11.5.1 Lot Design		
That each lot:		
(a) has an area and dimensions appropriate for use and development in the zone;		
(b) is provided with appropriate access to a road; and		
(c) contains areas which are suitable for residential development.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Each lot, or a lot proposed in a plan of subdivision, must:	P1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:	The proposal is not for public open space or riparian reserve, so must be accessed against the Performance Criteria. <i>The proposal meets the minimum lot size for Rural living Zone C which is 5ha. Lots 1 & 2 are 6ha and Lot 3 is 9ha.</i>
(a) have an area not less than specified in Table 11.1 and:	(a) the relevant requirements for development of existing buildings on the lots;	Lots 1 & 2 have been provided with an indicative building area of 30m by 30m and is clear of setback requirements and easements.
(i) be able to contain a minimum area of 15m x 20m clear of:	(b) the intended location of buildings on the lots;	Lot 3 will contain the existing dwelling and outbuildings is also clear of the setback requirements of 11.4.2 A2 and A3.
a. all setbacks required by clause 11.4.2 A2 and A3; and	(c) the topography of the site;	Lot 1 & 2 have indicative building areas clear of native vegetation and are situated on level ground.
b. easements or other title restrictions that limit or restrict development; and	(d) any natural or landscape values;	The pattern of development proposed is in keeping with previous subdivisions of the area.
(ii) existing buildings are consistent with the setback required by clause 11.4.2 A2 and A3;	(e) adequate provision of private open space; and	
(b) be required for public use by the Crown, a council or a State authority;	(f) the pattern of development existing on established properties in the area,	
(c) be required for the provision of Utilities; or	and must be no more than 20% smaller than the	
(d) be for the consolidation of a lot with		

<p>another lot provided each lot is within the same zone.</p>	<p>applicable lot size required by clause 11.5.1 A1.</p>	<p>The Performance Criteria P1 is met.</p>
<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.</p>	<p>P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.</p>	<p>The Acceptable Solution is met, all lot frontages meet the minimum requirement of 40m.</p>

<p>A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the length of the access; (c) the distance between the lot or building area and the carriageway; (d) the nature of the road and the traffic; (e) the anticipated nature of vehicles likely to access the site; and (f) the ability for emergency services to access the site. 	<p>The Acceptable Solution is met, all lots have vehicular access to a road.</p>
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<p>Development Standards - Subdivision 11.5.2 Roads That the arrangement of new roads with a subdivision provides:</p> <ul style="list-style-type: none"> (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land. 		
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>	<p>OFFICER COMMENT</p>
<p>A1 The subdivision includes no new road.</p>	<p>P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety,</p>	<p>The Acceptable Solution is met, no new roads are proposed.</p>

	<p>convenience and legibility for vehicles, having regard to:</p> <p>(a) any relevant road network plan adopted by the council;</p> <p>(b) the existing and proposed road hierarchy;</p> <p>(c) maximising connectivity with the surrounding road network;</p> <p>(d) appropriate access to public transport; and</p> <p>(e) access for pedestrians and cyclists.</p>	
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Development Standards - Subdivision		
15.5.3 Services		
That the subdivision of land provides services for the future use and development of the land.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <p>(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or</p> <p>(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>	<p>P1</p> <p>No Performance Criteria.</p>	<p>The Acceptable Solution is met, the land is not within a water supply serviced area.</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or</p>	<p>The property is zoned rural Living Zone C and is therefore not required to show that the lots are capable of accommodating an on-</p>

littoral reserve or Utilities, must: (a) be connected to a reticulated sewerage system; or (b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.	littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.	site wastewater treatment system, this is because each lot is over 5ha and adequate space is available to accommodate the system.
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SOUTHERN MIDLANDS LOCAL PROVISIONS SCHEDULE, SPECIFIC AREA PLAN

SOU-S3.0 Bagdad Potential Dispersive Soils Specific Area Plan

SOU-S3.8 Development Standards for Subdivision		
SOU-S3.8.1 Subdivision on potential dispersive soils		
That development with the potential to disturb dispersive soil is appropriately located or managed to minimise the potential to cause erosion and ensure risk to property and the environment is reduced to an acceptable level.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
No Acceptable solution.	<p>P1 Each lot, or a lot proposed in a plan of subdivision, must minimise the risks associated with dispersive soil to property and the environment, having regard to:</p> <p>(a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;</p> <p>(b) the potential of the subdivision to affect or be affected by erosion, including gully and tunnel erosion;</p> <p>(c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration</p>	<p>There is no acceptable solution, the proposal must be assessed against the Performance Criteria.</p> <p>The frontage and access to Lot 1 is within land identified as having the potential for dispersive soils. The indicative building area for Lot 1 has been located to minimise any potential future impact. Any future development of Lot 1 may require additional information to satisfy the requirements of the Specific Area Plan.</p> <p>The proposed new access for Lot 1 will be designed and constructed in line with the Stormwater Management Plan, as required as a part</p>

	<p>areas/trenches, water storages, ponds, dams and disposal areas;</p> <p>(d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;</p> <p>(e) management measures that would reduce risk to an acceptable level; and</p> <p>(f) the advice contained in a dispersive soil management plan.</p>	<p>of the Conditions of this planning Permit.</p> <p>No development is proposed within close proximity to the Rivulet or dams.</p> <p>The proposal meets the Performance Criteria A1.</p>
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TASMANIAN PLANNING SCHEME CODES

C2.0 Parking and Sustainable Transport Code

The proposal includes new accesses for vehicles, the applicable standards of the Code are addressed in the following table:

<p>C2.6.3 Number of accesses for vehicles That:</p> <p>(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</p> <p>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</p> <p>(c) the number of accesses minimise impacts on the streetscape.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses, whichever is the greater.</p>	<p>P1 The number of accesses for each frontage must be minimised, having regard to:</p> <p>(a) any loss of on-street parking; and</p> <p>(b) pedestrian safety and amenity;</p> <p>(c) traffic safety;</p> <p>(d) residential amenity on adjoining land; and</p> <p>(e) the impact on the streetscape.</p>	<p><i>The acceptable solution is met, each lot is provided with one access to the road frontage.</i></p>

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C7.0 Natural Assets Code

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area		
<p>That:</p> <p>(a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and</p> <p>(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:</p> <p>(a) be for the creation of separate lots for existing buildings;</p> <p>(b) be required for public use by the Crown, a council, or a State authority;</p> <p>(c) be required for the provision of Utilities;</p> <p>(d) be for the consolidation of a lot; or</p> <p>(e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:</p> <p>(a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and</p> <p>(b) future development likely to be facilitated by the subdivision.</p>	<p><i>The proposal is assessed against the Performance Criteria and meets the criteria as all proposed indicative building areas are outside of the WCPA and BFHM areas and future subdivision potential is unlikely.</i></p>

C13.0 Bushfire-Prone Areas Code

The purpose of this Code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

A Bushfire Hazard report has been prepared by GES GEO-Environmental Solutions May 2022 (J6507v1). The Hazard management Area report makes several requirements for lot 3 which will need to be established prior to the sealing of Titles. These requirements form part of the conditions of the Planning Permit below.

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

Development Standards - Subdivision		
C13.6.1 Subdivision: Provision of hazard management areas		
Subdivision provides for hazard management areas that:		
<ul style="list-style-type: none"> (a) facilitate an integrated approach between subdivision and subsequent building on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and (c) provide protection for lots at any stage of a staged subdivision. 		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</p> <p>(b) The proposed plan of subdivision:</p> <ul style="list-style-type: none"> (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area 	<p>P1</p> <p>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:</p> <ul style="list-style-type: none"> (a) the dimensions of hazard management areas; (b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (d) the topography, including site slope; 	<p><i>A Bushfire Hazard Management Plan is certified by an accredited person and is included with the application documents.</i></p> <p><i>The Plan demonstrates that each lot within the subdivision has a building area and hazard management area suitable for a BAL 12.5 standard.</i></p> <p><i>Hazard management areas can be contained within each lot.</i></p> <p><i>The proposal meets the Acceptable Solution A1 (b).</i></p>

<p>that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas; and</p> <p>(iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas; and</p> <p>(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into</p>	<p>(e) any other potential forms of fuel and ignition sources;</p> <p>(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;</p> <p>(g) an instrument that will facilitate management of fuels located on land external to the subdivision; and</p> <p>(h) any advice from the TFS.</p>	
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<p>an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>		
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Development Standards - Subdivision
E1.6.2 Subdivision: Public and fire fighting access
 Access roads to, and the layout of roads, tracks and trails, in a subdivision:

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

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that:</p>	<p>P1</p> <p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:</p> <ul style="list-style-type: none"> (a) appropriate design measures, including: <ul style="list-style-type: none"> (i) two way traffic; (ii) all weather surfaces; (iii) height and width of any vegetation clearances; (iv) load capacity; (v) provision of passing bays; 	<p><i>The Bushfire Hazard Management Plan states that the subdivision can meet the specific minimum standards for property access.</i></p> <p><i>The Requirements of the Bushfire Hazard report are required to be implemented for Lot 3 prior to the sealing of Titles.</i></p> <p><i>The proposal meets the Acceptable Solution A1 (b).</i></p>

<p>(i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and</p> <p>(ii) is certified by the TFS or an accredited person.</p>	<p>(vi) traffic control devices;</p> <p>(vii) geometry, alignment and slope of roads, tracks and trails;</p> <p>(viii) use of through roads to provide for connectivity;</p> <p>(ix) limits on the length of cul-de-sacs and dead-end roads;</p> <p>(x) provision of turning areas;</p> <p>(xi) provision for parking areas;</p> <p>(xii) perimeter access; and</p> <p>(xiii) fire trails;</p> <p>(b) the provision of access to:</p> <p>(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and</p> <p>(ii) fire fighting water supplies; and</p> <p>(c) any advice from the TFS.</p>	
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Development Standards - Subdivision		
C13.6.3 Subdivision: Provision of water supply for fire fighting purposes		
<p>Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A2</p> <p>In areas that are not serviced by reticulated water by the water corporation:</p> <p>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</p>	<p>P2</p> <p>No Performance Criterion.</p>	<p><i>The Bushfire Hazard management Plan states that the subdivision can meet the standards for static water supplies.</i></p> <p><i>The Requirements of the Bushfire Hazard report are required to be implemented for Lot 3 prior to the sealing of Titles.</i></p> <p><i>The proposal meets the Acceptable Solution A2 (b).</i></p>

<p>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>		
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CONCLUSION

The report has assessed a Development Application for a 3 lot subdivision at 2 Hylands Road, Bagdad and described as CT100884/1.

Three (3) representation was received and the concerns raised have been addressed in this report.

The proposal has been found to comply with all the relevant zone standards of the Rural Living C and the applicable Codes of the Tasmanian Planning Scheme. The proposal also meets the Specific Area Plan, Bagdad Potential Dispersive Soils standards for Subdivision of the Southern Midlands Local Provisions Schedule.

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

RECOMMENDATION

THAT, in accordance with the provisions of the *Tasmanian Planning Scheme – Southern Midlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (SA 2022/08) for Subdivision (3 lots) at 2 Hylands Road, Bagdad owned by A Bone.

CONDITIONS

General

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

Staged development

3. The subdivision development must not be carried out in stages except in accordance with a staged development plan submitted to and approved by Council's General Manager.

Public open space

4. In accordance with the provisions of Section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993, payment of a cash contribution for Public Open Space must be made to the Council prior to sealing the Final Plan of Survey. The cash contribution amount is to be equal to 5% of the value of the land being subdivided in the plan of subdivision at the date of lodgement of the Final Plan of Survey. The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001 at the developers' expense.
5. The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey or, alternatively, in the form of a Bond or Bank guarantee to cover payment within ninety (90) days after demand, made after the final plan of survey has taken effect.

Easements

6. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.

Endorsements

7. The final plan of survey must be noted that Council cannot or will not provide a means of drainage to all lots shown on the plan of survey.

Covenants

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

Final plan

9. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
10. A fee of \$250.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
11. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Southern Midlands Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council's Municipal Engineer.
12. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
13. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

Weed management

14. Prior to the carrying out of any works approved or required by this approval, the subdivider must provide a weed management plan detailing measures to be adopted to limit the spread of weeds listed in the *Weed Management Act 1999* through imported soil or land disturbance by appropriate water management and machinery and vehicular hygiene to the satisfaction of Council's Manager Environment & Development Services and of the Regional Weed Management Officer, Department of Primary Industries Water and Environment.

Water quality

15. A soil and water management plan (here referred to as a 'SWMP') prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences.
16. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.
17. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's General Manager.
18. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's General Manager.

Property Services

19. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's Manager Environment & Development Services or responsible authority.
20. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.

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

21. Property services to internal lots must be extended to the lot proper to the satisfaction of Council's General Manager.

Telecommunications, electrical and gas reticulation

22. Electrical and telecommunications services (including fibre ready pit and pipe) must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.
23. Prior to the work being carried out a drawing of the electrical reticulation and street lighting, and telecommunications reticulation in accordance with the appropriate authority's requirements and relevant Australian Standards must be submitted to and endorsed by the Council's General Manager.
24. Prior to sealing the final plan of survey the developer must submit to Council:
 - a) An Exemption from the installation of fibre ready pit and pipe, A "Provisioning of Telecommunications Infrastructure – Confirmation of final payment" or "Certificate of Practical Completion of Developer's Activities" from NBN Co.
 - b) Written advice from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with.

Stormwater

25. Prior to sealing the final plan the developer must submit a Stormwater Management Plan to Council for approval with the engineering design plans. The Stormwater Management Plan prepared by a suitably qualified engineer must address site specific stormwater flows (to include catchment modelling) of the immediate area.

Rural Access

26. A separate vehicle access must be provided from the road carriageway to each lot. Accesses must be sealed with a minimum width of 3 metres at the property boundary and located and constructed in accordance with the standards shown on standard drawings SD-1009 Rural Roads - Typical Standard Access and SD-1012 Intersection and Domestic Access Sight Distance Requirements prepared by the IPWE Aust. (Tasmania Division) (attached) and the satisfaction of Council's Municipal Engineer.
27. The subdivider must provide not less than 48 hours written notice to Council's Works Manager before commencing access works in order to arrange an onsite meeting to finalise the required works.

Bushfire Hazard Management

28. The development must be in accordance with the recommendations of the approved Bushfire Hazard Management Plan, prepared by GES May 2022 J6507v1

and must continue to be maintained to the satisfaction of Council's Manager of Development and Environmental Services.

Engineering

29. The subdivision must be carried out in accordance with the Tasmanian Subdivision Guidelines October 2013 (attached), or as otherwise agreed by Council's General Manager.

30. The subdivision must be carried out, designed and constructed in accordance with the:

- a) *Tasmanian Subdivision Guidelines*
- b) *Tasmanian Municipal Standard – Specifications*
- c) *Tasmanian Municipal Standard – Drawings*

as published by the Local Government Association of Tasmania and to the satisfaction of Council's General Manager, or as otherwise required by this permit.

31. Engineering design drawings, to the satisfaction of the Council's General Manager, must be submitted to and approved by Council before any works associated with development of the land commence.

Advice: Engineering drawings submitted with the application are considered to be concept plans and may require alterations prior to consideration for approval.

32. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's General Manager, and must show –

- a) all existing and proposed services required by this permit;
- b) all existing and proposed roadwork required by this permit;
- c) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
- d) measures to be taken to limit or control erosion and sedimentation;
- e) any other work required by this permit.

33. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.

34. The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of subdivision construction works. The appointed Supervising Engineer shall be the primary contact person on matters concerning the subdivision.

Traffic management

35. A Traffic Management Plan prepared by a suitably qualified person in accordance with Section G2.6 of DIER (February 2005): *General Specifications*, Department of Infrastructure, Energy and Resources, Hobart and the referenced document DIER (June 2004): *Traffic Control at Work Sites Code of Practice*, Department of Infrastructure, Energy and Resources, Hobart or the current replacements must be submitted to the council's Municipal Engineer prior to the commencement of any work within a public road reserve. All traffic control is required to be performed and certified by accredited traffic control personnel and all works within the road reserve to comply with all relevant occupational health and safety regulations.

Construction

36. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.
37. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's General Manager.
38. Subdivision works must be carried out under the direct supervision of an approved practising professional civil engineer engaged by the subdivider and approved by the Council's General Manager.

'As constructed' drawings

39. Prior to the works being placed on the maintenance and defects liability period an "as constructed" drawing of all engineering works provided as part of this approval must be provided to Council to the satisfaction of the Council's General Manager. These drawings and data sheets must be prepared by a qualified and experienced civil engineer or other person approved by the General Manager in accordance with Council's *Guidelines for As Constructed Data*.

Maintenance and Defects Liability Period

40. The subdivision must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.
41. Prior to placing the subdivision onto the twelve (12) month maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.

Construction amenity

42. The development must only be carried out between the following hours unless otherwise approved by the Council's Manager Environment and Development Services:
 - Monday to Friday 7:00 AM to 6:00 PM
 - Saturday 8:00 AM to 6:00 PM
 - Sunday and State-wide public holidays 10:00 AM to 6:00 PM
43. All subdivision works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of -
 - (a) Emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property.
 - (b) Transport of materials, goods or commodities to or from the land.
 - (c) Appearance of any building, works or materials.
44. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Municipal Engineer.
45. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the

carrying out of any work, process or tasks associated with the project during the construction period.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.
- D. The owner is advised that an engineering plan assessment and inspection fee of 1% of the value of the approved engineering works, or a minimum of \$335.00, must be paid to Council in accordance with Council's fee schedule.
- E. All approved engineering design drawings will form part of this permit on and from the date of approval.

