

SOUTHERN
MIDLANDS
COUNCIL



PUBLIC COPY

MINUTES
ORDINARY COUNCIL MEETING

Wednesday, 25th January 2017
Campania Hall

INDEX

1. PRAYERS	4
2. ATTENDANCE	4
3. APOLOGIES	4
4. APPLICATION FOR LEAVE OF ABSENCE	4
5. MINUTES	4
5.1 Ordinary Council Minutes.....	4
5.3 Special Committee of Council Minutes	6
5.3.1 Special Committees of Council - Receipt of Minutes.....	6
5.3.2 Special Committees of Council - Endorsement of Recommendations	6
5.4 Joint Authorities (Established Under Division 4 Of The Local Government Act 1993) ...	7
5.4.1 Joint authorities - Receipt of Minutes	7
5.4.2 Joint Authorities - Receipt of Reports (Annual & Quarterly)	7
6. NOTIFICATION OF COUNCIL WORKSHOPS	8
7. QUESTIONS WITHOUT NOTICE	9
8. DECLARATIONS OF PECUNIARY INTEREST	11
9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA	12
10. PUBLIC QUESTION TIME (SCHEDULED FOR 12.30 PM)	13
10.1 PERMISSION TO ADDRESS COUNCIL.....	14
11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2005	16
12. COUNCIL ACTING AS A PLANNING AUTHORITY PURSUANT TO THE LAND USE PLANNING AND APPROVALS ACT 1993 AND COUNCIL'S STATUTORY LAND USE PLANNING SCHEME	17
12.1 DEVELOPMENT APPLICATIONS	17
12.2 SUBDIVISIONS	17
12.3 MUNICIPAL SEAL (PLANNING AUTHORITY)	17
12.3.1 COUNCILLOR INFORMATION:- MUNICIPAL SEAL APPLIED UNDER DELEGATED AUTHORITY TO SUBDIVISION FINAL PLANS & RELATED DOCUMENTS.....	17
12.4 PLANNING (OTHER)	18
12.4.1 Urgent Amendment to the Southern Midlands Interim Planning Scheme 2015 – Variation to Maximum Lot Size in the Village Zone	18
13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE) ..27	
13.1 ROADS.....	27
13.2 BRIDGES	27
13.3 WALKWAYS, CYCLE WAYS AND TRAILS.....	27
13.4 LIGHTING.....	27
13.5 BUILDINGS.....	27
13.6 SEWERS.....	27
13.7 WATER.....	27
13.8 IRRIGATION.....	28
13.9 DRAINAGE	28
13.10 WASTE	28
13.11 INFORMATION, COMMUNICATION TECHNOLOGY	28
13.12 OFFICER REPORTS – WORKS & TECHNICAL SERVICES (ENGINEERING).....	28
14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)	29
14.1 RESIDENTIAL	29
14.2 TOURISM.....	29

14.3	SAFETY	29
14.4	BUSINESS.....	29
14.5	INDUSTRY.....	29
14.6	INTEGRATION.....	29
15.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME –LANDSCAPES).....	30
15.1	HERITAGE	30
15.1.1	<i>Heritage Project Program Report</i>	<i>30</i>
15.2	NATURAL.....	32
15.2.1	<i>Landcare Unit, GIS & Climate Change – General Report.....</i>	<i>32</i>
15.2.2	<i>Chauncy Vale Wildlife Sanctuary Maintenance Update Report</i>	<i>34</i>
15.3	CULTURAL.....	42
15.4	REGULATORY (OTHER THAN PLANNING AUTHORITY AGENDA ITEMS)	42
15.5	CLIMATE CHANGE.....	42
16.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE)	43
16.1	COMMUNITY HEALTH AND WELLBEING	43
16.1.1	<i>Rural Primary Health Services / GP Services - Update.....</i>	<i>43</i>
16.2	YOUTH	52
16.3	SENIORS	52
16.4	CHILDREN AND FAMILIES	52
16.5	VOLUNTEERS.....	52
16.6	ACCESS	53
16.6.1	<i>Department of State Growth – Review of Bus Transport Services (General access) – Information Only.....</i>	<i>53</i>
16.7	PUBLIC HEALTH	55
16.8	RECREATION	56
16.8.1	<i>Midlands Aquatic and Recreation Centre – Project Update</i>	<i>56</i>
	PUBLIC QUESTION TIME (12.30 P.M.).....	59
16.9	ANIMALS.....	61
16.10	EDUCATION.....	61
17.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)	62
17.1	RETENTION.....	62
17.2	CONSULTATION AND COMMUNICATION	62
18.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION).....	63
18.1	IMPROVEMENT	63
18.2	SUSTAINABILITY	63
18.2.1	<i>Common Services Joint Venture Update (Standing Item – Information Only)</i>	<i>63</i>
18.2.2	<i>Sub-Region Collaboration Strategy – Standing Item.....</i>	<i>70</i>
18.2.3	<i>Annual General Meeting (held 14th December 2016) – Consideration of Motions... 71</i>	
18.3	FINANCES.....	78
18.3.1	<i>Monthly Financial Statement (December 2016)</i>	<i>78</i>
18.3.2	<i>Amendment to Schedule of Fees and Charges 2016/17 – Changes to the Building Act</i>	<i>88</i>
13.12	OFFICER REPORTS – WORKS & TECHNICAL SERVICES (ENGINEERING).....	185
13.12.1	<i>Manager - Works & Technical Services Report.....</i>	<i>185</i>
19.	INFORMATION BULLETINS.....	187
20.	MUNICIPAL SEAL	188
21.	CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA.....	189
22.	BUSINESS IN “CLOSED SESSION”	190
23.	CLOSURE	192

OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL
HELD ON WEDNESDAY, 25th JANUARY 2017 AT CAMPANIA HALL
COMMENCING AT 10:03 A.M

1. PRAYERS

Rev Dennis Cousens recited prayers.

2. ATTENDANCE

Mayor A Bisdee OAM, Deputy Mayor A Green, Clr A Bantick, Clr E Batt, Clr R Campbell, Clr D Fish (10.13 a.m.), Clr D Marshall.

Mr T Kirkwood (General Manager), Mr A Benson (Deputy General Manager), Mr D Cundall (Manager, Development & Environment Services), Miss E Lang (Executive Assistant)

3. APOLOGIES

Nil.

4. APPLICATION FOR LEAVE OF ABSENCE

Nil.

5. MINUTES

5.1 Ordinary Council Minutes

The Minutes of the previous meeting of Council held on the 14th December 2016, as circulated, are submitted for confirmation.

DECISION

Moved by Clr R Campbell, seconded by Clr E Batt

THAT the Minutes of the previous meeting of Council held on the 14th December 2016, as circulated, be confirmed.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D Marshall	√	

5.2 Annual General Meeting Minutes

The Minutes of the Annual General Meeting of Council held on the 14th December 2016, as circulated, are submitted for confirmation.

Note: Section 72B of the Local Government Act 1993 states that any motion passed at an Annual General Meeting must be considered at the next meeting of Council. Motions passed at the Annual General Meeting are listed for consideration under Agenda Item 18.2.3.

DECISION

Moved by Cllr E Batt, seconded by Cllr R Campbell

The Minutes of the Annual General Meeting of Council held on the 14th December 2016, as circulated, be confirmed.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D Marshall	√	

5.3 Special Committee of Council Minutes

5.3.1 SPECIAL COMMITTEES OF COUNCIL - RECEIPT OF MINUTES

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

- Arts Advisory Committee held on the 18th January 2017 (*Minutes tabled at the meeting*)

RECOMMENDATION

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

DECISION

Moved by Deputy Mayor A Green, seconded by Clr E Batt

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

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D Marshall	√	

5.3.2 SPECIAL COMMITTEES OF COUNCIL - ENDORSEMENT OF RECOMMENDATIONS

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

- Arts Advisory Committee – 18th January 2017 (*Minutes tabled at the meeting*)

RECOMMENDATION

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

Recognising that the Minutes were tabled at the meeting, it was resolved that endorsement of the recommendations be deferred until the February 2017 meeting.

Clr D Fish entered the meeting at 10.11 a.m.

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

5.4.1 JOINT AUTHORITIES - RECEIPT OF MINUTES

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

- **Southern Tasmanian Councils Authority – Nil.**

Note: Issues which require further consideration and decision by Council will be included as a separate Agenda Item, noting that Council's representative on the Joint Authority may provide additional comment in relation to any issue, or respond to any question.

DECISION NOT REQUIRED

5.4.2 JOINT AUTHORITIES - RECEIPT OF REPORTS (ANNUAL & QUARTERLY)

Section 36A of the Local Government Act 1993 provides the following;

36A. Annual reports of authorities

(1) A single authority or joint authority must submit an annual report to the single authority council or participating councils.

(2) The annual report of a single authority or joint authority is to include –

- (a) a statement of its activities during the preceding financial year; and*
- (b) a statement of its performance in relation to the goals and objectives set for the preceding financial year; and*
- (c) the financial statements for the preceding financial year; and*
- (d) a copy of the audit opinion for the preceding financial year; and*
- (e) any other information it considers appropriate or necessary to inform the single authority council or participating councils of its performance and progress during the financial year.*

Section 36B of the Local Government Act 1993 provides the following;

36B. Quarterly reports of authorities

(1) A single authority or joint authority must submit to the single authority council or participating councils a report as soon as practicable after the end of March, June, September and December in each year.

(2) The quarterly report of the single authority or joint authority is to include –

- (a) a statement of its general performance; and*
- (b) a statement of its financial performance.*

Reports prepared by the following Joint Authorities, as circulated, are submitted for receipt:

- **Southern Tasmanian Councils Authority – Nil.**

DECISION NOT REQUIRED

6. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2005*, the Agenda is to include details of any Council workshop held since the last meeting.

No workshops have been held since the previous Council Meeting.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Deputy Mayor A Green, seconded by Clr D Marshall

THAT the information be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

7. QUESTIONS WITHOUT NOTICE

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

1. Clr Campbell – request to update the information on individual towns on Council's website. It was also suggested that the 'Artist in Residence paintings' could be introduced as header images for the towns.