DECISION

Moved by Clr R McDougall, seconded by Clr D Fish

THAT, in accordance with the provisions of the *Tasmanian Planning Scheme – Southern Midlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (SA 2022/08) for Subdivision (3 lots) at 2 Hylands Road, Bagdad owned by A Bone.

CONDITIONS

General

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

Staged development

- 3. The subdivision development must not be carried out in stages except in accordance with a staged development plan submitted to and approved by Council's General Manager.

Public open space

4. In accordance with the provisions of Section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993, payment of a cash contribution for Public Open Space must be made to the Council prior to sealing the Final Plan of Survey. The cash contribution amount is to be equal to 5% of the value of the land being subdivided in the plan of subdivision at the date of lodgement of the Final Plan of Survey. The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001 at the developers' expense.

5. The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey or, alternatively, in the form of a Bond or Bank guarantee to cover payment within ninety (90) days after demand, made after the final plan of survey has taken effect.

Easements

6. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.

Endorsements

7. The final plan of survey must be noted that Council cannot or will not provide a means of drainage to all lots shown on the plan of survey.

Covenants

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

Final plan

9. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.

10. A fee of \$250.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.

11. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Southern Midlands Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council's Municipal Engineer.

12. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied

before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.

13. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

Weed management

14. Prior to the carrying out of any works approved or required by this approval, the subdivider must provide a weed management plan detailing measures to be adopted to limit the spread of weeds listed in the *Weed Management Act 1999* through imported soil or land disturbance by appropriate water management and machinery and vehicular hygiene to the satisfaction of Council's Manager Environment & Development Services and of the Regional Weed Management Officer, Department of Primary Industries Water and Environment.

Water quality

15. A soil and water management plan (here referred to as a 'SWMP') prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences.
16. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.
17. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's General Manager.
18. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's General Manager.

Property Services

19. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's Manager Environment & Development Services or responsible authority.
20. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.

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

21. Property services to internal lots must be extended to the lot proper to the satisfaction of Council's General Manager.

Telecommunications, electrical and gas reticulation

22. Electrical and telecommunications services (including fibre ready pit and pipe) must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.
23. Prior to the work being carried out a drawing of the electrical reticulation and street lighting, and telecommunications reticulation in accordance with the appropriate authority's requirements and relevant Australian Standards must be submitted to and endorsed by the Council's General Manager.
24. Prior to sealing the final plan of survey the developer must submit to Council:
 - a) An Exemption from the installation of fibre ready pit and pipe, A "Provisioning of Telecommunications Infrastructure – Confirmation of final payment" or "Certificate of Practical Completion of Developer's Activities" from NBN Co.
 - b) Written advice from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with.

Stormwater

25. Prior to sealing the final plan the developer must submit a Stormwater Management Plan to Council for approval with the engineering design plans. The Stormwater Management Plan prepared by a suitably qualified engineer must address site specific stormwater flows (to include catchment modelling) of the immediate area.

Rural Access

26. A separate vehicle access must be provided from the road carriageway to each lot. Accesses must be sealed with a minimum width of 3 metres at the property boundary and located and constructed in accordance with the standards shown on standard drawings SD-1009 Rural Roads - Typical Standard Access and SD-1012 Intersection and Domestic Access Sight Distance Requirements prepared by the IPWE Aust. (Tasmania Division) (attached) and the satisfaction of Council's Municipal Engineer.
27. The subdivider must provide not less than 48 hours written notice to Council's Works Manager before commencing access works in order to arrange an onsite meeting to finalise the required works.

Bushfire Hazard Management

28. The development must be in accordance with the recommendations of the approved Bushfire Hazard Management Plan, prepared by GES May 2022 J6507v1 and must continue to be maintained to the satisfaction of Council's Manager of Development and Environmental Services.

Engineering

29. The subdivision must be carried out in accordance with the Tasmanian Subdivision Guidelines October 2013 (attached), or as otherwise agreed by Council's General Manager.
30. The subdivision must be carried out, designed and constructed in accordance with the:
 - a) *Tasmanian Subdivision Guidelines*
 - b) *Tasmanian Municipal Standard – Specifications*
 - c) *Tasmanian Municipal Standard – Drawings*

as published by the Local Government Association of Tasmania and to the satisfaction of Council's General Manager, or as otherwise required by this permit.

31. Engineering design drawings, to the satisfaction of the Council's General Manager, must be submitted to and approved by Council before any works associated with development of the land commence.

Advice: Engineering drawings submitted with the application are considered to be concept plans and may require alterations prior to consideration for approval.

32. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's General Manager, and must show –

- a) all existing and proposed services required by this permit;
- b) all existing and proposed roadwork required by this permit;
- c) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
- d) measures to be taken to limit or control erosion and sedimentation;
- e) any other work required by this permit.

33. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.

34. The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of subdivision construction works. The appointed Supervising Engineer shall be the primary contact person on matters concerning the subdivision.

Traffic management

35. A Traffic Management Plan prepared by a suitably qualified person in accordance with Section G2.6 of DIER (February 2005): *General Specifications*, Department of Infrastructure, Energy and Resources, Hobart and the referenced document DIER (June 2004): *Traffic Control at Work Sites Code of Practice*, Department of Infrastructure, Energy and Resources, Hobart or the current replacements must be submitted to the council's Municipal Engineer prior to the commencement of any work within a public road reserve. All traffic control is required to be performed and certified by accredited traffic control personnel and all works within the road reserve to comply with all relevant occupational health and safety regulations.

Construction

36. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.
37. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's General Manager.
38. Subdivision works must be carried out under the direct supervision of an approved practising professional civil engineer engaged by the subdivider and approved by the Council's General Manager.

'As constructed' drawings

39. Prior to the works being placed on the maintenance and defects liability period an "as constructed" drawing of all engineering works provided as part of this approval must be provided to Council to the satisfaction of the Council's General Manager. These drawings and data sheets must be prepared by a qualified and experienced civil

engineer or other person approved by the General Manager in accordance with Council's *Guidelines for As Constructed Data*.

Maintenance and Defects Liability Period

40. The subdivision must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.
41. Prior to placing the subdivision onto the twelve (12) month maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.

Construction amenity

42. The development must only be carried out between the following hours unless otherwise approved by the Council's Manager Environment and Development Services:

- | | |
|---|---------------------|
| • Monday to Friday | 7:00 AM to 6:00 PM |
| • Saturday | 8:00 AM to 6:00 PM |
| • Sunday and State-wide public holidays | 10:00 AM to 6:00 PM |

43. All subdivision works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of -
- (a) Emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property.
- (b) Transport of materials, goods or commodities to or from the land.
- (c) Appearance of any building, works or materials.
44. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Municipal Engineer.
45. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.

- D. The owner is advised that an engineering plan assessment and inspection fee of 1% of the value of the approved engineering works, or a minimum of \$335.00, must be paid to Council in accordance with Council’s fee schedule.
- E. All approved engineering design drawings will form part of this permit on and from the date of approval.

CARRIED

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

12.3 Municipal Seal (Planning Authority)

Nil.

12.4 Planning (Other)

Nil.

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

DECISION

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

THAT the meeting be adjourned for morning tea at 10.50 a.m.

CARRIED

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

DECISION

Moved by Clr R McDougall, seconded by Clr D Fish

THAT the meeting reconvene at 11.07 a.m.

CARRIED

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

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 Roads

Strategic Plan Reference 1.1

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

13.1.1 Deed of Transfer - Old Midland Highway, Pontville (Brighton Road) – From Municipal Boundary to Roundabout (Distance of 0.70 klm)

AUTHOR: GENERAL MANAGER (TIM KIRKWOOD)

DATE: 20 JULY 2022

Attachment(s):

Deed of Transfer – The Crown in the Right of Tasmania and the Southern Midlands Council

ISSUE

Council to consider and approve the execution of the Deed of Transfer relating to the transfer of ownership and management of the section of the Old Midland Highway (known as Brighton Road) commencing from the municipal boundary and extending through to the Roundabout at the southern end of Mangalore.

BACKGROUND

Following the bypass of Brighton and Portville with the construction of the Midland Highway Bypass in this location, there has been past agreement to transfer ownership and control of the old section of the Highway to Council.

This process has already been completed for the old section of Highway within the Brighton Council area (i.e. from the south of Brighton through to the municipal boundary with Southern Midlands at Pontville). It has been renamed to Brighton Road.

DETAIL

Council initially considered this matter in March 2020, and resolved as follows:

“THAT Council agree to take control and management of this section of the old Midland Highway subject to the following terms and conditions being agreed:

- a) Council accepts the transfer of the road in its present condition; and**
- b) Council receiving an ‘up-front’ amount of \$147,565 which will be provided through a Grant Deed that will be used to fund the construction of the proposed Pathway between the township of Kempton and Mood Food (as per the attached Concept Plan).”**

This decision was conveyed to the Department of State Growth and the Agreement to facilitate this arrangement has been pending.

It is important to note that the above decision was based on an engineering report prepared by Ross Cumming Engineering in February 2020. The following conclusions are taken from that report:

- The road is considered to be generally in good condition but will need resurfacing and line marking within a few years.
- Possible local crack sealing can be undertaken to prevent loss of surface stone and water ingress if necessary to defer the full re-seal.
- Drainage improvement to the table drain can be considered at CH 100m to CH 130m.
- The pine tree in the road reservation will need removing in due course.
- Prior to the construction of the Brighton Bypass this road had a service traffic of around 7,000+ vpd with 10% truck component. Since the opening of the by-pass the service load has reduced to probably 10 to 15% of that amount.
- With periodic surface maintenance and attention to the drain the road should remain serviceable for at least 30 years and more.

The financial implications were also considered at the time of the decision made in February 2020 resting in acceptance of the negotiated amount of \$147,565 (GST exclusive).

Human Resources & Financial Implications – Approval of the Deed of Transfer means that Council agrees to the ongoing maintenance and management of the Road in accordance with section 21 of the *Local Government Highways Act*.

Council will receive a one-off monetary grant of \$147,565. Whilst this is to be expended on the road, this will not be an issue as there is no specified timeframe.

Note: This does not preclude the funds being used to fund the construction of the proposed Pathway between the township of Kempton and Mood Food as this Grant purely provides the cash flow and the equivalent of the grant amount will be expended in future years.

From an asset maintenance perspective, **Road** means that section of the road known as Brighton Road (Old Midland Highway), commencing at the municipal council boundary (between Southern Midlands Council and Brighton Council) and continuing for approximately 0.70 km to the Midland Highway road reserve at the Pontville roundabout, Midland Highway and includes:

- (a) all associated road assets;
- (b) traffic facilities;
- (c) street lighting;
- (d) road and safety furniture;
- (e) drainage.

Community Consultation & Public Relations Implications – N/A.

Priority - Implementation Time Frame – Council's responsibility for the road will commence on the day that the Proclamation under section 7 of the *Roads and Jetties Act 1935* is published in the Tasmanian Government Gazette.

RECOMMENDATION

THAT:

- A. The information be received; and**
- B. Council accept the terms and conditions contained in the Deed of Transfer and execute accordingly.**

DECISION

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

THAT:

- A. The information be received; and**
- B. Council accept the terms and conditions contained in the Deed of Transfer and execute accordingly.**

CARRIED

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

13.1.2 Dust Suppressant (Application of a Road Seal) Policy - Review

AUTHOR: MANAGER INFRASTRUCTURE & WORKS (D RICHARDSON)

DATE: 20 JULY 2022

Enclosure(s):

Dust Suppressant (Application of a Road Seal) Policy – January 2018

ISSUE

Council to conduct a review of the *Dust Suppressant (Application of a Road Seal) Policy* adopted in January 2018.

BACKGROUND

The purpose of this Policy was to adopt a consistent framework for the management and handling of complaints relating to excessive dust from unsealed roads impacting on residential use and/or domestic water storages.

DETAIL

Whilst this Policy has been effective in responding to a number of complaints and representations received, it is becoming a significant issue from both an asset management and financial perspective.

Isolated sections of sealed road on an unsealed road create considerable issues and inefficiencies for maintenance grading.

Due to increased awareness of the Policy, it is apparent that the number of requests (and enquiries) are increasing and to some extent, whilst the request may be within the policy parameters, there is little justification to warrant such significant expenditure on limited sections of road.

In relation to the dust and impact on household water supplies, it should be recognised that there are readily available technologies (e.g. filtration systems) that can be introduced by the property owner to remedy or address any potential impacts.

Following from the above, two options are submitted for consideration:

1. Terminate the policy; or
2. retain such a Policy but amend to allow for the property owner to commit to a financial contribution towards the dust suppressant seal in cases where they feel that no alternatives exist.

If the latter approach is taken, it would be proposed to retain the existing policy provisions (i.e. the assessment criteria), but include a requirement that the applicant be prepared to make a 50% contribution towards the estimated cost. In terms of process, a cost estimate would be prepared and referred to the applicant. The applicant would then be required to submit the payment prior to works commencing. Should the actual cost be less than the estimated cost, then half of the remaining amount would be reimbursed to the applicant. Conversely, if the cost exceeds the estimate, then Council will fund the balance.

It should be acknowledged that the co-contribution is far from ideal from a strategic asset management perspective, it does provide a way forward where no options do exist.

Human Resources & Financial Implications – Council has allocated \$40,000 in 2022/23 which generally allows for two locations to be undertaken, noting that recent applications have exceeded the estimated \$20,000 due to the length of road that has had to be sealed to achieve a reasonable outcome.

Community Consultation & Public Relations Implications – To be considered.

Policy Implications – Policy position.

Priority - Implementation Time Frame – To be determined.

RECOMMENDATION

THAT:

1. The information be received;
2. Council consider either Option 1 or 2;
3. If Option 2 is favoured, then Council consider the actual percentage contribution; and
4. Depending on the above, the Policy be re-drafted if necessary to include the ‘in-principle’ decision and re-submitted to Council for endorsement.

DECISION

Moved Clr A E Bisdee OAM, seconded Clr R McDougall

THAT:

1. The information be received;
2. Council determine that Option 2 being the preferred option, that being retention of the Policy but amend to allow for the property owner to commit to a financial contribution of 50% towards the dust suppressant seal in cases where they feel that no alternatives exist; and
3. The Policy be re-drafted to include this ‘in-principle’ decision and be re-submitted to Council at the August Meeting for endorsement.

CARRIED

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

ENCLOSURE
Agenda Item 13.1.2



Council Policy
**DUST SUPPRESSANT (APPLICATION OF A ROAD SEAL)
POLICY**

Approved by: Council
Approved date: 24th January 2018
Review date: January 2022

1. PURPOSE

Management and handling of complaints relating to excessive dust from unsealed roads impacting on residential use and/or domestic water storages.

2. OBJECTIVE

The objective of this Policy is to provide a consistent policy framework that can be used to assess whether a road seal is to be applied to address concerns relating to excessive dust from unsealed roads which is adversely impacting on residential use and/or domestic water storages.

3. SCOPE

Recognising that Council has responsibility for approximately 613 kilometres of unsealed roads, it is extremely difficult to assess the number of potential requests that may be received for such treatment.

It follows that some form of assessment criteria / process is essential in order to assess whether a seal treatment can be applied. Despite such criteria, it must still be acknowledged that a seal can only be applied if there is an available budget. Eligible requests will therefore still need to be managed based on available budget and be undertaken on a 'first in' basis.

4. POLICY

The following criteria are to be used as the basis for assessing whether a road seal is to be applied as a dust suppressant:

1. The House/Building must be within approximately 30 metres of the roadway;
2. The house/building roof is the principal supply of domestic water for the dwelling (drinking water);
3. There is evidence that the combination of traffic volume and the type and condition of the gravel surface is causing a significant dust problem;

Other considerations:

4. Other mitigating circumstances;
5. Are there are other practical engineering solution(s);
6. There is an available annual allocation within the budget;
7. Application of a public interest test;
8. Assessment to include consideration of the number of properties that will benefit.



Council Policy
**DUST SUPPRESSANT (APPLICATION OF A ROAD SEAL)
POLICY**

Approved by: Council
Approved date: 24th January 2018
Review date: January 2022

5. LEGISLATION

Not applicable.

6. RELATED DOCUMENTS

Financial Year Budget Estimates.

7. DOCUMENT ADMINISTRATION

This Instruction is a managed document and is to be reviewed every 4 years or as directed by the General Manager.

This document is Version 1.0 effective 24th January 2018. The document is maintained by the General Manager's Unit, for the Southern Midlands Council.

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: 18 JULY 2022

Enclosure(s):

Capital Works Program 2021/2022 Projected Timelines

Roads Program

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

Road Rehabilitation programme 2021/22

Drainage works and road repair works continue throughout the municipality as required. A landslip has been rectified on Woodsdale Road south of Nutting Garden Rivulet.

Current Capital Works

Kempton

Footpath and storm water infrastructure renewal works Sophia Street to Erskine Street Kempton has commenced. Currently waiting on concreting contractor to complete footpath and property accesses, programmed for the week of Monday 18th July completion.

Oatlands Aquatic centre

A storm water main has been installed connecting High Street to South Parade. Car park construction works have commenced including the installation of kerb and gutter on the northern side. Car park area excavation and reconstruction works have commenced.

Bagdad

Two retaining walls have been completed on East Bagdad Road as part of the footpath works completed earlier in the year.

Campania

A new storm water line and pits have been installed on the southern end of the Campania Recreation Ground. The new infrastructure is part of a larger storm water management plan for the area, it is anticipated that the new works will alleviate flooding inundation that occurs to properties below the recreation ground during heavy rainfall events.

Parks and Reserves

General maintenance of parks and reserves will continue with a focus on ensuring growth is maintained at an acceptable level. The Kempton skate park is completed with only some minor topdressing remedial works required.

Parks crews have been focusing on undertaking winter pruning works of street trees and playground area maintenance throughout the municipality.

Bridge Works

A number of bridges will require some minor rectification works over the coming period.

Planned Works

The following capital works are planned for the coming period:

- Oatlands Aquatic Centre car-park construction;
- Repair various road pavements and drainage;
- Drainage and pavement repairs Woodsdale Road;
- Installation of school crossing Kempton;
- Undertake various bridge maintenance repairs;
- Storm water drainage works Campania.

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Clr A E Bisdee OAM / Clr K Dudgeon (related questions) – Enquired whether Council met the required timeframes for grant funded projects (i.e. 30th June 2022).

Manager Infrastructure and Works confirmed that all projects were completed within the required timeframe. As a general comment, it was added that delays are still being experienced due to availability of contractors.

Clr K Dudgeon – Commented that the Southern Midlands section of the Buckland Road is in good condition, in comparison to the sections within the GSB Council that were recently constructed and sealed.

Clr K Dudgeon – Nala Road Bridge (vicinity of Mt Pleasant Recreation Ground) – approaches to the bridge require filling.

Manager Infrastructure and Works to inspect and address.

Clr K Dudgeon – Enquired whether the Runnymede Quarry owners have completed the road maintenance they are required to carry out.

Manager Infrastructure and Works advised that they have completed edge break and asphaltting work but are yet to complete a reseal. Contractors and weather may have been a factor.

Clr K Dudgeon – Requested a replacement lock for the storeroom at the Woodsdale Hall.

Manager Infrastructure and Works to action.

Deputy Mayor E Batt – Climie Street Subdivision and impact on neighbouring property owner. Works required to rectify and reinstate the required infrastructure.

Manager Infrastructure and Works provided background information and confirmed that it is the responsibility of the Subdivision developer to undertake the works. Further inspection and follow-up required.

Clr R McDougall – Commented that work carried out by the Department of State Growth widening a section of Tunnack Road at Baden has improved the condition of the road.

Clr R McDougall – Oatlands Community Centre – removal of the ivy on the southern side of the building.

The Deputy General Manager advised that with the agreement of the neighbour we will be removing plants and foliage in that area in the near future and it will resolve the issue. We will also be replacing the roof on the building next week.

RECOMMENDATION

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

DECISION

Moved by Clr D Fish, 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
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

Current as at 30 June 2022

Capital Works Program 2021/2022 Projected Timelines														
	Total Project Cost	2021						2022						
		July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	
Roads Resheeting - Gravel Roads - Allocation through Asset Mgt System	\$ 800,000.00													
Road Resealing - Sealed Roads	\$ 400,000.00													
Road Reconstruction & Seal														
Bagdad - Green Valley Rd / Huntingdon Tier Road (250 metres)	\$ 45,000.00													
Oatlands - South Parade (including kerb/channel/footpath)	\$ 150,000.00													
Stonor - Stonor Road (eastern end) (700 metres) - Changed to Woodsdale Rd	\$ 115,500.00													
Stonor - Stonor Road (western end) (1000 metres)	\$ 165,000.00													
York Plains - York Plains Road (pavement failures) (500 metres)	\$ 82,500.00													
Construct & Seal (Unsealed Roads)														
Bagdad - Green Valley Road (approx. 650 metres)	\$ 136,500.00													
Bagdad - Huntingdon Tier Road (400 metres)	\$ 84,000.00													
Lower Marshes - Lower Marshes Road (approx. 750 Metres)	\$ 150,000.00													
Mangalore - Ballyhooly Road (approx 500 metres)	\$ 96,250.00													
Tunnack - Eldon Road (1,100 metres new seal)	\$ 231,000.00													
Oatlands - Aquatic Centre (New Pool) Carpark	\$ 100,000.00													
Dust Suppressant (FCR & Seal)	\$ 40,000.00													
- Corner of Scott & Pound Rds														
- Rhyndaston Rd - Palmer														
Junction / Road Realignment / Other														
Campania - Estate Road (vicinity of Mallow property)	\$ 49,000.00													
Campania - Climie Street footpath to Water Lane	\$ 70,000.00													
Campania - Reeve St & Climie St Junction plus carpark	\$ 250,000.00													
Elderslie - Bluff Road - Junction Improvements	\$ 150,000.00													
Elderslie - Elderslie Road - Widening - Investigation & Trial - South of Blackbrush Rd Junction	\$ 40,000.00													
Oatlands - Hasting Street Junction	\$ 15,000.00													
Tea Tree - Grices Road Tree removal; set back of embankment and drainage improvements	\$ 15,000.00													
Woodsdale Road ('The Cutting') - Safety Rail (Awaiting availability of Contractor)	\$ 17,000.00													
Road Repairs & Stabilisation - Landslip Due to Inundation Event in Oct 2021														
Eldon Road														
Link Road														
Cockatoo Gulley Road														
Bridges														
Woodsdale Road (Nutting Garden Rivulet)	\$ 148,200.00													
York Plains Road (Kitty's Rivulet - Bridge No 457)	\$ 60,000.00													
Interlaken Road (Dulv Rvlt - Bridge No 3861) - Widening	\$ 42,218.00													
Footpaths														
Footpaths - General	\$ 245,000.00													
Bagdad - Midland Highway - Walking Path Upgrade (500 metres)	\$ 50,000.00													
Broadmarsh Township - Streetscape Works	\$ 230,000.00													
Campania Township - Reeve Street - Footpath through to Hall	\$ 30,000.00													
Kempton - Midlands Highway/Mood Food	\$ 147,565.00													
Kempton - Streetscape Plan - Footpath Renewal (southern end)	\$ 60,000.00													
Kempton - Jones' Subdivision - Footpath/kerb & gutter/stormwater (awaiting Developer)	\$ 147,565.00													

Current as at 30 June 2022

Capital Works Program 2021/2022 Projected Timelines													
	Total Project Cost	2021						2022					
		July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June
Kempton - Old Huntingground Road (Footpath / School Crossing etc.)	\$ 27,000.00												
Kempton - Sophia St to Erskine St (145m) - Footpath/kerb & gutter/stormwater	\$ 52,032.00												
Melton Mowbray - Streetscape Works (Trough / Shelter etc)	\$ 30,000.00												
Oatlands - High Street (Footpath Renewal)	\$ 61,281.00												
Oatlands - Wellington Street (Kerb & Footpath - Anstey Court to High Street - 200 metres)	\$ 54,000.00												
Oatlands - Wellington Street (Footpath - High to Infant Car Park - Gravel to Concrete - 170 metres)	\$ 24,225.00												
Oatlands - Stanley Street (High to Marlborough St Junction - 350 metres)	\$ 43,000.00												
Oatlands - Church Street (High St to Esplanade - Gravel to Concrete - 240 mtres)	\$ 28,800.00												
Tunbridge - Main Street (Ongoing Kerb & Gutter Renewal)	\$ 20,000.00												
Tunnack Township - Streetscape Concept Plan	\$ 21,000.00												
Lighting													
Esplanade Project (Total Project Cost \$128K)	\$ 384,000.00												
Public Toilets													
Campania - Flour Mill Park - Concrete pathways/drainage/remove pavers	\$ 15,000.00												
Public Toilets - Upgrade Program to be developed	\$ 20,000.00												
Stormwater Drainage													
Bagdad - Lyndon Road	\$ 15,000.00												
Bagdad - Blackbrush Road Drainage (kerb, gutter, footpath)	\$ 430,000.00												
Bagdad - Hall Lane Drainage	\$ 75,000.00												
Campania - Estate Road (School Farm)	\$ 10,000.00												
Oatlands - High St/Wellington Street Junction	\$ 10,000.00												
Waste Management													
Wheelie Bins & Crates	\$ 5,000.00												
WTS Safety & Operational Improvements	\$ 25,000.00												
Tourism													
Jericho - Memorial Avenue - Plaques (Stage 1 of 2 - \$20K per year)	\$ 20,000.00												
Kempton - Memorial Avenue Park - Interps (Stage 1 of 2 - \$20K per year)	\$ 20,000.00												
Oatlands Accommodation Facility	\$ 20,000.00												
Heritage													
Callington Mill (Asset Renewals)	\$ 20,000.00												
Oatlands - Barrack Street Police House (\$110K over 2 years)	\$ 55,000.00												
Oatlands - Callington Mill (Asset Renewals)	\$ 27,750.00												
Oatlands - Commissariat (79 High Street) Boundary Fence	\$ 6,000.00												
Oatlands - Court House (Sandstone wall restoration)	\$ 15,000.00												
Oatlands - Gaol Aluminium Temporary Steps (Entrance)	\$ 3,500.00												
Oatlands - Gaol Wingwall restoration	\$ 8,000.00												
Oatlands - Roche Hall Forecourt (Interps - Planning Condition of Approval)	\$ 40,000.00												
Parattah - Railway Committee (Shed for Gangers Trolley)	\$ 2,000.00												
Natural													
Chauncy Vale - Wombat Walk (grant app currently with Health Tas)	\$ 39,250.00												
Oatlands - Maher's Point Landscape Plan	\$ 12,500.00												
Oatlands - Lake Dulverton Walkway (Grants \$135K + \$85K)	\$ 220,000.00												
Municipal Area - Preventing Roadkill (Signs)	\$ 5,000.00												

Current as at 30 June 2022

Capital Works Program 2021/2022 Projected Timelines													
	Total Project Cost	2021						2022					
		July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June
Administration													
Kempton Council Chambers - Chambers Restoration Works	\$ 10,000.00												
Kempton Council Chambers - Solar Proposal	\$ 11,145.00												
Kempton Council Chambers - Clock Restoration Works	\$ 20,000.00												
Kempton Council Chambers - Office Furniture & Equipment	\$ 5,000.00												
Health & Wellbeing													
Water Bottle Refill Stations	\$ 7,980.00												
Kempton Community Health Facility	\$ 400,000.00												
Animals													
Kempton - Off-Lead Dog Park	\$ 43,125.00												
Recreation Committee	\$ 20,000.00												
Recreation Committee	\$ 25,000.00												
Bagdad - Bagdad Community Club (Precinct Plan)	\$ 25,000.00												
Kempton - Skate Park (Council Commitment)	\$ 5,000.00												
Campania - Public Open Space Dev (Justitia Court)	\$ 12,000.00												
Kempton - Recreation Ground (Lighting)	\$ 16,000.00												
Kempton - Recreation Ground (Roof Structure - Entry to Clubrooms)	\$ 15,000.00												
Kempton - Recreation Ground (Site Development & Playground Equipment)	\$ 25,000.00												
Kempton - Memorial Hall Portico	\$ 52,000.00												
Mangalore - Hall (Replace Gutters and Roofing)	\$ 18,000.00												
Oatlands - Aquatic Centre (New Pool) - Current Year Expenditure	\$ 9,379,600.00												
Oatlands - Aquatic Centre (New Pool) - Waste Water Facility	\$ 189,000.00												
Oatlands - Aquatic Centre (New Pool) - Landscaping	\$ 100,000.00												
Oatlands - Callington Park - Two seats with arm rest & back support	\$ 7,000.00												
Oatlands - Callington Park - Lighting and Surveillance	\$ 6,000.00												
Oatlands - Community Hall - Refer Works Program	\$ 51,300.00												
Oatlands - Midlands Memorial Community Centre - Roof & Insulation	\$ 39,000.00												
Tunbridge Hall (Repair Works - Council Contribution)	\$ 12,500.00												
Tunbridge Park - Perimeter Fence (Safety)	\$ 30,000.00												
Access													
All Buildings (Priority Approach - Year 5 of 5)	\$ 50,000.00												
Tunbridge Community Club (Council Cont - Accessible Toilets)	\$ 20,000.00												
Community													
Levendale Community Centre	\$ 38,390.00												
Campania - Cemetery / Bush Reserve / Land Subdivision	\$ 300,000.00												
Oatlands - Stanley Street Master Plan	\$ 20,000.00												
Oatlands - Church Street Sub-Division (fronting South Parade)													
Oatlands Structure Plan	\$ 25,000.00												
Administration Buildings													
Oatlands - Council Chambers - Internal Toilets Upgrade	\$ 100,000.00												
Oatlands - Council Chambers - Damp Issues & Stonemasonry	\$ 15,000.00												
Oatlands - Council Chambers - Works Office (floor coverings)	\$ 5,000.00												
Depot Buildings													

Current as at 30 June 2022

Capital Works Program 2021/2022 Projected Timelines													
	Total Project Cost	2021						2022					
		July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June
Kempton - Depot - Internal Building Improvements	\$ 15,000.00												
Kempton - Depot - Employee PPE Storage Lockers	\$ 2,000.00												
Oatlands - Depot - Solar Panels (refer Submission)	\$ 16,000.00												
Oatlands Depot - Roof over containers	\$ 34,300												
Legend													
	Scheduled	Infrastructure & Works						Heritage Projects				Carry forward	
	WIP / Completed	Infrastructure & Works						Heritage Projects					
DETAIL													
The following alterations are proposed to the 2021/2022 Operational Budget and Capital Works Program Budget Estimates (Infrastructure/Road Assets) to enable urgent road maintenance to be carried out as specified:													
Program / Project:	Original Budget:	Revised Budget:	Total value of alteration:	Details:									
Inglewood Road Reconstruction Patches	\$0	\$85,000	\$85,000	To be offset by income of \$21,600 (contribution by Shaw Contracting)									
Operating Budget:													
Roads Maintenance Program			\$100,000	Additional allocation to cover minor drainage works; potholing and maintenance grading (i.e. extra Grader on 'dry-hire')									
Total Operating Budget			\$100,000										
Woodsdale Road													
Reconstruct & Seal	\$115,500	\$115,500		700m reconstruction at Baden (as in original budget)									
Reconstruction Patches	\$0	\$140,000		Reconstruction Patching already carried out									
Reconstruction Patches	\$0	\$150,000		Reconstruction Patching work required									
Total			\$290,000										
Eldon Road	\$0	\$50,000	\$50,000	Repairs to landslip damage caused by rain event									
Link Road	\$0	\$25,000	\$25,000	Repairs to landslip damage caused by rain event									
Cockatoo Gully Road	\$0	\$35,000	\$35,000	Repairs to landslip damage caused by rain event									
Road Resealing Program	\$400,000	\$300,000	(\$100,000)	Reduction in Road Resealing Program									
Road Construct & Seal and Road Reconstruct & Seal Program	\$1,250,125	\$1,050,125	(\$100,000)	Reduction in Construct & Seal and Reconstruct and Seal Programs. This amount can be achieved through limiting scope of preparatory works.									

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: 27 JULY 2022

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:

- Administration of the Artist in Residence Program. We have now had 110 enquires since registrations opened (up 18 from last month), with 50 applications received so far. We now have Artists booked in until August 2023 & 36 people on the waiting list (11 more than last month)
- The current Artist in Residence is Glen Murray Glen is Artistic Director of Invisible Practice, a platform for independent & collaborative projects across contemporary performance, sound, textile and visual arts. Since 2016 an additional focus of Glen's arts practice has been quilting & Glen's focus for the residency is to focus on what are called improve or art quilts. Glen is hoping to source the materials for the quilts from the community in any natural fabrics (cotton, wool etc) that they no longer require. This could be outgrown clothing, no longer used blankets, forgotten items in trunks, suitcases or boxes under beds. These fabrics would all have inherent stories and it is these stories that make a quilt. Glen has been steadily filling up the studio with his work. There is a plan to have a social function at the end of Glen's stay to exhibit his collection.
- Distributing newly printed Oatlands heritage sites brochures and tear-off map.
- Upgrading of Oatlands Military Precinct signage.
- ABC Radio interview (Deb Baldwin) re – recent conservation work on the significant whalebone walking stick found during archaeological excavations at the Oatlands Guard House.
- Continuing with preparations for Heritage & Bullock Festival.
- 'Drop-in' day for stories and photos of the old Oatlands Pool yielded information and images for use in interpretation displays at the new pool.
- Participation in Grand Designs filming for Stanley Steet cottage (Alan Townsend).

- Ongoing media involvement with MidFM, SMRN and Tasmanian Historical Research Association.
- Working on the Tasmania Police exhibition material for Kempton and Oatlands Police Stations.
- Updating heritage referrals processes to align with the Tasmanian Planning Scheme.
- Convening a working group of Council heritage officers to draft a submission for the Tasmanian Planning Scheme's 5-year review of the State Planning Provisions.

RECOMMENDATION

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

DECISION

Moved by Clr R McDougall, seconded by Clr D Fish

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

CARRIED

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

15.2 Natural

Strategic Plan Reference – page 23/24

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

15.2.1 NRM Unit – General Report

AUTHOR: NRM PROGRAMS MANAGER (MARIA WEEDING)

DATE: 18 JULY 2022

DETAIL

- Helen continues working on an information brochure for Lake Dulverton. Maria and Helen met with a graphic designer on 18th July to sort some detail (photos and information) ready for a draft brochure to be designed.
- In late June Helen generated the final (4th) road traffic counter reports for the Campania area.
- Helen, Maria and Mary spent time sorting native trees for landholders for shelter belt plantings.
- Maria visited a farm property at Jericho to assist with planning for revegetation of a wet paddock area that is planned to be fenced off to exclude livestock.
- Maria and Helen re set the gas hot water system at the shower block following a report that there was no hot water available for campers. The system is now working.
- Maria has been busy with sorting Building and Plumbing approvals for the Mt Pleasant Recreation Ground Change room upgrade project.
- Helen was on annual leave for some of the July month.