Question taken on notice.

2. Clr R Campbell – correspondence containing a number of questions from Mr Williams was provided to the General Manager.

Question taken on notice and a response will be sent to Mr Williams direct.

3. Clr R Campbell – requested information on properties that Council own including valuation information, which are rental properties, which properties are generating revenue etc.

The General Manager advised that this item was raised at Council's AGM by a community member and the information will be provided to them.

4. Clr A Bantick – concern regarding poor mobile phone coverage, particularly in the Bagdad area. This issue has been raised with Telstra a number of times and there are real concerns if coverage is required for an emergency/fire situations and no coverage is available. Request for Council to contact the telecommunications provider direct.

The General Manager advised that he will contact the nominated Local Government Telstra representative to attend and report at the next meeting.

5. Clr A Bantick – reported issues with hooning in the Bagdad area. Numerous complaints have been received and asked that Tasmania Police be contacted to request that Police be more active in this area.

The General Manager advised that he will send correspondence to Inspector Cretu at Bridgewater Police Station advising of the situation and request Police presence more frequently in this area.

6. Clr D Fish – question regarding the conduct of Mayor Bisdee and sought clarification as to whether the Mayor drove a Council vehicle without a licence?

The Mayor advised that this is a matter between his legal representative and the Monetary Penalty Enforcement Unit.

7. Clr D Marshall – update on status of Springvale Road renaming?

The General Manager advised he would liaise with Clr Marshall further on this question.

8. Cllr D Marshall – question regarding information on recycling bins at Waste Transfer Stations.

Information to be provided.

8. DECLARATIONS OF PECUNIARY INTEREST

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2005*, 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 2005*.

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 2005*, 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.

The General Manager reported that the following items need to be included on the Agenda. The matters are urgent, and the necessary advice is provided where applicable:-

21.1 In-Committee Item (Update - Governance Matter)

21.2 In-Committee Item (Rate Remission)

RECOMMENDATION

THAT the Council resolve by absolute majority to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2005*.

DECISION

Moved by Clr R Campbell, seconded by Clr D Fish

THAT the Council resolve by absolute majority to deal with the above listed supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2005*.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

10. PUBLIC QUESTION TIME (SCHEDULED FOR 12.30 PM)

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2005*, the agenda is to make provision for public question time.

In particular, Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2005* 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.*

The following Question on Notice was received in advance of the meeting for Councillors consideration:-

Hi, i wanted to put forward a question to the next council meeting but to also can this forwarded on to all elected members beforehand to consider as well. My idea was for any new road or street namings in the sth midlands to use with their agreement to use the whole name or just surname of the receipts of the australia day awards annouced in january each year . I feel this would great extra ongoing acknowledgement of these people, subject to legal and admin needs. I think there are (2-3) awards young and senior citizen and maybe one other i can not recall. Please feel free to make contact me if i can make things a bit clearer if needed. Even before the council meeting, i can not attend the council meeting because of work commitments. Hoping for some feedback as you are a very community focussed council. All the very best for all staff for 2017 David Griggs

DECISION

Moved by Deputy Mayor A Green, seconded by Cllr D Marshall

THAT:

- a) Council write to Mr Griggs to acknowledge his submission and express appreciation for submitting such a suggestion which would provide further recognition of Council's Australia Day Award recipients;
- b) Council determine that it would be impractical to adopt such a position for the following reasons:
 - i) The individual recipient may have no association or linkage with the area where the road is located; and
 - ii) Any new roads generally result from subdivision which are constructed at the developer's expense. It is normal practice that the developer nominates a road name for subsequent consideration by the Nomenclature Board.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	
Cllr D Marshall	√	

Public Question Time was held later in the meeting.

10.1 Permission to Address Council

Permission was granted for the following person(s) to address Council:

- Janice McConnon at 10.30 a.m. regarding the Levensdale Learning Centre.

Janice McConnon entered the meeting at 10.32 a.m.

Janice updated Council on the Levensdale Learning Centre and activities that the Edmund Rice Foundation are undertaking as well as their involvement in camps for disadvantaged youth that are run out of the Levensdale Learning Centre (formerly the Levensdale Primary School).

Janice thanked Council for their input and support and looks forward to developing an MOU for Edmund Rice camp outings to participate in activities like the School Holiday Program, Pool outings etc. Councillors were invited to attend camps throughout the year and see first hand the excellent work that the Edmund Rice Foundation is providing.

Mayor Bisdee thanked Janice for her update to Council and advised her that she has Council's full support. Deputy Mayor Green further acknowledged the extensive work undertaken by Janice and the Edmund Rice Foundation for seeking out Levendale as a camp opportunity.

*The meeting was suspended at 11.04 a.m. for a short break.
The meeting was reconvened at 11.21 a.m.*

Janice McConnon left the meeting at 11.21 a.m.

**11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER
REGULATION 16 (5) OF THE LOCAL GOVERNMENT
(MEETING PROCEDURES) REGULATIONS 2005**

Nil.

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

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

12.1 DEVELOPMENT APPLICATIONS

Nil.

12.2 SUBDIVISIONS

Nil.

12.3 MUNICIPAL SEAL (Planning Authority)

**12.3.1 COUNCILLOR INFORMATION:- MUNICIPAL SEAL APPLIED UNDER
DELEGATED AUTHORITY TO SUBDIVISION FINAL PLANS & RELATED
DOCUMENTS**

Nil.

12.4 PLANNING (OTHER)

12.4.1 URGENT AMENDMENT TO THE SOUTHERN MIDLANDS INTERIM PLANNING SCHEME 2015 – VARIATION TO MAXIMUM LOT SIZE IN THE VILLAGE ZONE

Author: MANAGER, DEVELOPMENT & ENVIRONMENT SERVICES (DAVID CUNDALL)

Date: 18 JANUARY 2017

INTRODUCTION

This report considers a submission to the Tasmanian Planning Commission (“the Commission”) to consider an urgent amendment to the Southern Midlands Interim Planning Scheme 2015 (SMIPS2015).

The urgent amendment is necessary to resolve an issue of the SMIPS2015 that prevents the creation of lots greater than 1,000m² in the Village Zone for the seweraged townships of Campania, Kempton and Bagdad.

The amendment would allow Council to consider granting a permit for the creation of lots greater than 1,000m² if such lots are for the purposes of multiple dwellings, retirement villages or residential aged care facilities, or non-residential uses.

Without such an amendment it is prohibited to create a lot over 1,000m² in Campania, Kempton and Bagdad. This includes re-organising boundaries between existing titles (over 1,000m²).

The matter has come to the attention of Council Officers through the recent lodgement of a Development Application seeking to create a lot over 1,000m² to allow for a commercial development and a large scale residential development.

It is recommended that Council support the amendment to the Scheme and forward a submission to the Planning Commissions seeking the scheme be amended to allow consideration of lots over 1,000m² where demonstrated that the land will be used for multiple dwellings, retirement villages or residential aged care facilities, or non-residential uses and that the creation of such lots is consistent with the Zone Purpose.

The details of the Development Application in question are not included in this report as consideration of this application, as such, is not the purpose of the report and Council should not yet consider this Development Application until all details are provided to Council as part of the Planning Officer’s report. Such a report will be a separate item for Council consideration at a later date.

PROCESS

Urgent amendments can only be authorised by the Minister for Planning and Local Government if for the specific purposes set out in the *Land Use Planning and Approvals Act 1993* (“the Act”) (under the *savings and transitional provisions*). The public

interest must not be prejudiced by the changes. Those specific purposes are detailed in Section 37 1(a) of the Act. They are the amendment is for the purposes of –

- (i) the correction of any error in the planning scheme; or
- (ii) the removal of any anomaly in the planning scheme; or
- (iii) clarifying or simplifying the planning scheme; or
- (iv) removing any inconsistency between the planning scheme and any Act; or
- (v) making procedural changes to the planning scheme; or
- (vi) amending the planning scheme to bring it into conformity with the model planning scheme framework; or
- (via) the removal or amendment of any local provision of the scheme that is, under section 30EA, inconsistent with another provision; or
- (vib) ensuring the effective operation of a planning purposes notice; or
- (vic) ensuring that the local provisions of the scheme are consistent with one another and any planning directive, to the extent that the directive applies in relation to the scheme; or
- (vid) enabling an alteration of the zoning of land to which an interim planning scheme applies, or has applied, so that the zoning that applied to the land before the interim planning scheme applied (the former zoning) may become the zoning that most closely corresponds to the former zoning; or
- (vie) implementing an agreed amendment; or
- (vii) for any other prescribed reason;

Typically, a Council would trigger or initiate the need for an urgent amendment to the Interim Scheme. Often enough, these matters, come to the attention of Council through enquiries from the public or through the assessment of Development Applications.

Council would then bring the matter to the attention of the Tasmania Planning Commission (“the Commission”) by way of a submission accompanied by a Council resolution. The Commission per Section 30IA (1), may then issue a notice to the Minister recommending the Interim Scheme be urgently amended.

If the Minister is satisfied that the amendment is for those purposes detailed in Section 37 1 (a) and that the public interest is not prejudiced then the Minister will authorise the urgent amendment.

The Commission will then notify the Council that the amendment has been approved and direct Council to publicly notify and exhibit the amendment for a 14 day period. There is however no opportunity for representations in the process of an urgent amendment.

DISCUSSION

The reason for the limit on lot sizes in the village zone to between 600m² to 1,000m² is to encourage smaller lot sizes in the sewered townships. This in turn creates a higher density of dwellings around existing services and infrastructure and effectively prevents the creation of large residential lots that may be used for single dwellings only.

Large residential lots of 1,000m² or greater in serviced areas are considered a poor use of serviced land. It can force the expansion of town boundaries and demand costly and untimely extensions and upgrades to services and infrastructure. This in turn can pull development and progress away from the central or intended hub of a township.