The report from the new Weeds Officer for the period Tuesday 14th June – Monday 18th July 2022 is as follows:

Enquiries

1 (Patterson's curse around Broadmarsh).

Site visits

Total = 3

Little Plains Road, Woodbury, to check out an historical infestation of St John's wort. Unfortunately, the infestation has spread along 100m of the state road. Jill Jones at State Growth advised.

Pampas grass at Runnymede (letter sent).

Another session of cut & swab broom and gorse along Dulverton Walking Track.

Training

Attended an African lovegrass and Paramatta grass identification/dig day in Sorell Council. This was organized by Adam Muyt (Invasive Grasses Project officer, Biosecurity Tasmania) and Dibas Panta (Sorell Council). Part of the event involved travelling to 3 sites to collectively dig out over 200 African lovegrass plants.

Gained my drumMUSTER certificate (for my Council tip work).

First appraisal undertaken and completed.

Related extra-curricular activities

Assisted Maria and Helen with sorting of this year's Midlands Tree Committee tree orders. Unable to attend NRM North workshop on 'Burning for healthy country' due to illness but the convenor sent me some excellent material from the event.

Communication

Received confirmation that Spot-on Weed Spraying contractor had completed broom/gorse/horehound control along a section of the Lake Dulverton walking track.

Following up on 2 historical records of African lovegrass on private land in SMC.

As requested by Adam Muyt, started looking out for Paramatta grass (Rat's tail grass) in SMC. If found, forward data to Adam directly + photograph and upload into the Weeds of Tasmania project within iNaturalist.

Research

Produced a report on the 'Biocontrol of weeds in Tasmania' session attended in May plus a broader overview of biocontrols in the local area.

Planning

Another meeting regarding future SMC roadside weeds data base: Drew Jones (SMC weed contractor) came in to the office to run through his knowledge of local 'hot spots'; all information recorded on maps with notes regarding details.

Roadside weeds data base

Following on from the meeting with Drew Jones (see Planning), Maria and I went out to start mapping roadside weeds with the Garmin GPS device. Accompanying notes were taken but no photos as this stage. Gorse and broom were the principal targets (with one site of boxthorn also recorded). We managed 167 records in an afternoon (roads mapped included Anstey Street, Trafalgar Street, York Plains and Nala Road). Initial data will be uploaded into maps this month.

Report to Council 'Biocontrol of weeds in Tasmania'

Following on a request from Councillors at the May 2022 Council meeting, a report on the Biological Control Workshop / Information Session that was attended by the Council's Weeds Officer is as follows:

Session: organized by Landcare Tasmania, 10th May 2022, Claude Road Hall, 10 – 11.30am.

Speaker: Dr John Ireson, researcher for 35 years.

Weeds covered: gorse, 2 brooms and ragwort.

Definition:

The following quote is from page 11 in the booklet *Weeds of pastures and field crops in Tasmania: economic impacts and biological control* (2007), a copy of which was free for participants.

"Weed biological control involves the use of a living species (insect, mite or pathogen) to control an undesirable plant. This involves the introduction of an exotic, usually co-evolved, natural enemy from its native range into the range where its host plant has become a weed."

All biological control vectors go through extensive testing to ensure that they are host specific (ie. they will die rather than infest other plants). There are 2 techniques:

1. Non-chemical biological control
2. Classical biological control

1 = inundative (fungal pathogen) bioherbicide.

2 = most common type of biocontrol; use of natural enemies from natural range of plant.

- Suitable to keep weed densities to below economic threshold if possible.
- Not suitable for crops.
- Could take 10 – 20 years to work!

Biological control of weeds is part of Integrated Pest Management (ie. alone it is not a magic bullet!).

The bomb shell:

All research into biological control of weeds in Tasmania ceased in 2012. Prior to that, 37 agents (33 invertebrates and 4 fungus) were used on 17 weeds in the state. 28 established, 3 uncertain and 6 failed. That's a success rate of 75%.

Side note: there is still some research at the Federal level (through the CSIRO) and you may have heard of a fungus recently released to help control Sea spurge (*Euphorbia paralias*): not exactly relevant to SMC area but an example of continuing research. This is despite more than 3,200 introduced plants becoming invasive Australia wide, costing Australia's economy more than 5 billion dollars a year (see <https://www.csiro.au/en/research/plants/water-marine/weed-biocontrol>).

The details:

Gorse controls are the gorse seed weevil (since 1939, gorse spider mite (1998), gorse thrips (2001) and the gorse soft shoot moth (2007). According to Dr Ireson, these make a difference, but not enough of a difference to control the spread of gorse. A fifth agent (gorse pod moth) was not approved for release due to it also feeding of the pods of a weedy lupin. Even though the moth did not attack commercial lupins (different species), it was thought the potential threat to lupin production was too great. This agent is established in New Zealand, however, and is having good impacts over there.

Gorse spider mite has restricted usefulness. There are 2 predators (a native mite-eating ladybird and an exotic predator mite) that affect gorse spider mite infestations.

Gorse thrips are well established in Tasmania and they tend to have a bleaching affect on gorse. Thrips never reach high proportions in the field due to predators.

Gorse soft shoot moth is widespread in the state. Lifecycle of 1 year and damage is seen mostly during spring/early summer. Minimum 500 larvae required to establish in one site. Landcare Tasmania previously coordinated distribution of gorse soft shoot moth larvae around the state.

Gorse seed weevil has reduced effectiveness due to seed not all being produced when weevils are active. Seed crop needs to drop by 75 – 85% to cause decline in gorse populations and this has not been achieved in Tasmania.

In 2005, CSIRO surveyed Europe for potential root feeding agents but this was unsuccessful. One ray of hope may be the fungus *Paraconiothyrium*, which can kill gorse plants; other fungi tried -such as *Alternaria* – temporarily affect the plant which later grows back. However, with no funding for weed biocontrol in Tasmania, who knows when such research will occur?

English broom controls are broom twig mining moth (1996-2004) and broom gall mite (2008). *Broom twig mining moth* establishment uncertain. Observed near Oatlands in 2005, and rearing and releases continued for a number of years. Dr Ireson didn't mention this insect in his talk so perhaps it has died out since then.

Broom gall mite is now established and is apparently around the western shores of Lake Dulverton. Some brooms are more resistant than others.

Cape broom control is the cape broom psyllid (2009).

Cape broom psyllid is well established, has 3 – 4 generations per year and is very successful.

Ragwort was where Dr Ireson spent most of his time, showing some spectacular ‘before’ and ‘after’ photos from his time as an active paid researcher. The main agent was ragwort flea beetle (1979) – which caused up to 95% reductions – as well as a number of other moths and beetles. Of the 7 agents released on ragwort, no detailed efficacy studies were conducted on 2, and 1 agent failed. To my knowledge, ragwort is currently a weed of isolated occurrences only in SMC (please advise if you know of any large infestations!) so my reporting of it has been brief.

After Dr Ireson had finished talking, there were questions from the floor and some discussion about the Foxglove group of plants (an increasing problem in the wetter parts of northern Tasmania especially).

The meeting concluded around noon.

I have since been able to contact Dr Ireson and we had a brief phone conversation (9/6/22) on some of the other agents in Tasmania. These included weevils, rusts, moths and borers for weeds such as slender thistle, cotton thistle, blackberry and horehound. Again, there is no accurate, up to date data on the efficacy of these agents due to lack of funding for research.

Mary Smyth (18/7/22).

RECOMMENDATION

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

DECISION

Moved by Clr K Dudgeon, seconded by Clr R McDougall

THAT the NRM Unit Report be received and the information noted

CARRIED

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

15.3 Cultural

Strategic Plan Reference 3.3

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

Nil.

15.4 Regulatory (Development)

Strategic Plan Reference 3.4

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

Nil.

15.5 Regulatory (Public Health)

Strategic Plan Reference 3.5

Monitor and maintain a safe and healthy public environment.

Nil.

15.6 Regulatory (Animals)

Strategic Plan Reference 3.6

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

15.6.1 Animal Management Report

AUTHOR: ANIMAL MANAGEMENT OFFICER (RACHEL COLLIS)

Date: 19 JULY 2022

Enclosure:

Animal Management Statement 2022

ISSUE

Consideration of the Animal Management/Compliance Officer's report for July 2022

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:

ATTACK DETAILS:

18/6/22 – Attack on sheep, Tea Tree area

23/6/22 – Attack on sheep, Tea Tree area. No witnesses or evidence of where the dog may have come from. Dog trap is at the location.

14/7/22 - Attack on another dog, causing non serious injuries. Oatlands area -Infringements to be issued.

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

ENCLOSURE
Agenda Item 15.6.1

YTD ANIMAL MANAGEMENT STATEMENT
July 2022

DOG IMPOUNDS	RECLAIMED	ADOPTED/DOGS HOME	EUTHANISED	OTHER IMPOUNDS
18	14	3	1	

JOBS ATTENDED
July 2022

DOGS AT LARGE	DOG ATTACKS	DOG BARKING	DOG GENERAL
3	3- SMC	4	9
NEW KENNEL LICENCES	WELFARE	STOCK	OTHER
2 active licences			

REGISTERED DOGS: Registrations are pending
KENNEL LICENCES: 57
INFRINGEMENTS ISSUED: 0

15.7 Environmental Sustainability

Strategic Plan Reference 3.7

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

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Community Health and Wellbeing

Strategic Plan Reference 4.1

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

Nil.

16.2 Recreation

Strategic Plan Reference 4.2

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

Nil.

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.

16.3.1 Bagdad Online Access Centre – Request for Donation / Rate Remission

AUTHOR: GENERAL MANAGER (TIM KIRKWOOD)

DATE: 16 JULY 2022

Enclosure(s):

Bagdad Online Access Centre – Letter dated 5th May 2022

ISSUE

Council to consider a request for a donation to offset the cost of providing a direct household collection service to the Bagdad Online Access Centre.

BACKGROUND

The Bagdad Online Access Centre is located within the Bagdad Community Club property. The Centre does not have a separate Property Identification Number (PID). In terms of rating, the Centre forms part of the overall valuation of the Community Club precinct.

Section 77 of the *Local Government Act 1993* provides the following:

“77. Grants and benefits

- (1) *A council may make a grant or provide a pecuniary benefit or a non-pecuniary benefit that is not a legal entitlement to any person, other than a councillor, for any purpose it considers appropriate.*
- (1A) *A benefit provided under [subsection \(1\)](#) may include –*
 - (a) *in-kind assistance; and*
 - (b) *fully or partially reduced fees, rates or charges; and*
 - (c) *remission of rates or charges under [Part 9](#).*
- (2) *The details of any grant made or benefit provided are to be included in the annual report of the council.”*

DETAIL

The Household Collection Charge (set at \$207 for the 2022/23 financial year) is a direct cost of providing the service and the number of collection points (i.e. bins) influences the amount payable to the Contractor. Hence, it is not something that can be offered on an ‘in-kind’ basis.

There are multiple charges (7) already being levied on the Bagdad Community Club property, based on the number of bins provided, and the provision of an additional two bins (i.e. general waste and recycling) will result in an additional charge being levied on the property.

Council is to consider providing the additional service at no cost which would need to be recognised in the form of a donation (via a rate remission).

Human Resources & Financial Implications – Refer comment provided. Based on the current cost of \$207 (per annum), the total cost would be approximately \$650 (allowing for annual increases) for the three-year period.

Community Consultation & Public Relations Implications – Refer commentary provided in the letter.

Priority - Implementation Time Frame - The request is for a commitment for three years, following which it would need to be reviewed.

RECOMMENDATION

THAT:

- A. The information be received; and
- B. Council, in accordance with section 77 of the *Local Government Act 1993* provide a donation to the Bagdad Online Access Centre for an amount equivalent to the annual cost of the Household Collection Service for the rating period 1/7/2022 to 30/6/2025. This will be provided in the form of a rate remission to the Bagdad Community Club Inc.

DECISION

Moved by Clr A Bantick, seconded by Clr R McDougall

THAT:

- A. The information be received; and
- B. Council, in accordance with section 77 of the *Local Government Act 1993* provide a donation to the Bagdad Online Access Centre for an amount equivalent to the annual cost of the Household Collection Service for the rating period 1/7/2022 to 30/6/2025. This will be provided in the form of a rate remission to the Bagdad Community Club Inc.

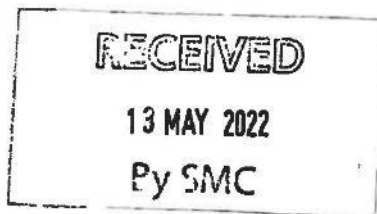
CARRIED

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

ENCLOSURE
Agenda Item 16.3.1

The General Manager
Southern Midlands Council
PO Box 21
Oatlands TAS 7120

May 5, 2022



Dear General Manager,

I'm writing to you on behalf of the Bagdad Online Access Centre.

The Bagdad Online Access Centre is one of many entities that fall under the Bagdad Community Club Inc. It opened its doors in March 2000. For 22 years the centre has provided free computer access, internet access and digital literacy support, as well as affordable office services to the residents of the Southern Midlands.

Up until recently volunteers and staff have been taking home the Bagdad Online Access Centres general waste and recycling to dispose of in their personal roadside garbage and recycling collection. This is no longer a viable option. The committee and staff have researched multiple options and have come to an agreement that the fortnightly roadside garbage and recycling collection service provided by Thorp Waste Management on behalf of the Southern Midlands Council is the best option for us. We were advised that we could have two 240lt wheelie bins, one a general waste bin and the other a recycling bin that would be collected fortnightly for \$195.00 per year and that the charge would be added to the Bagdad Community Clubs annual rates.

As a not-for-profit organisation the Bagdad Online Access Centre relies on fundraising to cover the cost of items not included in our grant agreement. The Covid-19 pandemic has affected our fundraising events for the past two years and the Bagdad Online Access Centre is starting to feel the financial pressures of this.

To ease some of the pressure, we are reaching out to the Southern Midlands Council to ask if they would be willing to donate the cost of our waste removal service, covering our next grant funding period of **1 July 2022 - 30 June 2025** total value of **\$195.00 x 3 years = \$585.00**. We'd be happy to thank you publicly via our social media platforms and in the local monthly newsletter we produce in exchange to show how much we appreciate this.

Please feel free to contact me at 03 6268 6290 or by email bagdad.oac@education.tas.gov.au if you have any additional questions about our request or if you'd like to support us in another way.

Thank you for your time.

Kind regards,

Shannon Bone

Shannon Bone
Coordinator
Bagdad Online Access Centre



(03) 6268 6290



1661 Midland Hwy
Bagdad TAS 7030



PO Box 25
Bagdad TAS 7030



bagdad.oac@education.tas.gov.au

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.

16.7.1 Levendale Community Centre – Future of the Former Levendale School Site

AUTHOR: DEPUTY GENERAL MANAGER (ANDREW BENSON)

DATE: 19 JULY 2022

Enclosure(s):

Notice of Community Meeting

ISSUE

Since the winding up of the Regional Community Regional Learning & Development Centre - Levendale Incorporated, and therefore the lack of a management committee for the site, Council is required to consider the future use of the site in line with the obligations detailed in the transfer agreement of the site from the Department of Education to Council, or the returning of the site to the State Government.

BACKGROUND

Council considered this matter at its May 2022 meeting and an extract of the minutes of that meeting are detailed below.

EXTRACT Council meeting minutes dated 25th May 2022

BACKGROUND

The background to the issue is detailed in the attached meeting notes from the Community meeting held on the 18th May 2022 at the Levendale Community Hall and is as follows.

- *At the Levendale Primary School, there was a projected enrolment of approximately eight students for the 2014 school year. The school association therefore requested the Education Department to initiate a transition process for the closure of the school at the conclusion of the school year in 2013;*
- *In December 2013 Council were successful in gaining funding of \$5,000 from the State Government towards developing a business plan for the transition of the Levendale School to Community Management*
- *In 2014 Council engaged SGS Economics & Planning to prepare a report on the establishment of activities at the Levendale site;*
- *Southern Midlands Council's Deputy General Manager, Andrew Benson convened a number of Community workshops to explore a way forward with the proposed Council ownership of the former school site;*
- *The SGS report titled 'Feasibility Analysis Levendale School Social Enterprise' was provided to Council in May 2014;*

- *In 2015 Council entered into an agreement with Sorell Lions to transport and accommodate the Amenities Facility at the site. This facility was formerly located at Dunalley following the bush fires;*
- *In January 2017 Council entered into an Agreement with the not-for-profit, incorporated association, the Regional Community Regional Learning & Development Centre - Levendale Incorporated, as the Lessee of the site and also fulfilling the function of the Management Committee of the site under s24 Local Government Act 1993 as a Special Committee of Council. This is consistent with how Council facilitates the management of Council properties. This Association's President was Kerry Vincent along with a number of local Community members as officer bearers and committee members.*
- *In February 2017 the Education Department transferred the site to Southern Midlands Council with the following being noted:*

The transfer from the Crown to the Southern Midlands Council is subject to the following conditions:

- *The estate and interest in the Land determines and reverts to the Crown upon the occurrence of any of the following:*
 - a. The Land is not or no longer being used for the Permitted Purpose; or*
 - b. The Transferee enters into an agreement with any other person to sell or otherwise transfer the Land (or any part thereof)*

The Permitted Purpose means the use of the Land for community use and all reasonable ancillary purposes.