However, it was not the intention of Council to prevent the creation of lots to be used for larger scale commercial development such as supermarkets, shopping precincts, residential villages or retirement homes etc. These are all land uses that are allowable in the village zone and would arguably meet the purpose statements of the zone.

The zone purpose statements for the Village Zone are as follows:

- To provide for small rural centres with a mix of residential, community services and commercial activities.
- To provide for residential and associated development in small communities.
- To ensure development is accessible by walking and cycling.
- To allow for a small shopping precinct that may include supermarket, tourism related business and a range of shops and rural services.
- To allow for office based employment provided that it supports the viability of the centre and the surrounding area and maintains an active street frontage.
- To provide for the efficient utilisation of existing reticulated services in the serviced villages of Bagdad, Campania, Colebrook, Kempton and Tunbridge.

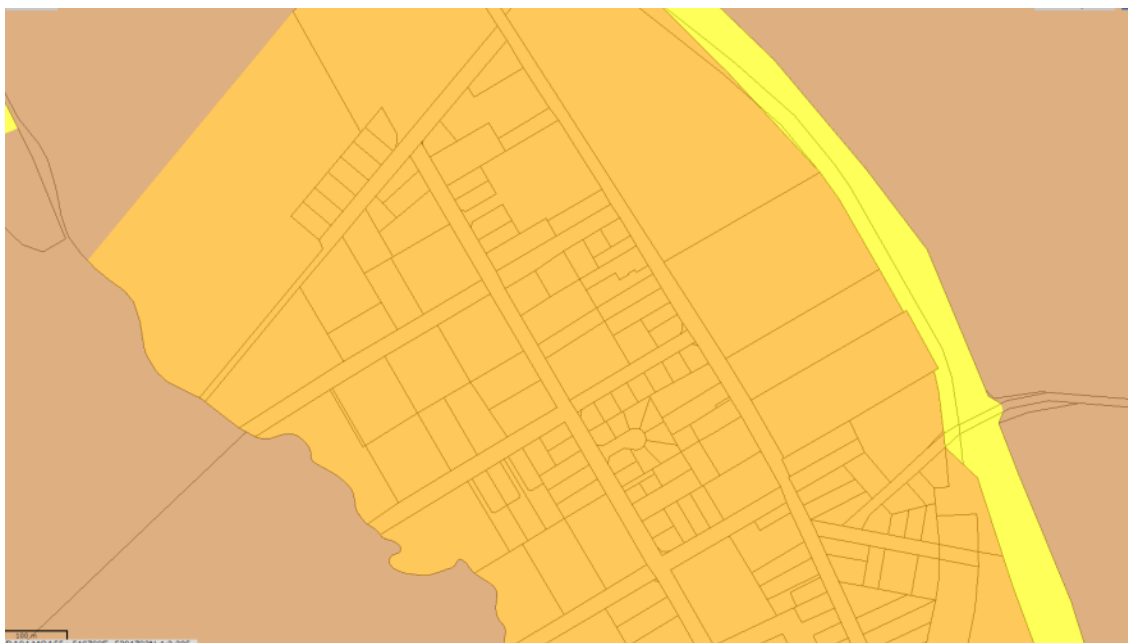
Council should have the discretion to at least consider a proposal to create a larger lot in the Village Zone where it meets the objectives of the zone, promotes the growth of a township and does not put unnecessary impost on Council or service providers to extend services and infrastructure away from the centre of the town.

The new lot should only be allowable on the proviso that the developer can demonstrate that the land will be designated as land for multiple dwellings, retirement villages or residential aged care facilities, or non-residential uses.

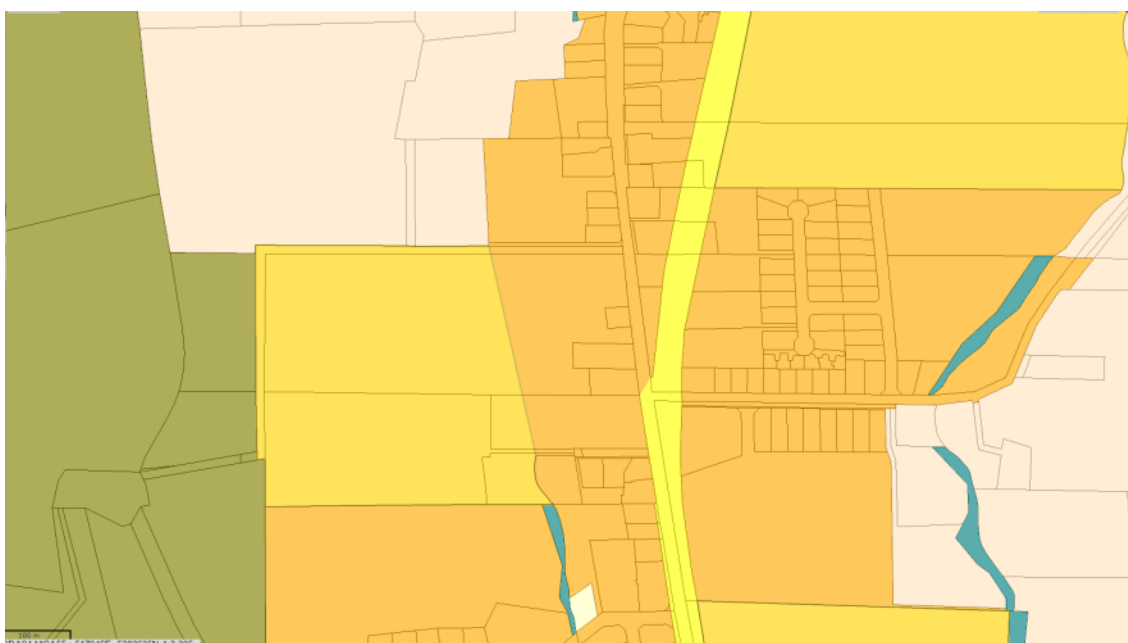
Consideration of Existing Large Lots in Kempton, Campania, Bagdad

As Council are aware, there are many existing larger lots in the serviced townships of the Southern Midlands. Some of these larger lots are adjoining and in the same ownership.

There are clear examples in each of the townships, per the maps provided below.



Map 1 – Kempton



Map 2 – Bagdad (Northern End)



Map 3 - Campania

The SMIPS2015 would prevent a person from re-organising the boundaries between these lots. The SMIPS2015 only allows minor boundary adjustments between titles. Any departure beyond a minor change is considered to be a “subdivision” of land under the standards of the Scheme. Any lot above 1,000m² is prohibited. The prevention of boundary adjustments between existing large titles was not the intention of the lot size provisions of the SMIPS2015. This is further reason to urgently amend the scheme.

SMIPS2015 Subdivision Standards for Lot Design

Part 16.5.1 of the SMIPS2015 provides the standards for lot size and design. The particular standard in question is the Acceptable Solution A1 and Performance Criteria P2. The issue is that there are no performance criteria or flexibility provided in the scheme to assess and relax the standard. That standard is tabled as follows:

<p>A1</p> <p>The size of each lot must be no less than as specified below, except if for public open space, a riparian or littoral reserve or utilities:</p> <p>(a) no less than 600 m² and no more than 1,000 m² (except balance lot) if in Bagdad, Campania, Kempton;</p> <p>(b) no less than 800 m² and no more than 1,500 m² (except balance lot) if in Colebrook;</p> <p>(c) no less than 5,000 m² if located in Parattah, Tunbridge or Tunnack.</p>	<p>P1</p> <p>No Performance Criteria.</p>
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The objectives for lot design in the Village Zone are detailed in Part 16.51. That is to provide for new lots that:

- a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;
- b) contain building areas which are suitable for development, consistent with the Zone Purpose, located to avoid hazards and values;
- c) are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces;
- d) are not internal lots, except if the only reasonable way to provide for efficient use of land;
- e) are provided in a manner that provides for the efficient and ordered provision of infrastructure

It is the view of Council Officers that providing a “Performance Criteria” to allow Council to consider the creation of lots over 1,000m² for multiple dwellings, retirement villages or residential aged care facilities, or non-residential uses is still within the objective of Part 16.5.1.

Current Development Application for larger scale development

The Development Application lodged with Council, that effectively triggered the need for this urgent amendment, involves two existing titles (6.5ha and 1.5ha) in Campania. The developer proposes several uses on the land but requires differing lot sizes to achieve the desired future development of the land. A boundary adjustment between these two titles is not possible (as it is beyond the scope a minor change).

It is not the intention of the Village Zone to prevent larger scale development in the serviced townships.

The lack of performance criteria to consider a relaxation of the lot size provisions in the Village Zone may prevent/prohibit a person from seeking to undertake or even apply for any such development.

Proposed Change to Part 16.5.1

It is proposed that the SMIPS2015 is amended to include performance criteria to allow larger lot sizes in the village zone as Performance Criteria P1. This would read as follows:

<p>A1</p> <p>The size of each lot must be no less than as specified below, except if for public open space, a riparian or littoral reserve or utilities:</p>	<p>P1</p> <p>Any lot, over the maximum lot size in Bagdad, Campania, or Kempton must satisfy the following:</p>
--	---

(a) no less than 600 m2 and no more than 1,000 m2 (except balance lot) if in Bagdad, Campania, Kempton;	(a) the lot is designated for multiple dwellings, retirement villages or residential aged care facilities, or non-residential uses;
(b) no less than 800 m2 and no more than 1,500 m2 (except balance lot) if in Colebrook;	(b) the lot is consistent with the Zone Purpose, having regard to any Local Area Objectives or Desired Future Character Statements.
(c) no less than 5,000 m2 if located in Parattah, Tunbridge or Tunnack.	

The proposed wording change to the performance criteria is similar to other provisions provided in the General Residential Zone found elsewhere in the SMIPS2015. This is a provision that, like that proposed provisions, allows Council to consider the creation of lots over the maximum lot size if the land is to be designated for “multiple dwellings, retirement villages or residential aged care facilities, or non-residential uses”.

This provision is provided in the General Residential Zone for all Planning Schemes in Southern Tasmania (under the regional template).

Consideration of Section 37 1 (a) of the Act

In addition to the Minister being satisfied that the public interest is not prejudiced by the amendment to the Scheme, the Minister must be satisfied that the amendment is for the following purposes:

- i) the correction of any error in the planning scheme; or
- (ii) the removal of any anomaly in the planning scheme; or
- (iii) clarifying or simplifying the planning scheme; or
- (iv) removing any inconsistency between the planning scheme and any Act; or
- (v) making procedural changes to the planning scheme; or
- (vi) amending the planning scheme to bring it into conformity with the model planning scheme framework; or
- (via) the removal or amendment of any local provision of the scheme that is, under section 30EA, inconsistent with another provision; or
- (vib) ensuring the effective operation of a planning purposes notice; or
- (vic) ensuring that the local provisions of the scheme are consistent with one another and any planning directive, to the extent that the directive applies in relation to the scheme; or
- (vid) enabling an alteration of the zoning of land to which an interim planning scheme applies, or has applied, so that the zoning that applied to the land before

the interim planning scheme applied (the former zoning) may become the zoning that most closely corresponds to the former zoning; or

(vie) implementing an agreed amendment; or

(vii) for any other prescribed reason; and

The maximum lot size provision in Part 16.5.1 was not intended to prevent large scale development in the Village Zone or prevent any boundary re-organisations between existing large titles. Amending the scheme to allow consideration of larger lots for larger development(s) would remove an anomaly of the scheme and clarify and simplify the planning scheme. This would comply with the purposes of Section 37 (1) (a).

Furthermore it should be considered that the previous *Southern Midlands Planning Scheme 1998* did not have a maximum lot size in the Village Zone.

Urgency of the Amendment

It is not considered necessary or appropriate to amend the scheme through the “traditional” Section 34 or Section 37 process. The matter is considered urgent as it would quickly resolve an issue in assessing a Development Application that is currently lodged with Council. The urgent amendment mechanism is appropriate as the changes to the scheme are not contrary to any strategic land use strategy or other policy of Council. It is the view of Council Officers that the public interest is not prejudiced by the change and that the proposed performance criteria will still achieve the desired outcome of preventing unnecessarily large residential lots for single dwellings in the serviced townships.

The amendment to the scheme, if successful, does not put any impost on Council to approve the Development Application that is lodged with Council.

RECOMMENDATION

THAT Council

- A. Receive this report;
- B. Lodge a submission to the Tasmanian Planning Commission seeking an urgent amendment under Section 30IA of the *Land Use Planning and Approvals Act 1993 (Savings and Transitional Provisions)* to the *Southern Midlands Interim Planning Scheme 2015* to allow the Planning Authority to consider Performance Criteria for new lots over 1,000m² in the Village Zones of Campania, Kempton and Bagdad.

DECISION

Moved by Clr E Batt, seconded by Clr R Campbell

THAT Council:

- A. Receive this report;
- B. Lodge a submission to the Tasmanian Planning Commission seeking an urgent amendment under Section 30IA of the *Land Use Planning and Approvals Act 1993 (Savings and Transitional Provisions)* to the *Southern Midlands Interim Planning Scheme 2015* to allow the Planning Authority to consider Performance Criteria for new lots over 1,000m² in the Village Zones of Campania, Kempton and Bagdad.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 Roads

Strategic Plan Reference – Page 14

1.1.1 Maintenance and improvement of the standard and safety of roads in the municipality.

Nil.

13.2 Bridges

Strategic Plan Reference – Page 14

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

Nil.

13.3 Walkways, Cycle ways and Trails

Strategic Plan Reference – Page 14

1.3.1 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 – Page 14

1.4.1a Ensure Adequate lighting based on demonstrated need.

1.4.1b Contestability of energy supply.

Nil.

13.5 Buildings

Strategic Plan Reference – Page 15

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

Nil.

13.6 Sewers

Strategic Plan Reference – Page 15

1.6.1 Increase the capacity of access to reticulated sewerage services.

Nil.

13.7 Water

Strategic Plan Reference – Page 15

1.7.1 Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water.

Nil.

13.8 Irrigation

Strategic Plan Reference – Page 15

1.8.1 Increase access to irrigation water within the municipality.

Nil.

13.9 Drainage

Strategic Plan Reference – Page 16

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

Nil.

13.10 Waste

Strategic Plan Reference – Page 17

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

Nil.

13.11 Information, Communication Technology

Strategic Plan Reference – Page 17

1.11.1 Improve access to modern communications infrastructure.

Nil.

13.12 Officer Reports – Works & Technical Services (Engineering)

This item was deferred to later in the meeting.

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

14.1 Residential

Strategic Plan Reference – Page 18

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

Nil.

14.2 Tourism

Strategic Plan Reference – Page 19

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

Nil.

14.3 Safety

Strategic Plan Reference – Page 31

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

Nil.

14.4 Business

Strategic Plan Reference – Page 20

2.3.1a Increase the number and diversity of businesses in the Southern Midlands.

2.3.1b Increase employment within the municipality.

2.3.1c Increase Council revenue to facilitate business and development activities (social enterprise)

Nil.

14.5 Industry

Strategic Plan Reference – Page 21

2.4.1 Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands.

Nil.

14.6 Integration

Strategic Plan Reference – Page 21

2.5.1 The integrated development of towns and villages in the Southern Midlands.

2.5.2 The Bagdad Bypass and the integration of development.

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: 18 JANUARY 2017

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:

- Work is progressing on the Oatlands Commissariat and 79 High Street. The third progress report has been submitted to the funding body. Demolition of the cottage skillion has commenced.
- Ongoing liaison and supervision of volunteer and Artist in Residence programs. Guidelines for the program are being developed as a 'direct' program with SMC, to be complimentary to the Arts Tasmania program.
- Simon Blight has been progressing the audit and management systems for SMC's heritage collections as well as continuing work on the Gaoler's Residence interpretation installation.
- A greater presence has been facilitated on various social media sites, with Simon Blight establishing the Southern Midlands Council Heritage and Collections Facebook page and Instagram.
- Alan Townsend has been on leave.

Heritage Projects program staff have been involved in the following Heritage Building Solutions activities:

- Continued input into heritage aspects of various projects, including the formulation of a conservation management plan for a large estate in the Derwent Valley.
- Quoting on a number of projects around the southern Tasmania region.

Heritage Projects program staff have been involved in the following Heritage Education and Skills Centre activities:

- Drafting of the 2017 course program.
- Liaising with possible interstate training partners for delivery of HESC courses outside Tasmania (i.e. NSW and Vic).

- Strategic planning for future phases of the 5x5x5 project – awaiting the TCF board's consideration on an amendment to the grant deed for a modification to the project delivery, further to a challenges discussion paper identifying some unforeseen issues with the project.

RECOMMENDATION

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

DECISION

Moved by Clr R Campbell, seconded by Deputy Mayor A Green

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

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

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 LANDCARE UNIT, GIS & CLIMATE CHANGE – GENERAL REPORT

Author: NRM PROGRAMS MANAGER (MARIA WEEDING)

Date: 18 JANUARY 2017

ISSUE

Southern Midlands Landcare Unit Monthly Report.

DETAIL

- Works relating to the Tasmanian Community Fund Dulverton Walking Track project continue. A slab for the shelter shed is the next task along with spreading of some more gravel on two locations that still require some minor surface works.
- Helen Geard and Maria Weeding have both been busy with weed issues. Over the Christmas and New Year break there were many conversations with the wider community relating to a range of weed matters. Not only Paterson's Curse, but it seems that many other weed incursions are also raising the concern of landholders and the public in general. There is a range of opinions as to what is the best way forward to address a number of weeds that have more recently become prevalent in the municipality. It has been noted that a number of landholders are actively working to manage a range of weeds, yet others are less committed.

In early January, the Council's General Manager, Council's Landcare staff and a Senior Weeds Officer from the State Government had a phone hook up meeting. This was to discuss possible options for Council to consider. As a minimum first step, it was determined that the current Southern Midlands Weeds Strategy should be updated. The current document has largely been used internally between the Landcare and the Council's Works Department to consider roadside weed management within the Municipality. The document no longer recognises the current situation and knowledge that we have on the weed problems that are occurring in the Municipality.

It is proposed that a revised Weeds strategy be developed and a draft be circulated to the Council for consideration and discussion at the February Council meeting. Discussion on the revised strategy (draft), would include matters such as:

- Council determining what role and level of resourcing should be put into addressing weed issues, noting that we have a fully registered Weeds Inspector status rating for one of the Landcare staff – this was issued in 2009 and remains current.
- Council to determine what level of community consultation should take place in regard to what is included in the strategy and the proposed actions to address the problem (this will vary – depending on the weed species)
- what level of compliance should be pursued for any one particular weed species (there is a range of options under the Weeds Management Act).

- Maria Weeding has recently attended a meeting in regard to water quality monitoring in the Derwent river catchment. The meeting was attended by representatives from all areas of the Derwent Catchment (Central Highlands, Derwent Valley and Brighton Councils). The Jordan catchment is part of the larger Derwent catchment area. The final scope of the plan and the exact area that the plan will cover was discussed, but not finalised at the meeting. The Derwent Estuary Program is one of the main drivers of the proposed new plan.
- Helen Geard returned to work for one week, but is now away on annual leave until the end of January 2017.

RECOMMENDATION

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

DECISION

Moved by Clr D Fish, seconded by Clr R Campbell

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

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

15.2.2 CHAUNCY VALE WILDLIFE SANCTUARY MAINTENANCE UPDATE REPORT

Author: SENIOR PROJECTS OFFICER (GRAHAM GREEN)

Date: 10 JANUARY 2017

Attachment:

Chauncy Vale Wildlife Sanctuary: Maintenance Program Progress Report for the year ended 2016

BACKGROUND

Council provides an annual maintenance budget of \$5000 for the Chauncy Vale Management Committee to utilise for implementing priority maintenance projects at the Sanctuary. This report provides detail, for Council's information, of maintenance and site improvement works undertaken in 2016.