While the title is being transferred to the Southern Midlands Council they will not enjoy an unencumbered freehold interest in the property rather they will have the right to utilise the property for community purposes.

Should they have no further community purpose for the property the land will revert to the Crown for no consideration.

The Southern Midlands Council will be responsible for the maintenance and upkeep of the building while it continues to be utilised for community purposes.

- *The Regional Community Regional Learning & Development Centre - Levendale Inc. developed a relationship with the Edmund Rice Foundation to use the site for camps and development activities nurturing young people with the aid of mentors. This activity was funded by the Christian Brothers and heavily supported by the Bendigo Community Bank.*
- *COVID-19 put a stop to those activities.*
- *The Regional Community Regional Learning & Development Centre - Levendale Inc. have now wound-up and does not now exist.*

DETAIL

The Community meeting was called by Council to understand any community future aspirations for the site prior to making any decisions regarding the future of the

property and whether ownership should revert to the State Government (i.e. in accordance with the Transfer Agreement). This was a listening session.

The attached meeting notes reflect the discussion during the meeting and the follow-up that Council have agreed to, with another meeting scheduled for 6.00pm 23rd June 2022 at the Levendale Hall to hear of any tangible ways forward with the site under Council 'ownership'.

A Personal Comment from the Report's Author

As the author of this report and the Council Officer who energetically drove the processes to get this facility into Council hands, so that the Community could utilise it, I found it very rewarding that we as a Council were assisting with the development of young people through the Edmund Rice Foundation. That interaction as articulated by Janice McConnon has made a significant difference to the lives of many young people that attended the site under the guidance of the Edmund Rice Foundation and their mentors. Unfortunately, that has been the only shining example of 'reward for effort' in bringing the site across to Council. If it wasn't for Kerry Vincent, Janice McConnon and their team we would have never engaged with the Edmund Rice Foundation and indeed would never have seen the site used in such a positive way.

I can recall the many meetings that we had back in 2014/15 and they were very much like the meeting on the 18th May 2022. People have wonderful memories of the former Levendale Primary School, of their experiences, their friendships the quality of the teaching and the delightful environment. Long lasting wonderful memories. But unfortunately, they cannot be replicated now. A number of the suggestions made back then and indeed at the meeting on the 18th of May 2022, were around activities, the most of which the Levendale Hall Committee provide right next door. The establishment of such activities at the former school will undervalue and erode the hard work undertaken by the Hall Committee over many years. By building up in one location could well destroy the viability of the other! The Community is too small to lose what it has already worked hard to create. The SGS Report also provided empirical evidence that many activities suggested would not be viable.

Community Consultation & Public Relations Implications – *Community input is being sought prior to Council making a formal decision on the future of the former Levendale School site*

Policy Implications – *Council is seeking to maximise Community participation with the use of Council assets*

Priority - Implementation Time Frame – *As soon as possible*

RECOMMENDATION

For Discussion

DECISION

Moved by Clr R McDougall, seconded by Clr A Bantick

THAT further discussion be deferred until after the next scheduled Community Consultation on 23rd June 2022.

CARRIED

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

END OF EXTRACT - Council meeting minutes dated 25th May 2022

DETAIL

Council convened the meeting on the 23rd June 2002 as agreed and the minutes of that meeting as detailed below

MINUTES OF THE COMMUNITY MEETING AT LEVENDALE

Location: Levensdale Community Hall Commenced 1802hrs

Attendees:

Mayor Alex Green, Deputy Mayor Edwin Batt, Clr Don Fish, Clr Tony Bantick, General Manager Tim Kirkwood, Deputy General Manager Andrew Benson (scribe), Manager Community & Corporate Development Wendy Young and sixteen Community Members.

Apologies:

Jane Howlett MLC, John Tucker MP, Clr Tony Bisdee OAM, Clr Karen Dudgeon, Clr Rowena McDougall, Kerry Vincent, Rick Birch and Joe Birch

Tabled Documents:

Copies of the minutes of the meeting on the 18th May 2022 along with a copy of the SGS Financial Feasibility Report were available at the meeting.

Mayor Alex Green commenced the meeting with an acknowledgement of country.

Deputy General Manager, Andrew Benson provided a precis of the previous meeting and the journey to date.

The Mayor asked the assembled community members to share their views on the way forward along with any research that they had undertaken since the last meeting.

Janice McConnon advised that Collette Harrold will not be back in the State for a few more months and that her project is not able to be explored at this point in time. Further she advised that there were three projects in an embryonic stage that were to be discussed with the Minister during a meeting between Mayor Kerry Vincent and Minister Jaensch. She advised that no further information is available other than the generic descriptions noted below

- A social enterprise – market garden / hospitality with some funding;*

- A youth program around accredited horticulture; and
- A project covering training in agriculture.

It was envisaged that any potential outcomes from the above meeting (applicable to the future use of the property) would be communicated to the Southern Midlands Council.

General discussion regarding the possibility of a not-for-profit organisation hiring the facility and what the level of hire fees would be. The General Manager advised that casual hire (i.e. ad hoc usage) would not be a viable option for Council to adopt, and for more permanent use, it would be necessary for the not-for-profit organisation to develop an overall business plan that could be considered by Council.

Discussion then moved to the process if an activity could not be identified. The General Manager advised that it would be subject to discussions with Crown Land Services in respect of 'disposal' of the site and if any land could be subdivided off the site then adhered to the Levendale Hall site. Of course he said that discussions with the Hall Committee would need to be undertaken to clarify their position on that issue.

With no further discussion, the Mayor thanked the Community Members, Councillors and Council staff for their input and closed the meeting at 1857hrs.

END OF THE MINUTES OF THE COMMUNITY MEETING AT LEVENDALE

There has been no further information on any proposal received at the date of preparing this report.

CONCLUSION

"In terms of where to from here, the following is proposed:

- Council to advise the State Government (Property Services, formerly known as Crown Land Services) that the property is no longer being used for "Community Purposes" as defined in the Transfer Deed which transferred ownership from the State to the Southern Midlands Council;
- That, based on the reversionary clause that was included in the Transfer Deed, it be recognised that ownership of the property should revert to the State Government;
- That Council approach the State Government to negotiate the possibility of pursuing the following proposal:
 - Seek to have the reversionary cause removed on the understanding that Council will sell the property and the net proceeds from sale be returned to the State Government;
 - Seek 'approval-in-principle' from the State Government 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. This would effectively expand the area contained within the Title of the Levendale Hall.

Note: If approval in principle is granted, then formal consent would be required from the Levendale Hall Management Committee.

- As part of the process, Council negotiate to recoup at the least the amount of 'capital funds' that has been expended at the property.

Should Council be given approval to sell the property, then Council will need to seek legal advice as whether it would need to comply with the 'Sale of Public Land' provisions contained in the *Local Government Act 1993*. In this case, it may not be necessary as Council has effectively not had full control of the property.

RECOMMENDATION

THAT:

1. The information be received;
2. Council to advise the State Government (Property Services, formerly known as Crown Land Services) that the property is no longer being used for "Community Purposes" as defined in the Transfer Deed which transferred ownership from the State to the Southern Midlands Council;
3. based on the reversionary clause that was included in the Transfer Deed, it be recognised that ownership of the property should revert to the State Government; and
4. That Council approach the State Government to negotiate the possibility of pursuing the following proposal:
 - a. Seek to have the reversionary cause removed on the understanding that Council will sell the property and the net proceeds from sale be returned to the State Government;
 - b. Seek 'approval-in-principle' from the State Government 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. This would effectively expand the area contained within the Title of the Levendale Hall.

Note: If approval in principle is granted, then formal consent would be required from the Levendale Hall Management Committee.
 - c. As part of the process, Council negotiate to recoup at the least the amount of 'capital funds' that has been expended at the property.

DECISION

Moved by A E Bisdee OAM, seconded by Clr A Bantick

THAT:

1. The information be received;
2. Council to advise the State Government (Property Services, formerly known as Crown Land Services) that the property is no longer being used for "Community Purposes" as defined in the Transfer Deed which transferred ownership from the State to the Southern Midlands Council;
3. based on the reversionary clause that was included in the Transfer Deed, it be recognised that ownership of the property should revert to the State Government; and
4. That Council approach the State Government to negotiate the possibility of pursuing the following proposal:

a. **Seek to have the reversionary cause removed on the understanding that Council will sell the property and the net proceeds from sale be returned to the State Government;**

b. **Seek ‘approval-in-principle’ from the State Government 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. This would effectively expand the area contained within the Title of the Levendale Hall.**

Note: If approval in principle is granted, then formal consent would be required from the Levendale Hall Management Committee.

c. **As part of the process, Council negotiate to recoup at the least the amount of ‘capital funds’ that has been expended at the property.**

CARRIED

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

ENCLOSURE
Agenda Item 16.7.1



Community Meeting

As an outcome of the community meeting held 18th May 2022 to discuss the future ownership and management of the Levensdale Community Centre (previously Levensdale Primary School), it was resolved that a further meeting would be held to consider any additional feedback and proposals from the community.

The following background information was included in the initial notice of meeting and is repeated for information purposes:

Background Information

Transfer of the Levensdale Primary School to the Southern Midlands Council was finalised on 22nd September 2016. The decision to take on ownership of the property followed an extensive community consultation process through which a number of potential uses were identified.

Whilst a number of initiatives have been trialled, the lack of current and/or potential future use, questions the viability and sustainability of the property and continued ownership by the Southern Midlands Council.

At the time that the property was transferred, a reversionary clause was included in the transfer deed which states that ownership of the property reverts to the Crown (i.e. State Government) in the event that the property is no longer being used for community purposes.

This follow-up consultation session is being held prior to Council considering its final position in relation to the property.

Details are as follows:

Location: Levensdale Community Hall, 1325 Woodsdale Road, Levensdale

Time: 6.00 p.m.

Date: Thursday 23rd June 2022

Should you wish to discuss this matter prior to the meeting, or require further information, please contact the General Manager, Mr Tim Kirkwood on 03 6254 5000.

A handwritten signature in black ink, appearing to read 'A. O. Green'.

Mayor A O Green

16.7.2 Homeless Persons Protocol

AUTHOR: DEPUTY GENERAL MANAGER (ANDREW BENSON)

DATE: 19 JULY 2022

ISSUE

Homeless people from time to time find themselves occupying structures or vehicles, which are in conflict with legislation that Council Officers are required to administer. This report is recommending a process to seek to understand those various circumstance and look at the mechanisms to assist those people in the most compassionate and supportive manner. This would be articulated in protocols, policies and bylaws recommended to the four South Central Sub-region Councils, namely, Southern Midlands, Brighton, Central Highlands and Derwent Valley.

BACKGROUND

The notes below represent a discussion that the Deputy General Manager, Andrew Benson led at the recent Southern Central Sub-region meeting

EXTRACT from the MINUTES of SCS Meeting 4th July 2022

Agenda Item 4. Building Act 2000, Planning Schemes, Public Health Act 1997 – Homeless Persons Protocol – a Discussion

Andrew Benson (AB),

Deputy General Manager, Southern Midlands Council

The discussion started by recounting that he (AB) was included in a meeting with Development & Environmental Services team members where the issue of what Council officers are required to do in respect of various pieces of legislation when they come across people living in inadequate accommodation eg shipping containers, caravans and the like as temporary dwellings on private property as well as public land that have little or no sanitation, which does not comply with legislative requirements. These are being occupied by disadvantaged people and it appears to be consistent throughout the State. This raises the question on how do we support these members of our community in a manner that is respectful and supportive. Identifying possible solutions for them and giving them some degree of empowerment on their journey to arriving at a better place, physically, and by default, mentally & health wise. Rather than Council Officers enacting the legislation and ‘moving them on’. AB suggested to the DES team meeting that this is a matter worthy of a wider discussion with the SCS meeting of our four Councils and to see if there was interest in looking at this issue across the four Council areas to provide a consistent approach and then having the ability to engage with the many ‘not-for-profit’ NGOs who are funded in this support space that operate in the Brighton LGA and encourage them to spread their connection to our wider area across the four LGAs.

He also mentioned that Brighton has a by-law covering a range of issues such as caravans, animal management, environmental health and Central Highlands has a caravan by-law. Neither Derwent Valley nor Southern Midlands have any bylaws.

There was a broad commitment by those in attendance that the SCS should move to address this matter.

James suggested that Brighton’s newly appointed Community Development Office could provide a pivotal role in this project and also connect to the NGOs given the Brighton Alive meeting normally hosts the NGOs.

Mayor Alex Green did comment that Southern Midlands has no surplus resources at this point in time in providing a significant presence in this project.

Dean Griggs mentioned that Derwent Valley would be very keen to participate in this project.

AB mentioned that he had talked to Dr Simpson AM (retired Colonel RAA who served overseas with Médecins Sans Frontières - Doctors Without Borders) from Oatlands who has recently retired, and he would be pleased to provide an adhoc advisory role, in the framing of the principles, policy and procedures for the project, likewise, Snr Sgt John Parker from Oatlands, offered assistance in the same vein.

Further AB mentioned that he had discussed this matter with Deputy Mayor Edwin Batt and that the Deputy Mayor would be willing to be a guiding lead to a small working group of Deputy Mayors and DES Managers in the development of a protocol to address these articulated concerns (Deputy Mayor Edwin Batt was a Coroner in Victoria prior to returning home to Tasmania, he is also the Vice President of Navigate Family Services Inc., a not-for-profit that operates in Kempton in child and family services – these skill sets would be meaningful in this role).

AB offered to follow up with a brief summary of the discussion and then provide a way forward which is consistent with the discussion and the ensuing comments.

The Way Forward

1. *Have an objective of developing a 'Homeless Persons Protocol' to cover the four LGAs endorsed by SGS.*

Preamble: *The prospect of people living without safe and secure shelter and limited access to health care or social supports within a modern and caring community like the SGS area is unacceptable. Yet the reality is that homelessness is an issue that affects most LGAs across the country.*

There are no easy solutions to the complex issues that lead to homelessness or the problems of people who experience homelessness, but there are actions that can help ease the issue for all concerned.

The circumstances and experiences of homeless people are different from each other and responses to homelessness must be flexible enough to meet diverse and complex needs that can be supported by the funded not-for-profit sector.

Homelessness can be triggered by a range of factors and circumstances that are outside of their control. Factors such as rent stress, abuse, sudden job loss, injury and illness can lead to homelessness and can happen to anyone.

Many homeless people share:

- *Poverty and a history of social exclusion;*
- *Greater likelihood of multiple disadvantage, such as mental illness, substance or gambling addiction, disability and a history of trauma and abuse;*
- *Lack of belonging and community connectedness;*
- *Lack of control over the space where they live;*
- *Stigma and a sense of not being accepted by the broader community.*

Output: *This Protocol would be intended as a procedural guide to ethical administrative action by our Councils and their officers in respect to the subject matter of the Protocol. Flowing from that the SCS project would seek to provide input into*

the development of consistent by-laws and another policies that support the Protocol. Also building the relationships that support connection/referrals to the not-for-profit organisations that are funded to support community in assisting them on their journey to recovery and resilience.

2. *AB suggested that he could with the assistance of others facilitate a forum of DES officers from the four Councils along other officers as appropriate, also with the Deputy Mayors and the interested parties, eg Dr Simpson AM and Snr Sgt Parker to scope the issues;*
3. *AB to provide a report from that forum to the SGS meeting with an action plan for consideration.*

NOTE:

We are reminded of the following extract from the Local Government Act 1993 s20. Functions and powers

(1) In addition to any functions of a council in this or any other Act, a council has the following functions:

- (a) to provide for the health, safety and welfare of the community;*
- (b) to represent and promote the interests of the community;*
- (c) to provide for the peace, order and good government of the municipal area.*

(2) In performing its functions, a council is to consult, involve and be accountable to the community.

(3) A council may do anything necessary or convenient to perform its functions either within or outside its municipal area.

END OF EXTRACT from the MINUTES of SCS Meeting 4th July 2022

DETAIL

This matter is not about supplying community housing, but more about supporting people in their transition through rough periods of their life with compassion and understand, whilst being mindful that Council Officers have an obligation to ensure that legislation is complied with.

CONCLUSION

This report is seeking Council support in working through the 'The Way Forward' direction offered within the report as articulated at the SGS meeting on the 4th July 2022.

RECOMMENDATION

For Discussion

DECISION

Resolved that:

- 1. The information be received; and**
- 2. Council supports the ongoing process of forming a 'reference group' of relevant stakeholders to address the issue in conjunction with the South Central Sub-region of Councils.**

CARRIED

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

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 Asset Management Strategy – May 2022 Revision

AUTHOR: GENERAL MANAGER (TIM KIRKWOOD)

DATE: 12 JULY 2022

Attachment(s):

Asset Management Strategy – May 2022

ISSUE

Council to review and adopt the Asset Management (May 2022).

BACKGROUND

The following is an extract from the *Local Government Act 1993*:

“70B. Long-term strategic asset management plans

(1) A council is to prepare a long-term strategic asset management plan for the municipal area.

(2) A long-term strategic asset management plan is to relate to all assets that are within a class of assets specified in an order under [section 70F\(3\)](#) to be major assets.

(3) A long-term strategic asset management plan is to be in respect of at least a 10 year period.