DETAIL

On assuming the role of Council's representative on the Chauncy Vale Management Committee in April 2016, I sensed a level of frustration amongst the Committee members that Council had fallen behind in many of its obligations to maintain the visitor precinct of the Sanctuary. To rectify this perception I developed a list of maintenance priorities in conjunction with the Committee and ensured that there was a process to enable implementation.

This report provides images and detail of work undertaken on some of the key structures at the site, together with site improvement works. The report also provides priorities for implementation in 2017.

RECOMMENDATION

THAT the Chauncy Vale Wildlife Sanctuary Maintenance Update Report be received by Council.

DECISION

Moved by Clr R Campbell, seconded by Deputy Mayor A Green

THAT the Chauncy Vale Wildlife Sanctuary Maintenance Update Report be received by Council.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

Chauncy Vale Wildlife Sanctuary

Maintenance Program Progress Report for the year ended 2016

Graham Green

ggreen@southernmidlands.tas.gov.au

0422 936027



1. Interpretations Shelter



In August a working bee was held to commence restoration work on the Interpretations Shelter. With Phil Krause and David Masters we successfully replaced all the poles in the building which are now anchored by robust custom made steel anchor plates. The structure was temporarily braced and some of the perished shingles removed.

In September, the northern side of the roof was clad with new colourbond and a general tidy-up of the building and surrounds was undertaken.

Still to be completed is roof replacement on the southern side and upgrading of the bracing – these tasks will be the focus of the next working bee in January 2017.



Recommendation: First impressions of Chauncy Vale would be enhanced if the current ‘fence’ at the carpark in front of the Interpretations shelter was removed and replaced. The Current fence is essentially steel pickets and string and a few pieces of dishevelled looking treated pine. A traditional post and rail fence, or something of similar style built with quality materials, would look fitting at the site.

2. The Shelter



With the assistance of hired help Nigel Lockett, work was commenced on 'The Shelter' in accordance with the approach decided upon by Management Committee representatives during a site visit on July 25th. Work, completed on September 14th, focused on restoring the eastern veranda which was in a dilapidated state i.e. perished pole supports, some rotted rafters, absence of fascia boards and completely blocked guttering (not helped by the fact that water was mostly flowing in the wrong direction – i.e. away from the outlet pipe). All of these issues have now been rectified. Replacement eucalypt poles were sourced from Council land on Interlaken Road.

Recommendation: The tank receiving water from the eastern veranda is badly damaged/perished and is only holding a small volume of water – ideally this should be replaced, however, this needs to be discussed by the Committee as it is prior unforeseen issue/expense.

Work to be undertaken at a later date includes:

- Pavers to be installed around the building – following construction of retaining walls to create level areas;
- Replacement of degraded fibreglass skylights with Laserlite;
- Repair of footings as per the building report;
- Enclose the space under the building at the northern end;
- Install a ramp to the door at the southern end;
- Restore the outdoor brick fireplace.

Total budget for this building up to \$20 000



3. Toilet Block at the Burnt Gate

Flashings and guttering were repaired on this building. The rotted tank stand was repaired and the leaking water tank replaced.



4. Caretaker's Cottage

A new toilet, oven and range hood were supplied and installed. Some minor maintenance issues e.g. balcony railing repairs were also undertaken.

5. The weir and revegetation site

The weir across the rivulet near 'The Shelter', which is thought to be exacerbating streambank erosion, has been removed using a sledge hammer and crow bar. Fifty trees were replanted along the rivulet bank to replace the initial planting – most of which had died.

Recommendation: Set up a photo point in order to monitor the condition of the rivulet bank along the vulnerable outside bend adjacent to The Shelter.



6. Picnic Shelter

The pole supports of the picnic shelter have the potential to suffer the same fate as the poles of the interpretations shelter as they are in the ground and will rot out at some stage. Additionally there is no bracing on this building.

Recommendation: Discuss options for improving the foundations and bracing on the picnic shelter as a way to avoid likely problems down the track.

7. Transportable building at the Burnt Gate

It has been suggested that transportable building near the Burnt Gate be removed as it is an eyesore. I suggest this decision be discussed further as the building may have potential to be restored and put to some use e.g. as a bushwalkers registration station (as a more obvious location than the log book in 'The Shelter'.

Recommendation: Discuss reinstating and restoring the transportable building at the Burnt Gate as a project for volunteers. The building has potential for use as a bushwalkers registration station, with maps, information and a log book.

7. Expenses Summary

Below is a table of expenses for the maintenance program detailed above. Significant amounts of labour and some materials were volunteered as part of the revegetation and maintenance activities.

	Supplier	Date	Amount
Interpretations Shelter			(gst exclusive)
Post brackets - extra heavy duty	Whelan's Welding	May-16	\$840.00
Colourbond and roofing screws	Steeline Roofing	20/06/2016	\$898.92
Cold galv, bolts & screws	Bunnings	20/06/2016	\$159.47
Hardwood bracing	Bunnings	29/06/2016	\$71.56
Concrete (instant)	Bunnings	4/08/2016	\$73.45
Dynabolts & batten screws	Bunnings	9/08/2016	\$17.10
Rough sawn green bracing	McKay Timber	9/08/2016	\$58.05
		Total	\$2,118.55
Caretaker's Cottage			
New toilet suite	Bunnings	9/08/2016	\$128.68
Install toilet suite	Tony Collis	12/08/2016	\$150.00
Range Hood	Harvey Norman	16/08/2016	\$117.00
New World upright cooker	The Good Guys	16/08/2016	\$677.00
Install oven	Jonesey's Electrical	24/08/2016	\$80.00
Install range hood, fix balcony railing	Tony Collis	20/09/2016	TBA
		Total	\$1,152.68
'The Shelter'			
Guttering - eastern side	Steeline Roofing	23/08/2016	\$301.15
Fascia boards and screws	Bunnings	6/09/2016	\$152.38
Replacement rafter for eastern verandah	McKay Timber	6/09/2016	\$31.05
		Total	\$484.58
Weir Removal			
Sledge Hammer	Bunnings	9/08/2016	\$56.14
Toilet @ The Burnt Gate			
New tank	Tankworld	9/08/2016	\$353.00
Down pipe	Bunnings	19-Aug	\$16.00

15.3 Cultural

Strategic Plan Reference – Page 24

3.3.1 Ensure that the Cultural diversity of the Southern Midlands is maximised.

Nil.

15.4 Regulatory (Other than Planning Authority Agenda Items)

Strategic Plan Reference – Page 25

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

Nil.

15.5 Climate Change

Strategic Plan Reference – Page 25

3.5.1 Implement strategies to address issues of climate change in relation to its impact on Councils corporate functions and on the Community.

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE)

16.1 Community Health and Wellbeing

Strategic Plan Reference – Page 26

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

16.1.1 RURAL PRIMARY HEALTH SERVICES / GP SERVICES - UPDATE

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 19 JANUARY 2017

ISSUE

General Manager to provide an update in relation to these matters.

1. Rural Primary Health Services

BACKGROUND

The following background information was provided to the December 2016 meeting in relation to Rural Primary Health Services (RPHS):

- RPHS have been delivering health and wellbeing services and activities to the Southern Midlands for almost 13 years
- Annual expenditure within the Southern Midlands alone would be somewhere in the region of \$300,000.
- Services and activities provided by the service included:
 - The provision of the equivalent of 2 fulltime qualified Health Promotion Workers for 13 years.
 - Sub-contracted staff to deliver programs and services including Family Support Outreach.
 - Provides Group fitness classes including:
 - Nordic Walking
 - Strength & Balance
 - Yoga
 - Tai Chi
 - Personal Training Sessions
 - Get Active Programs (GAP)
 - Women's Health Retreats (for rurally isolated and often vulnerable women)
 - Provision of Gym equipment and lessons
 - Asthma and anaphylaxis training and resource provision to all 5 SM schools
 - School Holiday program funding and staffing support (to the value of \$5,000+ annually)
 - Facilitated Community Health Promotion Expos & Family Fun Days
 - Stress & Pain Management classes
 - Mindful Eating Programs
 - Smoking Cessation classes
 - Bi-Monthly Community Walks
 - Seniors Week events
 - Blue September (Prostrate Cancer) Awareness programs

- Pink Ribbon October Breast Cancer Awareness events
 - Men's Health events and health checks
 - Pivotal in the initiation and subsequent "resurrection" of the School and Community Garden, Oatlands (\$3000 input and weekly activities in the garden in 2016 alone)
 - Consultation to Council, Schools and Community Associations regarding the provision and use of Fitness equipment
 - Provided health-related referrals and advocacy for residents
 - Initiated the Oatlands Arts Group and funds their weekly Hall hire fees
 - Funds the Scottish Dancing weekly hall hire fees and their annual Ball
 - Funds the transport and administrative costs for the Midlands Fun Group (MFG)
 - Subsidised new memberships for the Oatlands Rural Youth
 - Funds and supervises excursions for Rural Youth to experience volunteering at Agfest
- RPHS hold a position on the following committees in collaboration with SMC:
- Community Shed Oatlands
 - Midlands Matters Networking Group
 - School & Community Garden, Oatlands
 - Oatlands Together Family Support Network

At the December meeting, Council was informed that Primary Health Tasmania (PHT), who currently manages the RPHS on behalf of the Commonwealth, recently undertook a tender in line with the Commonwealth's requirement in regards to full contestability.

Unfortunately Tasmanian Health Service's bid was unsuccessful. As a result, there will be no opportunity for the Tasmanian Health Service to continue delivering the current services via the RPHS program after 31 December 2016 when the current contract concludes.

Council resolved as follows:

"THAT Council determine an appropriate course of action following receipt of further advice from Primary Health Tasmania regarding the future service plans for this region."

DETAIL

Primary Health Tasmania has since advised that five Tasmanian organisations have been commissioned to deliver primary health care services in rural communities from January 2017. The new service is focussed on improving the health and wellbeing of rural people living with chronic conditions.

In summary, two service providers have been engaged to provide services within the Southern Midlands:

1. Diabetes Tasmania – will provide services in 21 local government areas (including Southern Midlands); and
2. People with heart disease, lung disease and musculoskeletal disorders who live in the Central Highlands, Derwent Valley and Southern Midlands will have access to care through New Norfolk based Corumbene Care.

A meeting has been held with Corumbene Care, and basically it is envisaged that due to the focus on chronic health, there is little to no role for Council.

In light of the above, there is a substantial issue to address with the loss of the above services and activities, but more importantly, there is now no focus whatsoever on preventative health.

Resulting from the above, the previous RPHS Program Manager (Tracey Turale) who is a full-time permanent employee of the Tasmanian Health Service would ordinarily have been redeployed within THS or the broader State Government Service.

Resulting from internal discussions at SMC, Tracey's employment situation was identified as a possible opportunity for the sub-region, being the Southern Midlands, Central Highlands and Derwent Valley Council areas. Following an initial approach to Tracey to determine her thoughts, a submission was put to THS management which proposed that Tracey be seconded to work on behalf of the local government sub-region. The purpose of this secondment would be to do an audit and assess previous RPHS service delivery; identify gaps; and provide recommendations.

A positive response was received from THS management, and the attached draft Project Management Plan has been prepared for consideration by Council. It will then be referred to the Central Highlands and Derwent valley Councils, both of which have indicated support.

Due to departmental circumstances, it is not intended to formally document the arrangement, other than using the Project Management Plan as the purpose of the secondment.

Human Resources & Financial Implications – refer detail contained in the Project Management Plan.

Community Consultation & Public Relations Implications – The process will involve wide ranging consultations and communication with various key stakeholders and the community in general. This initiative will certainly demonstrate that Council is prepared to address the loss of services resulting from the outcome of the tender process.

Priority - Implementation Time Frame – immediate.

RECOMMENDATION

THAT:

- a) the information be received;
- b) Council endorse the draft Project Management Plan, noting that this will secure the services of the previous RPHS Program Manager (Tracey Turale) for an initial period of 3 months and be reviewed at that time.

DECISION

Moved by Cllr D Fish, seconded by Cllr E Batt

THAT

- a) the information be received;
- b) Council endorse the draft Project Management Plan, noting that this will secure the services of the previous RPHS Program Manager (Tracey Turale) for an initial period of 3 months and be reviewed at that time.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	
Cllr D Marshall	√	

2. General Practitioner Services

BACKGROUND

Council, at its meeting held September 2016 adopted a Policy Statement relating to General Practitioner Services and its involvement in same. Secondly, it resolved to continue working with the community to investigate the feasibility / sustainability of providing medical and associated services from a facility located within the Kempton / Bagdad area.

DETAIL

Consistent with the above decision, actions undertaken by the General Manager include the following:

- Discussions with community representatives to ‘map’ a way forward
- Met with South East Community Care to identify the type (and extent) of services that are currently provided within the Southern Midlands and to ascertain whether that organisation would access or utilise any facility that may be available (or purpose built) for such services;
- Met with Tasmanian Health Services (ex DHHS) to ascertain whether that organisation would access or utilise any facility that may be available (or purpose built) for such services;
- Had preliminary discussions with Richmond Medical Practice relating to its interest in providing GP services in the Kempton / Bagdad area; and
- Attendance at a follow-up community representatives meeting to provide an update in relation to Council activities

In relation to community actions, a number of initiatives have been followed up.

For information, the following is an article which has been supplied to the local *Bagdad News* by the community group. It best describes the things that have taken place.

“GP Services

Report of recent activities to support the development of Medical Services in the Bagdad/ Kempton area

Following the Public Meeting held at the Bagdad Hall in September 2016, attended by 26 people, a number of initiatives have been followed up. The most important was to get a better idea of just how much support there is in the area for developing medical services. It was agreed that this would be done by asking people through a community survey and the results would be used to further discussions with the Southern Midlands Council.

Thanks to all who participated we now have 200 completed forms which have provided us with the following information (by the way 200 people is about 10% of the total population to be found in the Kempton, Bagdad and Mangalore area.)

Of the 200 people surveyed, 199 people agreed there should be a medical service in the area; one did not know. 162 people had previously used Dr Booth’s services, 36 had not (went elsewhere), and 2 did not answer this particular question. However, when this same 200 people were asked if they would use a local service if one became available they answered as follows:-

192 said 'yes', 2 said 'no', and 6 people were undecided. Of the 192 'yes' people (96% of the number surveyed) some had not used Dr Booth's services but were saying they would consider using a local service if one became available. One person who was undecided said they had always gone to a doctor elsewhere and felt they wanted to maintain their allegiance to that practice, but clearly there is support for local medical services.

This information is now available to all service providers and the Southern Midlands Council, and was discussed at a recent meeting made up of the group who had conducted the survey and others who had been busy exploring other possibilities with local community health and medical service providers and Council staff.

It should be noted that as a result of the public meeting Council had amended its Draft Policy on General Practitioner Services by resolving to work with the community to investigate the feasibility of providing medical and associated services from a facility located within the Kempton/Bagdad area.

At present there are a number of avenues being investigated. They range from trying to establish short term arrangements to the ultimate aim of providing medical and associated services from a purpose made facility located within the Kempton/Bagdad area.

News of these efforts will be shared with the public as soon as there is something concrete to report.

The community group working on these plans is conscious of the warning presented by Dr Booth that unless something happens in the near future to establish a replacement practice then most people will have gone elsewhere and nothing will happen. Currently our efforts are being made with a slightly more measured attitude on the grounds that the services we seek will be based on developing a positive relationship between people needing assistance with their medical and health needs and those providers whose long term existence as organizations will rely on their abilities to demonstrate to their funding bodies that their programs are viable, practical and well targeted.

We are also keenly aware that people's medical needs are not static. They change with changing circumstances. For example people who need a great deal of assistance at this very moment are unable to obtain a local service. We all know that – Dr Booth's service has closed. We also know the story might be different in a couple of years' time when, say, a person whose doctor is located in Oatlands has a fall in their garden and is treated in Kempton – they may well change their minds about where they attend from then on. Medical services also grow around relationships. Any person engaged in providing a service might find their practice growing if in fact they are seen to join with members of the community at a country market or have taken the time to provide health advice to a meeting of young mothers. Ultimately good health services are based on developing relationships.

In other words we can be less fearful of Greg's warning than he would have had us to believe. We know that calling a public meeting, conducting a community survey, working with Council and exploring plans with the community medical and health service providers is not doing nothing. We also know that by describing our needs so others feel free to offer assistance is a

better way of moving forward together. The alternative is to make demands and hope. In fact we could say that most medical service providers seem to warm to people who can clearly describe what ails them and are then open to the advice offered.

The same process is also being followed when thinking about the provision of consulting rooms. Plans will be based on discussing possibilities with all parties and then responding to the 'offer' that best meets everybody's requirements. We have to remember we do not own anything and are therefore in no position to demand any particular action of others. However we can help by linking our needs to potential service providers and encouraging them to talk with those people who have the authority to access the resources necessary to provide practical built facilities. Our job will be to continue to remind all concerned of the health and wellbeing needs of our fellow citizens. This means we should continue to develop the case for a medical service.

We will keep you in touch with developments. In the meantime we must continue to work together towards obtaining medical and allied health services from a facility located within the Kempton/Bagdad area."

Arising from all the above, the writer has reached the conclusion that a facility must be available (or at least identified) in order to progress any further negotiations. This is contrary to my previous position whereby I was of the view that a firm business case would be necessary prior to any investment in infrastructure. This business case would obviously address client demand; identify committed service providers; sources of income etc.

In this regard, a potential low cost solution has been identified, being the 'ex Principal's residence' at the Kempton Primary School. This building was last used for the kindergarten class, however kindergarten is now in the School proper and the residence is currently not occupied.

Preliminary enquiries through the school administration indicate that a lease option for this property would certainly be considered, the terms and conditions of which are unknown at this stage.

Whilst this option would require further consultation with the School Parents and Friends Association, and the broader school community, the first step is to determine whether Council would be prepared to enter into a lease arrangement with the Department of Education to take control of the building. In essence, Council would have to be the lead authority as it is unlikely that the Department would lease to either a non-government organisation (i.e. local incorporated body) and/or a private individual.

Assuming 'in-principle' agreement from Council, the following steps are planned:

1. Seek confirmation that the Department of Education is prepared to lease and negotiate actual terms and conditions;
2. Consult with the P&F and local school community to gain community support and endorsement of the proposal;
3. Identify the extent of works required to adapt the building suitable for use as a Consulting GP Room and to cater for other health providers;
4. Negotiate with potential service providers and confirm terms and conditions (i.e. rental income etc.);

5. Consider operational and management options for the property and recommend preferred model;
6. Provide above information to Council (particularly financial implications) for final decision prior to proceeding; and
7. If positive, proceed to finalise and enter into whatever formal agreements.

No doubt other issues will arise during the process which will need to be addressed as and when they arise.

Human Resources & Financial Implications – Further detail to be provided as each stage is progressed, however this is seen as a ‘low cost – low risk’ option. This is mainly based on the recognition that minimal capital investment is required to adapt and fit-out the nominated building.

Community Consultation & Public Relations Implications – GP services, or lack thereof, is still a major issue within the community. Any pro-active approach taken by Council, consistent with its policy position, would be well received from a public relations perspective.

Priority - Implementation Time Frame – immediate.

RECOMMENDATION

THAT:

- a) the information be received;
- b) Council, ‘in-principle’, be prepared to enter into a Lease with the Department of Education to secure the ‘principal’s residence’ at the Kempton Primary School for use a community medical facility;
- c) Council reserve the right to review this decision following receipt of further advice regarding the final financial and operating arrangements (having progressed through the nominated stages above); and
- d) Council endorse the staged approach as detailed above.