(4) A long-term strategic asset management plan for a municipal area is to –

(a) be consistent with the strategic plan for the municipal area; and

(b) refer to the long-term financial management plan for the municipal area; and

(c) contain at least the matters that are specified in an order made under [section 70F](#) as required to be included in a long-term strategic asset management plan.

DETAIL

The previous Strategy dated March 2019 has been reviewed to reflect the recent revaluation and condition assessment of Council’s Road Assets (undertaken by Moloney Asset Management Systems), and the revaluation of Council’s Building Assets in 2021.

This asset management strategy is prepared to assist council is improving the way it delivers services from infrastructure including roads, bridges, footpaths, stormwater drainage, parks and recreation, buildings, plant and equipment and any other classes of assets.

These infrastructure assets have a replacement value of \$218 Million.

The asset management strategy is to enable Council to show:

1. how its asset portfolio will meet the service delivery needs of its community into the future;
2. enable Council's asset management policies to be achieved; and
3. ensure the integration of Council's asset management with its long term strategic plan.

Adopting this asset management strategy will assist council in meeting the requirements of national sustainability frameworks, Local Government Act 1993 and applicable Regulations and providing services needed by the community in a financially sustainable manner.

The draft Strategy was considered by the Audit Panel at its meeting held 27th June 2022 and the Panel resolved to advise Council that the Asset Management Strategy (May 2022) is in a form suitable for adoption by Council.

Human Resources & Financial Implications – refer detail contained in the Strategy.

Community Consultation & Public Relations Implications – The Asset Management Strategy will be displayed on Council's Web Site for public information purposes.

Priority - Implementation Time Frame - Immediate.

RECOMMENDATION

THAT:

- a) the information be received; and
- b) Council adopt the Asset Management Strategy (May 2022).

DECISION

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

THAT:

- a) the information be received; and
- b) Council adopt the Asset Management Strategy (May 2022).

CARRIED

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

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 E Batt – Attended an “ringing of the bell” event at St Marys Church in Kempton hosted by the St Marys Church and Cemetery Inc. to mark the handover of the property to community. The Church is now Ecumenical They are hosting the next Artlands Exhibition.

17.2.3 Local Government Shared Services – Quarterly Update – Information Only

AUTHOR: FINANCE OFFICER (MANDY BURBURY)

DATE: 4 JULY 2022

Enclosure(s):

Shared Services Report – Southern Midlands Council – April - June 2022

ISSUE

To inform Council of the Common Services Joint Venture activities for the period April – June 2022.

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 R McDougall, seconded by Clr K Dudgeon

THAT the information be received.

CARRIED

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

ENCLOSURE
Agenda Item 17.2.3

**2021/22 Shared Services Report
to 30 Jun 2022**

PROVIDED BY SOUTHERN MIDLANDS COUNCIL					Total Hours Jun 2022 Quarter	Total Hours Mar 2022 Quarter	Total Hours Dec 2021 Quarter	Total Hours Sep 2021 Quarter	Total Hours 2021/22	Total Hours 2020/21
Council	Fortnight Ending	Officer	Service Provided	Hours						
Brighton Council	10/04/2022	P Krause	Planning Compliance	25.0	83.0	127.0	150.0	28.0	388.0	17.5
	8/05/2022	P Krause	Planning Compliance	16.5						
	22/05/2022	P Krause	Planning Compliance	25.0						
	19/06/2022	P Krause	Planning Compliance	16.5						
Central Highlands	10/04/2022	L Brown	Regulatory	17.5	216.0	166.5	152.0	191.25	725.75	548.75
	10/04/2022	D Mackey	Regulatory	9.0						
	10/04/2022	J Tyson	Regulatory	4.0						
	24/04/2022	D Mackey	Regulatory	8.0						
	24/04/2022	L Brown	Regulatory	8.0						
	8/05/2022	D Mackey	Regulatory	36.0						
	8/05/2022	J Tyson	Regulatory	16.0						
	8/05/2022	L Brown	Regulatory	28.5						
	22/05/2022	D Mackey	Regulatory	15.0						
	22/05/2022	J Tyson	Regulatory	4.0						
	22/05/2022	L Brown	Regulatory	6.0						
	5/06/2022	D Mackey	Regulatory	9.0						
	5/06/2022	J Tyson	Regulatory	2.0						
	5/06/2022	L Brown	Regulatory	7.0						
	19/06/2022	D Mackey	Regulatory	16.0						
	19/06/2022	L Brown	Regulatory	30.0						
Derwent Valley	10/04/2022	D Mackey	Regulatory	11.0	41	90.00	108.75	43.5	283.25	527.75
	10/04/2022	B Williams	Heritage	2.0						
	24/04/2022	D Mackey	Regulatory	8.0						
	8/05/2022	D Mackey	Regulatory	6.0						
	8/05/2022	B Williams	Heritage	2.0						
	22/05/2022	D Mackey	Regulatory	3.0						
	22/05/2022	B Williams	Heritage	5.0						
	5/06/2022	D Mackey	Regulatory	1.0						
	19/06/2022	D Mackey	Regulatory	3.0						
Total Hours Provided by Southern Midlands										
PROVIDED TO SOUTHERN MIDLANDS COUNCIL										
Council	Date	Officer	Service Provided	Hours						
Brighton	21/03 to 01/04/22	L Wighton	Development Engineering	1.0	28.25	27.25	36.5	29.75	121.75	108.5
	04/04 to 14/04/22	L Wighton	Development Engineering	0.5						
	18/04 to 29/04/22	L Wighton	Development Engineering	0.5						
	18/04 to 29/04/22	B Duffy	Permit Authority	4.0						
	02/05 to 13/05/22	L Wighton	Development Engineering	6.0						
	16/05 to 27/05/22	L Wighton	Development Engineering	5.0						
	30/05 to 10/06/22	L Wighton	Development Engineering	5.25						
	14/06 to 24/06/22	L Wighton	Development Engineering	6.0						
Total Hours Provided to Southern Midlands					28.25	27.25	36.5	29.75	121.75	108.5

17.2.4 SMC External Grant Projects – Quarterly Update

AUTHOR: DEPUTY GENERAL MANAGER (ANDREW BENSON)

DATE: 19 JULY 2022

Enclosure(s):

Report to Council on Various SMC Grant Projects as at 30th June 2022

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, 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 Clr K Dudgeon, seconded by Clr D Fish

THAT Council receive and note the report.

CARRIED

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

ENCLOSURE

Agenda Item 17.2.4

Report to Council on Grant Funded Projects as at 30th June 2022

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 Underground Power Project	Undergrounding the overhead power cable on the Esplanade and Barrick Street.	Community Development Grant Australian Government <i>(Election Commitment)</i>	\$250,000		Andrew Benson	100%	Completed	Acquittal submitted and awaiting Australia Government sign off
Broadmarsh Streetscape Project	Construction of footpath and bridge construction as well as traffic calming within the Broadmarsh Village	Community Development Grant Australian Government <i>(Election Commitment)</i>	\$230,000		Andrew Benson	100%	Completed	Acquittal submitted and awaiting Australia Government sign off
Oatlands Aquatic Centre	Development of the proposed Aquatic Centre in Oatlands	<ol style="list-style-type: none"> 1. Australian Government 2. Tasmanian Government 3. Station Child Care Centre 4. Loan Funds by SMC 	\$2,000,000 \$2,000,000 \$80,350	\$4,365,000	Tim Kirkwood <i>(Project Financials)</i> Andrew Benson <i>(Project Delivery)</i>	Design & Documentation completed, Tender awarded. Construction commenced	Mid-September 2022 Practical Completion	Australian Government Grant Deed – Variation signed to include both \$1.50 million and \$0.5 million VOS Constructions commencement on site 1 st Feb 2021. Program monitoring meetings held now every week.
Mt Pleasant Recreation Ground – Change Room Upgrade	New change rooms including shower and unisex toilet facilities.	<ol style="list-style-type: none"> 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	1%	Early 2023	Mt Pleasant Football Club project. Admin and project management through SMC. . Building and Plumbing plans assessed and Permits issued. Builder engaged to commence work – likely start in August 2022.

Report to Council on Grant Funded Projects as at 30th June 2022

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
South Central Sub-region – Workforce Development Coordinator Project	The submission of grant for a workforce coordinator for the Southern Midlands, Central Highlands, 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.	Tasmanian Community Fund	\$400,000 over three years	\$15,000	Andrew Benson	66%	July 2024	Contract targets of people to be employed are being significantly exceeded, plus working with schools and employers on a range of activities Project funding for a Jobs Hub for \$M1.625 by Tas State Government and the project will run until October 2024
Rejuvenation of the Runnymede Recreation Ground playing surface	Installation of a bore, pumps and 100,000 ltr tank, sprinklers and surface treatment	Major Sport & Rec Grants Program Communities Sport & Recreation (Tas Government Tas Fire Service Contribution SMC Community Small Grants Program	\$35,142 \$1,000	\$40,000 \$ 3,000 (from SMC Community Small Grants Program for Runnymede Cricket Club)	Andrew Benson	100%	December 2020	Acquittal submitted and awaiting State Government sign off
Elderslie Rd / Bluff Rd Junction Improvements	Junction Improvements	Blackspot Roads Program Department of State Growth	\$150,000		Andrew Benson	99%	August 2022	All works completed apart from landscaping and fencing
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.

Report to Council on Grant Funded Projects as at 30th June 2022

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
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	5%	June 2023	Engineering Survey completed, Engineering Design commenced. TIA being undertaken
Wombat Woodland Walk	Nature interpretation and adventure trail for children at Chauncy Vale	Healthy Tasmania Fund	\$29,250	\$10,000	Graham Green	75%	December 2022	All work complete except for rope bridge and web page content.
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 Progress Association (BEPA)	2.5%	2024	SMC will work in partnership with the Broadmarsh/Elderslie Progress Assn Inc on this grant program to maximize the benefits to the Community. Grant Application successful.
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 (<i>from 2021/2022 budget</i>)	Andrew Benson	90%	2024	SMC will provide a waste water reuse facility storing firefighting resource of 500,000lts to maximize the benefits and resilience of the Community. Grant Application successful.

Report to Council on Grant Funded Projects as at 30th June 2022

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
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 <i>(EHT to provide balance of approximately \$100,000 and undertake a lease with SMC on the two spaces in the OAC)</i>	Nil The OAC Project had an allowance for the pre-provisioning of conduits for EV Charging	Andrew Benson / Clive Attwater (EHT)	5%	Sept 2022	A strategic alliance with Electric Highway Tasmania Grant Application successful.
Kempton Skate Park Facility	Green Pond Progress Assn applied for funding with TCF and Council contributed \$5,000	Tasmanian Community Fund	\$50,000 <i>(Administered by the GPPA)</i>	\$5,000	A Benson	100%	June 2022	Construction completed of the Skate Board structure by the Contractor
Premier's Fund for Children and Young People	Equipment for the Oatlands Aquatic Centre	Department of Premier & Cabinet	\$50,000	Nil	Adam Briggs	0%	October 2022	Letter from the Premier received on 14 th July 2022 advising success
Come on, DIVE into Southern Midlands	An event at the Oatlands Aquatic Centre	Sports Australian	\$6,000	Nil	Adam Briggs	1%	October 2022	13.04.22 - Advised that the Grant has been successful
Tunbridge Community Hall – Repair Works	Repair works following vehicle damage.	DPAC (Local Government Division)	\$17,500	\$12,500	Tim Kirkwood	100%	Dec 2021	Final acquittal of Grant submitted.
Encouraging Active Ageing	Ageing members of our community activity program	Foundation for Rural & Regional Renewal	\$10,000	Nil	Wendy Young			Letter from the FRRR received on 20 th June 2022 advising success

Report to Council on Grant Funded Projects as at 30th June 2022

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								
Lake Dulverton Conservation Area Walkway Upgrade Project	New path from High Street along foreshore to stop over area. Upgrade of existing path from Aquatic building to just past school. Total distance 1500M approx..	Community Development Grant Australian Government (<i>Election Commitment</i>)	\$ 220,000		Maria Weeding	100%	20 April 2022.	Completed. Letter from Aust Govt – 14 th May 2022 advising that the final report accepted and grant acquitted.
Campania Bush Reserve Shared Pathway	Widening the 650m walking track within the Reserve. Pathway surface is to be upgraded to polymer hardened aggregate gravel.	Community Development Grant Australian Government (Election Commitment) and Southern Midlands Council	\$100,000		Jack Lyall (Helen Geard)	100%	June 2021	Completed.
Kempton Town Development Project	Alteration to Victoria Memorial Hall entrance and landscaping forecourt area. Clock tower – lettering works as required.	Community Development Grant Australian Government (Election Commitment) and Southern Midlands Council	\$75,000	\$25,000	Maria Weeding	100%	1 st October 2021	Completed. Letter from Aust Govt – 5 Jan 2022 advising that the final report accepted and grant acquitted.
Oatlands Destination Playground.	Upgrade of the playground and adjacent ground area (including installation of underground watering system) at Callington Park	Community Development Grant Australian Government (<i>Election Commitment</i>)	\$ 500,000	\$7,400	Maria Weeding	100%	Feb 2021	Completed

Report to Council on Grant Funded Projects as at 30th June 2022

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
Mt Pleasant Recreation Ground Facilities Upgrade	Addition of a new unisex toilet block to existing club rooms (3 toilets including D/A toilet)	Australian Govt. Dept of Industry, Innovation and Science- Stronger Communities Program Round 5	\$20,000	\$78,000	Maria Weeding	100%	Dec 2020	Completed
Chauncy Vale Wildlife Sanctuary Pedestrian Bridge Project	Design and construction of two (2) pedestrian bridges across the Browns Cave Creek. The bridges allow for a permanent, safe and pleasant crossing of the creek as part of the overall walking track(s).	Community Development Grant Australian Government (Election Commitment)	\$55,000	Nil	Graham Green	100%	Sept 2020	Completed.
Day Dawn Creek Riparian Rehabilitation	Erosion control, bank stabilization and vegetation plantings for improved biodiversity and ground stability in vicinity of the "Day Dawn Creek".	Communities Environment Program (Australian Government)	\$15,000	Nil	Graham Green	100%	June 2021	Completed
Mangalore Recreation Ground Twin Arenas Project	Two new arenas for the pony clubs that call Mangalore Rec Grd home	Major Sport & Rec Grants Program Communities Sport & Recreation (Tas Government)	\$36,784		Andrew Benson	100%	Completed	Grant acquitted
Kempton Medical and Community Centre	Conversion of the former Principal's Residence and establishment of car parking	Department of Communities (Tas) Election Commitment	\$75,000	\$25,000	Tim Kirkwood / Andrew Benson	100%	Completed	Grant Acquittal Received from Tas Audit Office

Report to Council on Grant Funded Projects as at 30th June 2022

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
UNSUCCESSFUL GRANTS APPLICATIONS								
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

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 2022)

AUTHOR: FINANCE OFFICER (MANDY BURBURY)

DATE: 17 JULY 2022

ISSUE

Provide the Financial Report for the period ending 30th June 2022.

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 2021 to 30 June 2022.
- Operating Expenditure Report – 1 July 2021 to 30 June 2022.
- Capital Expenditure Report – 1 July 2021 to 30 June 2022.
- Cash Flow Statement – 1 July 2021 to 30 June 2022.

OPERATING EXPENDITURE (OPERATING BUDGET)

Overall operating expenditure to end of June was \$11,583,500 which represents 95.9% of the Year to Date Budget.

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

Expenditure is consistent with the Budget.

Strategic Theme - Infrastructure

Nil.

Strategic Theme – Growth

Nil.

Strategic Theme – Landscapes

Nil.

Strategic Theme – Community

Nil.

Strategic Theme – Organisation

Nil.

CAPITAL EXPENDITURE PROGRAM

Grant funded projects in the Capital Expenditure Program are colour coded by the grant program and show the completion deadline of projects. 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 council's full allocation is budgeted and spent in the year allocated
Local Road and Community Infrastructure (LRCI) Phase 1	Completion date extended – now 30 June 2022 (use or lose)
Local Road and Community Infrastructure (LRCI) Phase 2	Completion date extended – now 30 June 2022 (use or lose)
Local Road and Community Infrastructure (LRCI) Phase 3	To be completed by 30 June 2023 (use or lose)
Other Specific Purpose Grants	Completion date as per grant deed or approved extension date

RECOMMENDATION

THAT the Financial Report be received and the information noted.