DECISION

Moved by Clr R Campbell, seconded by Clr E Batt

THAT

- a) the information be received;
- b) Council, 'in-principle', be prepared to enter into a Lease with the Department of Education to secure the 'principal's residence' at the Kempton Primary School for use a community medical facility;
- c) Council reserve the right to review this decision following receipt of further advice regarding the final financial and operating arrangements (having progressed through the nominated stages above); and
- d) Council endorse the staged approach as detailed above.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

16.2 Youth

Strategic Plan Reference – Page 26

4.2.1 Increase the retention of young people in the municipality.

Nil.

16.3 Seniors

Strategic Plan Reference – Page 27

4.3.1 Improve the ability of the seniors to stay in their communities.

Nil.

16.4 Children and Families

Strategic Plan Reference – Page 27

4.4.1 Ensure that appropriate childcare services as well as other family related services are facilitated within the Community.

Nil.

16.5 Volunteers

Strategic Plan Reference – Page 27

4.5.1 Encourage community members to volunteer.

Nil

16.6 Access

Strategic Plan Reference – Page 28

4.6.1a	Continue to explore transport options for the Southern Midlands Community.
4.6.1b	Continue to meet the requirements of the Disability Discrimination Act (DDA).

16.6.1 DEPARTMENT OF STATE GROWTH – REVIEW OF BUS TRANSPORT SERVICES (GENERAL ACCESS) – INFORMATION ONLY

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 18 JANUARY 2017

ISSUE

To inform Council that the Department of State Growth will be initiating a process of community consultation as part of reviewing general access bus transport services throughout Tasmania.

BACKGROUND

The current service contracts are due to expire at the end of the 2018 calendar year, and in preparation for renegotiating new contracts, the Department of State Growth will be reviewing all bus services that are currently provided.

DETAIL

As part of the review process, the Department has utilised a model which takes into account population trends throughout the State; current use statistics; location of service centres; and a range of other factors.

The outcome from this modelling will then be used as a base for consulting the various communities, and these two processes combined will determine future bus contract services.

Whilst contracts are generally for a ten-year period (2 x 5 year contracts), which recognises the required investment in vehicles etc, it is acknowledged that substantial change can occur over this timeframe, therefore any changes that may be implemented can be reviewed during the contract period.

Human Resources & Financial Implications – N/A

Community Consultation & Public Relations Implications – The Department has emphasised that community consultation is a key part of the review process. Bus transport to the Colebrook township, which was a key issue identified at the community forum held late 2016, has particularly been raised with Departmental officers. They are certainly keen to meet with the Creative Colebrook community group.

Priority - Implementation Time Frame – the review process is scheduled for the full 2017 calendar year.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Clr E Batt, seconded by Clr R Campbell

THAT the information be received

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

16.7 Public Health

Strategic Plan Reference – Page 28

4.7.1 Monitor and maintain a safe and healthy public environment.

Nil.

16.8 Recreation

Strategic Plan Reference – Page 29

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

16.8.1 MIDLANDS AQUATIC AND RECREATION CENTRE – PROJECT UPDATE

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 19 JANUARY 2017

ISSUE

To provide Council with a project update, including further consideration of design concept and funding options.

BACKGROUND

The following summarises the current status of the project:

- design concept finalised in early 2013 and planning approval secured (*concept plan will be displayed at the meeting*).
- 2013 quantity surveyor estimated cost of \$6.476 million (inclusive of substantial contingencies) – realistically reduced to \$5.60 million.
- Funding commitment of \$1.50 million secured from the Federal Government.
- State Government – 2016/17 budget submission lodged seeking funding of \$2.50 million (not granted).
- In late 2016, Bzowy Architecture requested to review cost estimate (now four years old) to confirm current estimated cost.

DETAIL

The 2013 design incorporated a practical mix of aquatic and dry spaces along with the necessary infrastructure. At that time, the required capital investment was a challenge, and this certainly remains the case.

Taking into account the lapse of time, inflationary factors etc. the total estimated cost has escalated by some \$780K, rounding the project to \$7.4 million (based on original QS estimate of \$6.47 million).

This funding challenge has obviously necessitated a total rethink of the project.

Through subsequent discussions with Bzowy Architecture, the proposed plan is to:

- a) determine a capital investment ceiling (i.e. Council decision);
- b) proceed to amend the concept design (reflecting the desired capital ceiling) and update planning application documentation;
- c) seek planning approval; and
- d) proceed to prepare final design specifications and plans (suitable for tender).

In terms of determining a capital investment ceiling, research is currently being undertaken to identify an amount that will not only achieve a 'fit for purpose' facility; but also reflect Council's current financial position and take into account what realistically may be able to be sourced from the State and Federal Governments.

The following is a revised project plan summary and timeline:

- late January 2017 – reconvene the Steering Committee to develop a revised concept plan
- early February – revised concept plan for presentation to State government representatives
- March to April 2017 – preparation and submission of new Development Application
- Prepare revised costings (as part of above process)
- Post DA approval - Proceed to final design specifications and plans (suitable for tender)

Human Resources & Financial Implications – refer comment above.

In order to confirm the capital investment ceiling, which will take into account further information and advice that will be forthcoming within the next week, it is recommended that Council convene a workshop for the purpose of considering funding options in the context of Council's long-term financial management strategy and 10 year Financial Plan.

Community Consultation & Public Relations Implications – the Steering Committee is primarily made up of community members. In addition, the development application process will allow for broader community input.

Priority - Implementation Time Frame – Comment to be provided.

RECOMMENDATION

THAT:

- a) the information be received;
- b) Council conduct a workshop for the purpose of determining a capital investment ceiling and identifying funding options; and
- c) Council endorse the revised project plan and indicative timeline.

DECISION

Moved by Deputy Mayor A Green, seconded by Cllr E Batt

THAT

- a) the information be received;
- b) Council conduct a workshop on Tuesday 31st January 2017 at Oatlands (9.00 a.m. commencement) for the purpose of determining a capital investment ceiling and identifying funding options; and
- c) Council endorse the revised project plan and indicative timeline.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

PUBLIC QUESTION TIME (12.30 P.M.)

Rowena McDougall

Midlands Aquatic and Recreation Centre

Question regarding the proposed site location at the depot site in Oatlands and potential contamination issues. Concern regarding why council is persisting in locating the pool in a site which will cost a considerable amount of money to rehabilitate instead of on a site on uncontaminated land (e.g a greenfields site) that could also include other sporting facilities in the future (tennis courts/skate park etc). Query in regard to cost estimates for a greenfields site as opposed to the current depot site.

It was advised that the depot site was tested for contamination in detail as part of the Development Application process. Council would endeavour to revisit prior assessments to ensure that the site is still appropriate.

Council are also holding a workshop in the coming week to discuss the Aquatic Centre in further detail regarding revised costings / amendments to original plans.

Terry Loftus

Question regarding the motions and questions asked at Council's Annual General Meeting, where they are recorded and the responses to those questions? It was suggested that perhaps a separate document with public questions could be developed and uploaded to the website.

It was advised that the AGM minutes were confirmed by Council at today's Council meeting, they will then be uploaded to Council's website for members of the public to access. The minutes include all motions put forward at the meeting and responses to questions posed. There were a number of questions taken on notice which will be provided to the individual. Public Question Time at Council meetings are recorded within Council Minutes and responses included where the question isn't taken on notice.

Craig Williams

Quarry development

Document showing properties on the boundary of Jacobs quarry was circulated by Mr Williams. Question regarding how the Williams quarry is different but the Jacobs quarry has 11 properties, explanation required why it was deemed unfair to approve?

Question taken on notice.

Question regarding how much money has been spent by Council on the appeal and tribunal hearing of Williams quarry including noise consultants to be made public.

Details to be provided.

Grices Road

Condition of Grices Road has worsened, Manager W&TS still hasn't attended and request inspection asap.

It was advised that the Manager, Works & Technical Services would inspect this road in the first instance and initiate maintenance works if required. A suggestion of the traffic counter on Grices Road to indicate vehicle movements was also recommended by Council.

Rekuna signage

Question regarding Rekuna signage and issues with deliveries due to signage and boundaries/post codes as referenced by Australia Post.

The General Manager advised he will determine locality boundaries and will follow up with Mr Williams. Council could also write to Australia Post outlining issues experienced by residents of this area.

*The meeting was suspended for lunch at 1.01 p.m.
The meeting reconvened at 1.21 p.m.*

16.9 Animals

Strategic Plan Reference – Page 29

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

Nil.

16.10 Education

Strategic Plan Reference – Page 29

4.10.1 Increase the educational and employment opportunities available within the Southern Midlands.

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

17.1 Retention

Strategic Plan Reference – Page 30

5.1.1 Maintain and strengthen communities in the Southern Midlands.

Nil.

17.2 Consultation and Communication

Strategic Plan Reference – Page 31

5.4.1 Improve the effectiveness of consultation and communication with the Community.

Nil.

18. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

18.1 Improvement

Strategic Plan Reference – Page 32

- 6.1.1 Improve the level of responsiveness to Community needs.
- 6.1.2 Improve communication within Council.
- 6.1.3 Improve the accuracy, comprehensiveness and user friendliness of the Council asset management system.
- 6.1.4 Increase the effectiveness, efficiency and use-ability of Council IT systems.
- 6.1.5 Develop an overall Continuous Improvement Strategy and framework

Nil.

18.2 Sustainability

Strategic Plan Reference – Page 33 & 34

- 6.2.1 Retain corporate and operational knowledge within Council.
- 6.2.2 Provide a safe and healthy working environment.
- 6.2.3 Ensure that staff and elected members have the training and skills they need to undertake their roles.
- 6.2.4 Increase the cost effectiveness of Council operations through resource sharing with other organisations.
- 6.2.5 Continue to manage and improve the level of statutory compliance of Council operations.
- 6.2.6 Ensure that suitably qualified and sufficient staff are available to meet the Communities needs.
- 6.2.7 Work co-operatively with State and Regional organisations.
- 6.2.8 Minimise Councils exposure to risk.

18.2.1 COMMON SERVICES JOINT VENTURE UPDATE (STANDING ITEM – INFORMATION ONLY)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 18 JANUARY 2017

Attachments:

Local Government Shared Services – Council Update (December 2016)

Local Government Shared Services – Joint Venture Update (December 2016)

ISSUE

To inform Council of the Common Services Joint Venture activities for the month of December 2016.