DECISION

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
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 July 2021 to 30 June 2022

	Annual Budget \$	Year to Date as at 30 June \$	%	Comments
Income				
General rates	5,995,491	6,035,147	100.7%	Includes Interest & Penalties on rates
User Fees (refer Note 1)	786,810	946,390	120.3%	Includes Private Works
Interest	125,000	26,872	21.5%	
Government Subsidies	72,431	71,046	98.1%	Heavy Vehicle Licence Fees, Road Rescue MAIB reimbursements & Interest Subsidy
Contract Income	0	0		
Other (refer Note 2)	192,400	493,690	256.6%	Includes TasWater Distributions
Sub-Total	7,172,132	7,573,144	105.6%	
Grants - Operating	3,619,473	4,731,750	130.7%	
Total Income	10,791,605	12,304,894	114.0%	
Expenses				
Employee benefits	-4,387,132	-3,504,036	79.9%	Less Roads - Resheeting (Capitalised)
Materials and contracts	-3,357,595	-3,597,039	107.1%	Less Roads - Resheeting (Capitalised), Includes Land Tax
Depreciation and amortisation	-3,004,300	-3,004,300	100.0%	Percentage Calculation (based on year-to-date)
Finance costs	-67,891	-64,811	95.5%	Interest
Contributions	-245,179	-245,179	100.0%	Fire Service Levies
Other	-147,571	-156,333	105.9%	Audit Fees and Councillor Allowances
Total expenses	-11,209,668	-10,571,699	94.3%	
Surplus (deficit) from operations	-418,063	1,733,195	-414.6%	
Grants - Capital (refer Note 3)	6,431,085	5,968,484	92.8%	
Sale Proceeds (Plant & Machinery)	0	378,081		
Sale Proceeds (Land)	0	0		
Sale Proceeds (Other Assets)	0	14,424		Includes used wheelie bins & sale of Mill assets
Net gain / (loss on disposal of non-current assets)	-7,000	0		
Surplus / (Deficit)	6,006,022	8,094,194	134.8%	

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 July 2021 to 30 June 2022

	Annual Budget \$	Year to Date as at 30 June \$	%	Comments
NOTES				
1. Income - User Fees (Budget \$681,158) includes:				
- All other Programs	584,279	576,980	98.8%	
- Private Works	202,531	369,409	182.4%	
	<u>786,810</u>	<u>946,390</u>	120.3%	
2. Income - Other (Budget \$86,000) includes:				
- Tas Water Distributions	182,400	182,400	100.00%	
- HBS Dividend	10,000	0	0.00%	
- Developer Contribution	0	19,636		
- Public Open Space Contribution	0	7,177		
- Headworks Contribution	0	2,273		
- Donations for use of recreation facilities	0	500		Blue Gum Rovers (Tunnack Rec) & CMCA Overlanders Chapter (Callington Park)
- Worker's Comp. Wage Reimbursement	0	56,103		
- Mt Pleasant Committee Contribution	0	200,000		Mt Pleasant Recreation Ground Change Room Grant
- Contributions to Kempton Play Equipment	0	4,000		Kempton Festival, Green Ponds Progress Assoc. & Brighton Green Ponds RSL
- Shaw Contracting Contribution to Inglewood Road	0	21,600		
	<u>192,400</u>	<u>493,690</u>	256.6%	
3. Grants - Capital (Budget includes):				
- Elderslie/Bluff Road Junction (Black Spot)	150,000	0	0.00%	
- Local Roads & Comm Infrastructure - Phase 1	158,281	91,278	57.67%	\$91,278 (rec'd in advance - unspent as at 30/6/2021)
- Local Roads & Comm Infrastructure - Phase 2	546,863	485,960	88.86%	\$485,960 (rec'd in advance - unspent as at 30/6/2021)
- Local Roads & Comm Infrastructure - Phase 3	463,625	0	0.00%	\$1,331,062 Projects to be completed by 30.06.23
- Reeve St Intersection Campania (Vuln. Road Users)	200,000	0	0.00%	
- Roads To Recovery	665,531	665,531	100.00%	
- Comm Dev Grant Program - Broadmarsh Streetscape	230,000	0	0.00%	
- Midland Hway/ Mood Food Pathway	147,565	0	0.00%	
- Comm Dev Grant Program - UJ/Ground Lighting (250K)	125,000	125,000	100.00%	
- Comm Dev Grant Program - Lake Dulverton (220K)	220,000	162,680	73.95%	
- Department of Health - Chauncy Vale (Wombat Walk)	24,220	24,220	100.00%	\$24,220 (rec'd in advance - unspent as at 30/6/2021)
- State Grant Oatlands Aquatic Centre	2,000,000	2,000,000	100.00%	\$2 million (rec'd in advance - unspent as at 30/6/2021)
- Federal Grant Oatlands Aquatic Centre	1,500,000	1,500,000	100.00%	
- Comm Dev Grant - Oatlands Aquatic Centre (\$500K)	0	0		
- Comm Dev Grant - Campania Bush Reserve (\$100K)	0	92,110		
- Comm Dev Grant - Kempton Streetscape (\$75K)	0	45,000		
- Comm Dev Grant - Broadmarsh Streetscape (\$230K)	0	230,000		
- Black Summer Bushfire Grant - Waste Water Tanks	0	59,705		First Instalment
- Black Summer Bushfire Grant - The Haven	0	465,000		First Instalment
- State Govt. Contribution to Tunbridge Hall repairs	0	17,500		
- Electric Vehicle ChargeSmart Grant (\$45K)	0	4,500		First Instalment
	<u>6,431,085</u>	<u>5,968,484</u>	92.81%	
4. Grant - Operating (Budget \$3,564,167) includes:				
Operating Grants				
- FAGS 2021/22	3,619,473	1,849,898	51.1%	Actual Grant - \$3,657,903 (\$1,808,005 prepayment in 20/21 + 4 instalments of \$462,474.50)
- FAGS 2022/23	0	2,852,072		2022/23 Payment in Advance
- Communities for Children - School Holiday Program	0	9,993		
- Sport Australia Grant - Aquatic Centre	0	6,000		
- Australian Govt. - Encouraging Active Aging	0	10,000		
- Volunteer Support Grant Fund (DPFEM)	0	3,787		SES equipment
	<u>3,619,473</u>	<u>4,731,750</u>	130.7%	

**SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE 2021/22
SUMMARY SHEET**

PROGRAM	ACTUAL EXPENDITURE	2021/22 BUDGET	VARIANCE	PERCENTAGE OF BUDGET SPENT
INFRASTRUCTURE				
Roads	3,437,318	3,350,313	-87,005	102.60%
Bridges	388,298	400,987	12,689	96.84%
Walkways	218,938	226,220	7,282	96.78%
Lighting	72,656	85,200	12,544	85.28%
Public Toilets	83,731	77,741	-5,990	107.71%
Sewer/Water	-	-	0	-
Stormwater	71,498	79,614	8,116	89.81%
Waste	1,086,885	1,088,258	1,373	99.87%
Information, Communication	-	-	-	-
INFRASTRUCTURE TOTAL:	5,359,323	5,308,333	-50,990	100.96%
GROWTH				
Residential	-	-	-	-
Tourism	32,233	48,700	16,467	66.19%
Business	1,039,135	957,904	-81,231	108.48%
Industry	-	-	-	-
GROWTH TOTAL:	1,071,367	1,006,604	-64,763	106.43%
LANDSCAPES				
Heritage	308,476	414,926	106,450	74.34%
Natural	201,324	219,603	18,279	91.68%
Cultural	2,153	13,500	11,347	15.95%
Regulatory - Development	688,262	889,530	201,268	77.37%
Regulatory - Public Health	15,814	20,325	4,511	77.80%
Regulatory - Animals	104,320	111,113	6,793	93.89%
Environmental Sustainability	-	-	-	-
LANDSCAPES TOTAL:	1,320,348	1,668,997	348,649	79.11%
COMMUNITY				
Community Health & Wellbeing	171,381	267,425	96,044	64.09%
Recreation	419,060	729,670	310,610	57.43%
Access	-	-	0	-
Volunteers	44,199	45,000	801	98.22%
Families	4,481	11,500	7,019	38.96%
Education	-	-	0	-
Capacity & Sustainability	34,859	44,405	9,546	78.50%
Safety	25,514	39,700	14,186	64.27%
Consultation & Communication	14,005	17,300	3,295	80.95%
LIFESTYLE TOTAL:	713,498	1,155,000	441,502	61.77%
ORGANISATION				
Improvement	102,849	106,890	4,041	96.22%
Sustainability	2,687,559	2,500,667	-186,892	107.47%
Finances	328,555	328,179	-376	100.11%
ORGANISATION TOTAL:	3,118,964	2,935,736	-183,228	106.24%
TOTALS	\$11,583,500	\$12,074,670	\$491,169	95.9%

CAPITAL EXPENDITURE PROGRAM 2021-22

As at 30 June 2022

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
		\$	\$	\$		
INFRASTRUCTURE						
ROAD ASSETS						
Resheeting Program	Roads Resheeting	800,000	503,285	296,715		
Reseal Program	Roads Resealing (as per program below)	288,500	as below	95,877	\$100k of \$400k budget identified as savings Nov 2021 \$11.5k to Tunbridge Stormwater Upgrade	
	Bagdad - Chauncy Vale Road (1500 m2)	0	23,293			
	Bagdad - Green Valley Road (3000m2)	0	21,016			
	Bagdad - Huntingdon Tier Road, Bagdad (Starting at WTS 4800m2)	0	15,534			
	Bagdad - School Road (2400m2)	0	11,690			
	Campania - Brownwood Estate (1000m2 / 2 coat seal)	0	0			
	Levendale - Woodsdale Road (Near Hall 4200m2)	0	32,610			
	Mangalore - Blackbrush Road (3500 m2)	0	29,260			
	Oatlands - Marlborough Street (2200m2)	0	12,177			
	Oatlands - Nelson Street (200m2 / 2 coat seal)	0	5,379			
	Tunbridge - Allison Street (350m2)	0	2,781		\$11,500 to Tunbridge stormwater renewal, which	
	Tunbridge - Ballochmyle Road (1350m2)	0	5,481		included prep work for reseals	
	Tunbridge - Lowe Street (1600m2)	0	6,411			
	Tunbridge - Scott Street (1000m2 + 450m2 /2 coat seal)	0	12,741			
	Tunbridge - Butler Street (1250m2 / 2 coat seal)	0	8,759			
	Tunbridge - Victoria Street (250m2 / 2 coat seal)	0	5,492			
Reconstruct & Seal		-100,000	0	-100,000	\$100k identified as Project Savings Nov 2021	
	Bagdad - Green Valley Rd / Huntingdon Tier Road Jnct (250 metres)	35,100	39,201	-4,101	RTR 21/22	30 June 2022*
	Baden - Woodsdale Road (700m Reconstruction)	115,500	83,801	31,699	Urgent works to be carried out in lieu of Stonor Road (700m)	
	Oatlands - South Parade (including Kerb, Channel and Footpath)	170,000	9,264	160,736	WIP 30.06.21 \$2,591 RTR 21/22 (\$150,000)	30 June 2022*
	Stonor - Stonor Road (western end) (1000 metres)	165,000	145,026	19,974		
	York Plains - York Plains Road (pavement failures) (500 metres)	82,500	0	82,500	LRCI P3	30 June 2023
	Woodsdale Road - Reconstruction Patches	170,200	148,480	21,720	Budget Alteration Nov 2021	
	Woodsdale Road - Reconstruction Patches	195,000	195,144	-144	RTR \$127,700 (using savings on other projects)	30 June 2022
	Andover - Ingwood Road - Reconstruction Patches	85,000	114,113	-29,113	Nov 2021 (Offset by \$21,600 contribution by Shaw Contracting)	

CAPITAL EXPENDITURE PROGRAM 2021-22

As at 30 June 2022

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE	
		\$	\$	\$			
Construct & Seal (Unsealed Roads)	Bagdad - Green Valley Road (650m New Seal)	81,400	73,049	8,351	RTR \$71,400 (using savings from 20/21 RTR)	30 June 2021*	
	Bagdad - Huntingdon Tier (400m new seal) Two Coat	84,000	43,955	40,045			
	Lower Marshes - Lower Marshes Road (approx. 750 Metres)	144,375	103,611	40,764	RTR 21/22 (\$143,281)	30 June 2022*	
	Mangalore - Ballyhooly Road (approx 500 metres)	96,250	35,601	60,649	RTR 21/22	30 June 2022*	
	Tunnack - Eldon Road (1,100 metres new seal)	171,300	177,455	-6,155	RTR 21/22	30 June 2022*	
Minor Seals (New)	Rhyndaston - Rhyndaston Road Dust Suppressant	20,000	30,781	-10,781			
	Tunnack - Scotts Road Dust Suppressant	20,000	18,638	1,362			
	Bagdad - Chauncy Vale Road Dust Suppressant	0	12,750	-12,750			
Other	Elderslie - Cockatoo Gully Road Landslip repairs	35,000	23,268	11,732	Budget Alteration Nov 2021		
	Tunnack - Link Road Landslip repairs	25,000	107	24,893	Budget Alteration Nov 2021		
	Tunnack - Eldon Road Landslip repairs	50,000	73,090	-23,090	Budget Alteration Nov 2021		
	Campania - Estate Road (vicinity Mallow property)	49,000	13,544	35,456	\$10K Budget c/fwd WIP 30/06/21 \$3638.16		
	Campania - Main Intersection/Carpark Design Concept	50,000	0	50,000	\$50K c/fwd		
	Campania - Reeve St / Clime Street (includes Footpath)	70,000	16,209	53,791	\$70K Budget c/fwd WIP 30/6/20 \$11,418.84		
	Campania - Reeve St Junction/footpath/kerb & channel	200,000	6,359	193,641	Vulnerable Road Users Program	#####	
	Dysart - Cliftonvale & Sugarloaf Rd Junction Improvements	16,884	16,884	0.00	WIP 30/06/20 \$16,884.46 Budget moved to urgent works 11/2021		
	Elderslie - Bluff Road Intersection Upgrade	150,000	130,674	19,326	WIP 30/06/21 \$36992.28 Black Spot	21 May 2022	
	Elderslie - Elderslie Road Widening Investigation & Trial (Sth Blackbrush	40,000	6,777	33,223	WIP 30/06/21 \$1078.54		
	Oatlands - Hasting Street Junction	15,000	959	14,041	\$15K Budget c/fwd WIP 30/6/19 \$958.52		
	Tea Tree - Grices Road (Tree removal, set-back of embankment, drainage	15,000	0	15,000			
	Woodsdale - Woodsdale Road (400m safety rail in two sections, The Cut	17,000	9,016	7,984			
			3,357,009	2,223,666	1,133,344		
	BRIDGE ASSETS	Interlaken Road (Dulv Rvlt - Bridge No 3861) - Widening	42,218	53,525	-11,307		
Woodsdale Road (Nutting Garden Rivulet - Bridge No 4084)		148,200	230,286	-82,086	Budget c/fwd RTR (\$94,531) WIP 30/06/21 \$16,917.03		
York Plains Road (Kitty's Rivulet - Bride No 457)		60,000	69,342	-9,342	WIP 30/06/21 \$25,945		
			250,418	353,153	-102,735		

CAPITAL EXPENDITURE PROGRAM 2021-22
As at 30 June 2022

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
		\$	\$	\$		
WALKWAYS	Footpaths - General Streetscapes	225,000	0	225,000	Includes \$170K Budget C/fwd, \$20K moved to South Parade	
	Bagdad - East Bagdad Road	210,000	151,524	58,476	Budget c/fwd WIP 30/6/21 \$143062.53	
	Bagdad - Midland Highway - Walking Path Upgrade (500 metres)	50,000	0	50,000		
	Broadmarsh - Streetscape Works	230,000	253,728	-23,728	Budget c/fwd WIP 30/06/21 \$190864.48	
	Campania - Review Manag. Plan (Site Plan) / Walking Tracks (Bush Res)	5,000	0	5,000	\$5K Budget c/fwd	
	Campania - Reeve Street - Footpath through to Hall	30,000	0	30,000		
	Kempton - Midlands Highway/Mood Food	147,565	0	147,565		
	Kempton - Streetscape Plan (Review & Implementation)	35,000	1,881	33,119	Budget c/fwd WIP 30/06/21 \$1881.13	
	Kempton - Streetscape Plan - Footpath Renewal (Dysart House)	23,000	0	23,000	Budget c/fwd	
	Kempton - Streetscape Plan - Footpath Renewal (southern end)	60,000		60,000	LRCI P3	30 June 2023
	Kempton - Jones' Subdivision - Footpath/kerb & gutter/stormwater	242,660	243,000	-340	LRCI P3	30 June 2023
	Kempton - Main St, Sophia to Erskine (145m) - Footpath/kerb & gutter/stk	52,032	58,404	-6,372	LRCI P2	30 June 2022
	Kempton - Old Huntinground Road (Footpath / School Crossing etc.)	27,000	8,391	18,609		
	Kempton - Streetscape Plan - Victoria Memorial Hall	110,000	157,499	-47,499	Budget c/fwd WIP 30/06/20 \$109,336.52	
	Melton Mowbray - Streetscape Works (Trough / Shelter etc)	30,000	5,318	24,682	WIP 30/06/20 \$5318.18	
	Oatlands - High Street (Footpath Renewal)	61,281	67,963	-6,682	LRCI P1	30 June 2022
	Oatlands - Wellington Street (Footpath, Kerb, Guttering Anstey Crt to Hig	54,000	66,776	-12,776	LRCI - Renominated from P1 savings	30 June 2022
	Oatlands - Wellington Street (Footpath - High to Infant Car Park - Gravel	24,225	44,770	-20,545		
	Oatlands - Wellington Street (Footpath - Oak Court to Anstey Court)	0	8,025	-8,025		
	Oatlands - Stanley Street (Concrete Footpath, Marlborough St to High St)	43,000	64,265	-21,265	LRCI - Renominated from P1 savings	30 June 2022
	Oatlands - Church Street (High St to Esplanade - Gravel to Concrete - 24	28,800	0	28,800		
	Tunbridge - Main Street (Ongoing Kerb & Gutter Renewal)	6,000	6,027	-27	\$14K of budget moved to drainage	
	Tunnack - Streetscape concept Plan	50,000	42,970	7,030	\$45K budget c/fwd WIP 30/06/21 \$28,770.96	
		1,744,563	1,180,539	564,024		
LIGHTING	Oatlands - Esplanade Project	384,000	321,860	62,140	Budget c/fwd WIP 30/6/21 \$162,203.16	
		384,000	321,860	62,140		
PUBLIC TOILETS	Campania - Flour Mill Park - Concrete Pathways/drainage/remove pavers	15,000	0	15,000	Budget c/fwd	
	General Public Toilets - Upgrade Program	20,000	0	20,000	Budget c/fwd	
		35,000	0	35,000		

CAPITAL EXPENDITURE PROGRAM 2021-22
As at 30 June 2022

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
		\$	\$	\$		
DRAINAGE	Bagdad - Lyndon Road	15,000	0	15,000	\$15K Budget c/fwd	
	Bagdad - Blackbrush Road Drainage (kerb, gutter, footpath)	430,000	447,667	-17,667.37	LRCI Phase 2 - WIP 30/06/21 \$6,575.80	30 June 2022
	Bagdad - Hall Lane Drainage	75,000	87,076	-12,076.47	LRCI Phase 2 - WIP 30/06/21 \$3,592.71	30 June 2022
	Campania - Estate Road (School Farm)	10,000	0	10,000	\$10K Budget c/fwd	
	Oatlands - High St/Wellington Street Junction	5,000	0	5,000	\$5K Budget c/fwd	
	Tunbridge - Stormwater Upgrade	25,500	25,417	83	\$14K from Tunbridge Kerb & Gutter Renewal. Balance from Reseal program as sealing prep.	
		560,500	560,161	339		
WASTE	Wheelie Bins and Crates	5,000	9,747	-4,747		
	WTS Safety & Operational Improvements	25,000	as below	445		
	Campania WTS Improvements - Gates	0	16,035			
	Dysart WTS Improvements - Gates	0	8,520			
		30,000	34,302	-4,302		
GROWTH TOURISM	Jericho - Memorial Avenue - Plaques (Stage 1 of 2 - \$20K per year)	20,000	0	20,000		
	Kempton - Memorial Avenue Park - Interps (Stage 1 of 2 - \$20K per year)	20,000	455	19,545		
	Oatlands Accommodation Facility	0	40,373	-40,373	To be offset by Barrack Street Property WIP 30/6/21 \$3,502.41	
		40,000	40,828	-828		

CAPITAL EXPENDITURE PROGRAM 2021-22
As at 30 June 2022

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
		\$	\$	\$		
LANDSCAPES						
HERITAGE						
	Heritage Collections Store	10,000	3,700	6,300	Budget c/fwd WIP 30/06/21 \$1,500	
	Oatlands - Barrack Street Police House (\$110K over 2 years)	55,000	0	55,000		
	Oatlands - Callington Mill (Limestone Seal in Precinct)	27,250	9,074	18,176		
	Oatlands - Commissariat (79 High Street) Boundary Fence	6,000	0	6,000	Budget c/fwd	
	Oatlands - Court House (Sandstone wall restoration)	15,000	2,495	12,505		
	Oatlands - Gaol Aluminium Temporary Steps (Entrance)	3,500	0	3,500	\$3.5K Budget c/fwd	
	Oatlands - Gaol Wingwall Restoration	8,000	0	8,000		
	Oatlands - Roche Hall Forecourt (Interps - Planning Condition of Approval)	40,000	0	40,000	\$40K Budget c/fwd	
	Parattah - Railway Station -Shed for Gangers Trolley	2,000	0	2,000		
		166,750	15,269	151,481		
NATURAL						
	Chauncy Vale - Wombat Walk	39,250	24,548	14,702	Includes \$29,250 grant WIP 30/06/21 \$5,030.25	31 Dec 2022
	Oatlands - Lake Dulverton Improvements	0	1,183	-1,183	Bench Seat	
	Oatlands - Lake Dulverton Walkway (Grants \$135K + \$85K)	220,000	221,341	-1,341	\$220K Budget c/fwd WIP \$121583.30	30 April 2022
	Municipal Area - Preventing Roadkill (Signs)	5,000	1,980	3,020		
		264,250	249,052	15,198		
CULTURAL						
	Nil	0	0	0		
		0	0	0		
REGULATORY - DEVELOPMENT						
	Kempton Council Chambers - Chambers Restoration Works	15,000	18,039	-3,039	\$5K Budget c/fwd WIP 30/06/21 \$1,818.18	
	Kempton Council Chambers - Clock Restoration Works	20,000	10,054	9,946	Budget c/fwd WIP \$501.50	
	Kempton Council Chambers - Office Furniture & Equipment	5,000	656	4,344		
	Kempton Council Chambers - Solar Proposal	11,145	16,867	-5,722		
		51,145	45,616	5,529		
REGULATORY - PUBLIC HEALTH						
	Water Bottle Refill Stations	7,980	0	7,980		
	Kempton - Community Health Facility	400,000	324,974	75,026	Budget c/fwd WIP 30/06/21 \$324,497.46	
		407,980	324,974	83,006		

CAPITAL EXPENDITURE PROGRAM 2021-22

As at 30 June 2022

		BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
REGULATORY						
- ANIMAL CONTROL	Kempton - Dog Pound(s)	35,000	21,271	13,729	Budget c/fwd WIP 30/06/21 \$14,370.46	
		35,000	21,271	13,729		
COMMUNITY						
COMMUNITY HEALTH & WELLBEING	Communities for Children - Play equipment for trailer	0	2,655	-2,655		
		0	2,655	-2,655		
RECREATION						
	Recreation Committee	10,024	0	10,024		
	Bagdad - Bagdad Community Club (Precinct Plan)	25,000	14,160	10,840		
	Campania - Public Open Space dev (Justitia Park)	12,000	5,626	6,374		
	Campania - Recreation Ground (Internal Toilet Improvements)	40,000	43,116	-3,116	Budget c/fwd WIP 30/06/21 \$8,636.36	
	Kempton - Memorial Avenue Park (Gifted to Council)	0	155	-155	WIP 30/06/20 \$155	
	Kempton - Memorial Hall Improvements (Online Access Centre-Curtains)	449	449	0		
	Kempton - Memorial Hall Improvements (Sandstone Foundation Restoration)	9,369	9,369	0		
	Kempton - Memorial Hall Portico	52,000	54,332	-2,332	Budget c/fwd WIP \$54,332.24	30 June 2022
	Kempton - Off-lead Dog Park	43,125	3,915	39,210	LRCI Phase 3	30 June 2023
	Kempton - Recreation Ground (Lighting)	16,000	0	16,000	Budget c/fwd	
	Kempton - Recreation Ground (Roof Struct Entry to Clubrooms)	15,000	19,956	-4,956	Budget c/fwd WIP 30/06/21 \$468.18	
	Kempton - Recreation Ground (Site Dev and Play Equipment)	25,000	750	24,250		
	Kempton - Skate Park (Council Commitment)	5,000	11,364	-6,364		
	Mangalore - Hall (replace Gutters and Roofing)	18,000	13,378	4,622	Budget c/fwd	
	Oatlands - Aquatic Centre (New Pool) - WIP prior to 2020/21	941,987	941,987	0	WIP 30/06/20 \$166,197.29, 30/6/19 \$395,896.00, 30/6/18 \$379,803.40	
	Oatlands - Aquatic Centre (New Pool) - Construction	9,379,600	6,519,656	2,859,944	WIP 30/06/21 \$1,741,641.16	
	Oatlands - Callington Park (Two seats)	7,000	4,687	2,313		
	Oatlands - Callington Park (Lighting & Surveillance)	6,000	12,497	-6,497		
	Oatlands - Community Hall (Maintenance Program)	51,300	0	51,300		
	Oatlands - Midlands Memorial Comm Centre (Roof & Insulation)	39,000	468	38,532		
	Oatlands - Recreation Ground Shower & ceiling repairs	5,158	5,158	0		
	Tunbridge - Hall Council contribution to damaged wall	1,573	16,147	-14,574	\$12,500 committed & \$10,927 spent in 2020/21	
	Tunbridge - Park Perimeter Fence (Safety)	30,000	15,877	14,123	Budget c/fwd	
		10,732,585	7,693,046	3,039,539		

CAPITAL EXPENDITURE PROGRAM 2021-22

As at 30 June 2022

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
		\$	\$	\$		
ACCESS	All Buildings (Priority Approach)	50,000	0	50,000	Budget c/fwd - 5 years @ \$10K per year	
	Tunbridge Community Club (SMC Contribution Accessible Toilets)	20,000	200	19,800		
		70,000	200	69,800		
CAPACITY & SUSTAINABILITY	Campania Bush Reserve / Cemetery	300,000	14,817	285,183	WIP 30/06/21 \$5,194.75	
	Levendale Community Centre	38,390	0	38,390	Budget c/fwd	
	Oatlands - Church Street Sub-Division	0	32,471	-32,471	Expenses offset on sale of properties WIP 30/06/21 \$6,764.66	
	Oatlands - Community Shed (TMSA Grant)	0	1,130	-1,130	Income received OBO Community Shed 2020/21	
	Oatlands - Stanley Street Master Plan	20,000	0	20,000		
	Oatlands Structure Plan	25,000	34,155	-9,155	\$25K Budget c/fwd WIP \$23,203	
		383,390	82,574	300,816		
SAFETY	Nil	0	0	0		
		0	0	0		
ORGANISATION SUSTAINABILITY	Oatlands - Council Chambers - Internal Toilets Upgrade	100,000	1,537	98,463	Budget c/fwd	
	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	763	4,237		
	Records System	30,000		30,000	\$20K Budget c/fwd	
	Computer System (Hardware / Software)	80,000	97,199	-17,199		
	Municipal Revaluation	0	64,400	-64,400	To be amortised over 5 years (commencing 01.07.22)	
	Asset Revaluation - Moloneys Asset Management Systems - Roads	49,500	49,500	0	To be amortised over 3 years	
		284,500	213,400	71,100		

Southern Midlands Council
Minutes – 27th July 2022

CASH FLOW 2021/2022	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)
	(July 2021)	(Aug 2021)	(Sept 2021)	(Oct 2021)	(Nov 2021)	(Dec 2021)	(Jan 2022)	(Feb 2022)	(Mar 2022)	(Apr 2022)	(May 2022)	(Jun 2022)	(2021-22)
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash flows from operating activities													
Payments													
Employee costs	-260,616	-390,947	-264,569	-260,441	-273,302	-308,294	-165,488	-255,886	-368,933	-211,441	-254,867	-569,327	-3,584,111
Materials and contracts	-491,436	-202,262	-287,964	-187,165	-355,721	-382,439	-199,015	-162,898	-265,437	-366,743	-96,851	234,221	-2,763,709
Interest	-3,558	0	0	0	-1,864	-31,317	0	0	0	0	-1,568	-26,504	-64,811
Other	-28,525	-73,931	-39,279	-122,445	-44,565	-40,216	-80,562	-41,301	-56,695	-84,236	-100,134	-29,749	-741,639
	-784,134	-667,140	-591,813	-570,052	-675,451	-762,266	-445,064	-460,085	-691,066	-662,419	-453,421	-391,359	-7,154,270
Receipts													
Rates	114,192	1,709,936	1,307,712	167,514	463,147	397,008	399,591	372,186	517,256	293,177	178,092	131,707	6,051,518
User charges	126,455	-3,059	202,593	60,610	36,672	49,557	130,153	66,959	223,596	-49,482	-724,457	-827,702	-708,106
Interest received	1,852	1,900	3,079	1,651	2,256	1,954	1,247	1,809	3,904	964	3,307	2,948	26,872
Subsidies	0	0	0	0	0	0	25,099	0	0	11,658	0	24,539	61,296
Other revenue grants	2,779	462,475	0	2,200	466,261	0	0	464,996	2,492	2,858,072	927,475	10,000	5,196,750
GST Refunds from ATO	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	45,664	13,995	4,476	-118,933	12,974	-58,609	-268,012	34,786	26,217	-107,787	123,801	71,116	-220,314
	290,942	2,185,246	1,517,860	113,042	981,311	389,910	288,077	940,736	773,465	3,006,602	508,217	-587,393	10,408,015
Net cash from operating activities	-493,192	1,518,106	926,047	-457,010	305,860	-372,357	-156,987	480,651	82,399	2,344,183	54,796	-978,752	3,253,745
Cash flows from investing activities													
Payments for property, plant & equipment	-144,440	-1,208,615	-1,117,813	-133,689	-966,090	-1,337,548	-528,164	-361,393	-556,595	-1,632,635	-546,599	-1,531,497	-10,065,079
Proceeds - sale of property, plant & equipment	55	59,027	63,651	3,182	8,373	0	333	0	96,418	97,220	1,710	62,546	392,515
Proceeds from Capital grants	0	100,000	0	0	463,110	158,500	0	0	299,236	142,500	838,680	900,000	2,902,026
Proceeds from Investments	0	0	0	0	0	0	0	0	0	0	0	0	0
Payment for Investments	0	0	0	0	0	0	0	0	0	0	0	0	0
Net cash used in investing activities	-144,385	-1,049,588	-1,054,161	-130,508	-494,607	-1,179,048	-527,831	-361,393	-160,941	-1,392,915	293,791	-568,952	-6,770,539
Cash flows from financing activities													
Repayment of borrowings	-7,651	0	0	0	-15,680	-119,272	0	0	0	0	-15,976	-175,291	-333,869
Proceeds from borrowings	0	0	0	0	0	0	0	0	0	0	0	0	0
Net cash from (used in) financing activities	-7,651	0	0	0	-15,680	-119,272	0	0	0	0	-15,976	-175,291	-333,869
Net increase/(decrease) in cash held	-645,228	468,517	-128,114	-587,517	-204,427	-1,670,677	-684,818	119,258	-78,541	951,268	332,611	-1,722,995	-3,850,663
Cash at beginning of reporting period	18,201,458	17,556,231	18,024,748	17,896,634	17,309,117	17,104,690	15,434,013	14,749,195	14,868,452	14,789,911	15,741,179	16,073,790	18,201,458
Cash at end of month	17,556,231	18,024,748	17,896,634	17,309,117	17,104,690	15,434,013	14,749,195	14,868,452	14,789,911	15,741,179	16,073,790	14,350,796	14,350,796

**17.3.2 Monthly Oatlands Aquatic Centre Capital Expenditure Report
(Period ending 30 June 2022)**

AUTHOR: FINANCE OFFICER (MANDY BURBURY)

DATE: 17 JULY 2022

ISSUE

Provide the capital expenditure report for the Oatlands Aquatic Centre to 30 June 2022.

DETAIL

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

RECOMMENDATION

THAT the Financial Report be received and the information noted.

DECISION

Moved by Clr D Fish, seconded by Clr K Dudgeon

THAT the Financial Report be received and the information noted.

CARRIED

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

**OATLANDS AQUATIC CENTRE CAPITAL EXPENDITURE RECONCILIATION
AS AT 30 JUNE 2022**

	BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS
Total Expenditure to 30 June 2022		7,628,550		
Council Labour & On-costs		5,255		
Materials - Council		195		
External Plant Hire - Council		6,217		
SMC Planing / Building Permits		6,495		
SMC Planing / Building Permits - June 2020		6,868		
SMC - Other Contractor Costs		901		
August 2012 - Purchase of 70 High Street, Oatlands		166,908		Total Cost (includes legals etc.) Gov't Land Value - \$23,000
Bzowy Architecture & Other Consultants				
2016/17		27,056		Best described as Project Revival
Contract No 1 (part of \$107,660)		16,227		
2017/18				
Contract No 1 (part of \$107,660)		92,471		Includes Disbursements of \$1,038
Other Costs - Variations & Redesign		63,579		Additional Floor / Redesign etc.
Bio-Energy (review & assessment)		24,867		
Appeal Costs		140,153		Various
2018/19				
Bzowy - Other Costs - Variations & Redesign		108,611		Includes Survey & Legal
Engagement Agreements		21,470		
Formal Contract - Tenders / Design etc (part of \$379,960)		265,905		

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 2022

Legal (BMB)	0	15,996	-15,996	
Construction Contract (Vos)	7,783,604	5,473,711	2,309,893	10 progress claims (work to 30.05.22)
Consultants Fees (SMG)	581,712	548,850	32,862	
Furniture, Fittings and Equipment (SMG)	50,000	12,266	37,734	
Principal Supplied Goods (SMG)	62,284	35,867	26,417	
Principal Works (SMC)	300,000	141,621	158,379	
Contingency Sum (SMG)	400,000	13,777	386,223	
Demolition of CT Fish Building	10,000	24,673	-14,673	
Construction of Waste Water Holding Facility	192,000	252,896	-60,896	
Construction Budget and Expenditure	\$ 9,379,600	\$ 6,519,656	\$ 2,859,944	

Total Expenditure to 30 June 2022 \$ **7,628,550**

Reconciliation to Capital Expenditure Report

Work in Progress (expenses prior to 2020/21)	941,987
2020/21 expenditure	1,741,641
2021/22 expenditure	<u>4,778,014</u>
Expenditure as per Capital Expenditure Report	6,519,656
add purchase of 70 High Street	166,908
	<u>\$ 7,628,550</u>

18. MUNICIPAL SEAL

Nil.

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

RECOMMENDATION

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

DECISION

Moved by Clr R McDougall, seconded by Clr 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>Audit Panel Minutes</i>	15(2)

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

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 A E Bisdee OAM, seconded by Clr D Fish

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
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

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 Audit Panel Minutes

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

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

RECOMMENDATION

THAT Council move out of “Closed Session”.

DECISION

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

THAT Council move out of “Closed Session”.

CARRIED

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

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 12.30 p.m.