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.

DETAIL

Refer 'Common Services Joint Venture Update – December 2016 attached.

Human Resources & Financial Implications – Refer comment provided in the update.

Councillors will note that the Southern Midlands Council provided 125 hours of service to six Councils: - Brighton, Central Highlands, Derwent Valley, Glamorgan/Spring Bay, Sorell and Tasman; and received 6 hours of services from other Councils.

Details of services provided are included in the attachment.

Community Consultation & Public Relations Implications – Nil

Policy Implications – N/A

Priority - Implementation Time Frame – Ongoing.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Clr E Batt, seconded by Clr D Fish

THAT the information be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

Local Government Shared Services - Council Update

Council

Southern Midlands

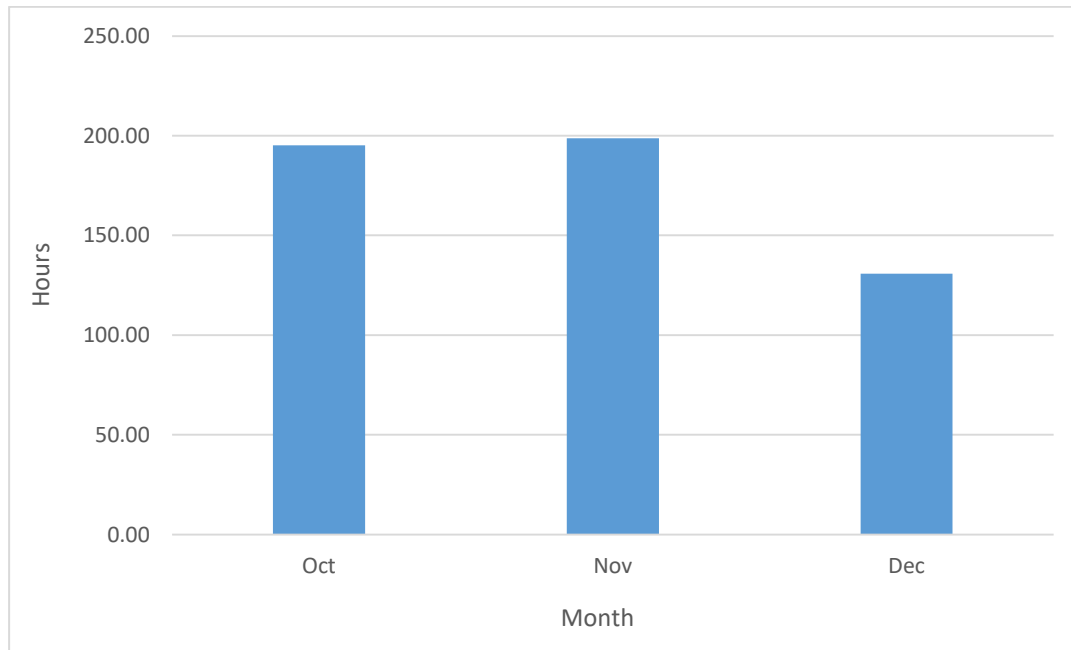
Shared Service Participation in December 2016

131 hours

Summary

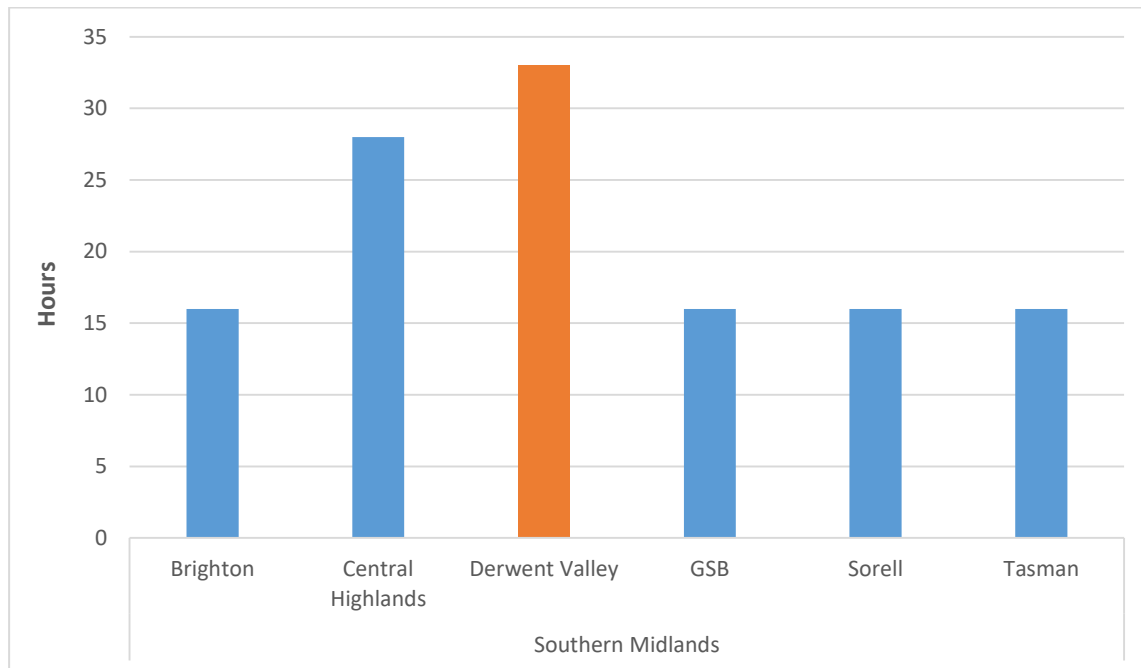
In December 2016, 131 hours of shared services were exchanged by the Southern Midlands Council. From this total, Southern Midlands provided 125 hours of services to other Councils, and received 6 hours of services from other Councils.

Fig 1 – Services Exchanged by Southern Midlands Council in Recent Months



Services Provided by Southern Midlands Council

Fig 2 - Services Provided by Southern Midlands Council during December 2016 by Council



* Council not currently a member of LG Shared Services

Fig 3 - Services Provided by Southern Midlands Council during December 2016 by Service Category

Council	Hours	Summary of Services Received
Southern Midlands	125	
Brighton	16	
WHS / Risk Management	16	WHS Advice
Central Highlands	28	
Planning	28	Regulatory Planning
Derwent Valley	33	
Permit Authority - Plumbing	33	Plumbing Inspector
GSB	16	
WHS / Risk Management	16	WHS Advice
Sorell	16	
WHS / Risk Management	16	WHS Advice
Tasman	16	
WHS / Risk Management	16	WHS Advice

Services Received by Southern Midlands Council

Fig 4 - Services Received by Southern Midlands Council during December 2016 by Service Category

Council	Hours	Summary of Services Received
Southern Midlands	5.75	
Brighton	5.75	
Development Engineering	2.75	Quarrytown Rd Subd & Campania Subd
Planning	3.00	Relief Planner

Cost Benefits Achieved by Southern Midlands and Other Councils

131 hours of Shared Services were exchanged by Southern Midlands Council last month. Analysis of Shared services provision has indicated that both the Provider Council and the Client Council save money through the exchange of Shared services at an approximate ratio of 50%.

In the month of December it is estimated, Council have achieved a net benefit of approximately \$4,700. This was a result of increasing the utilisation of its current staff to earn additional revenue from providing services to other Councils, and from utilising Shared services from within Local Government as opposed to external consultants (on average LG Shared Services rates can be procured at significant discount to external consultant fees).

It is estimated that Southern Midlands Council's direct involvement in Shared services saved participating Councils (including Southern Midlands Council) approximately \$8,800 for the month of December.

LG Shared Services Joint Venture Update

December 2016

Summary of Recent Shared Services Activity

940 hours of Shared Services were exchanged between Councils during December 2016, which is a decrease when compared to hours exchanged last month (November 2016). Having the Christmas break during this period has also contributed to the reduced hours shared.

Fig 1 - Shared Service Exchange Hours in Recent Months

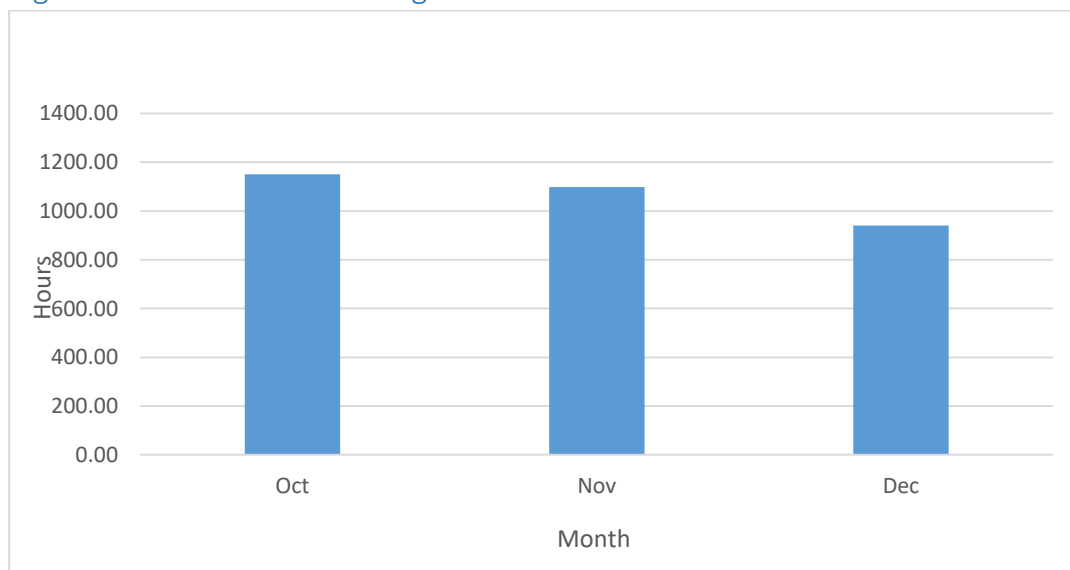
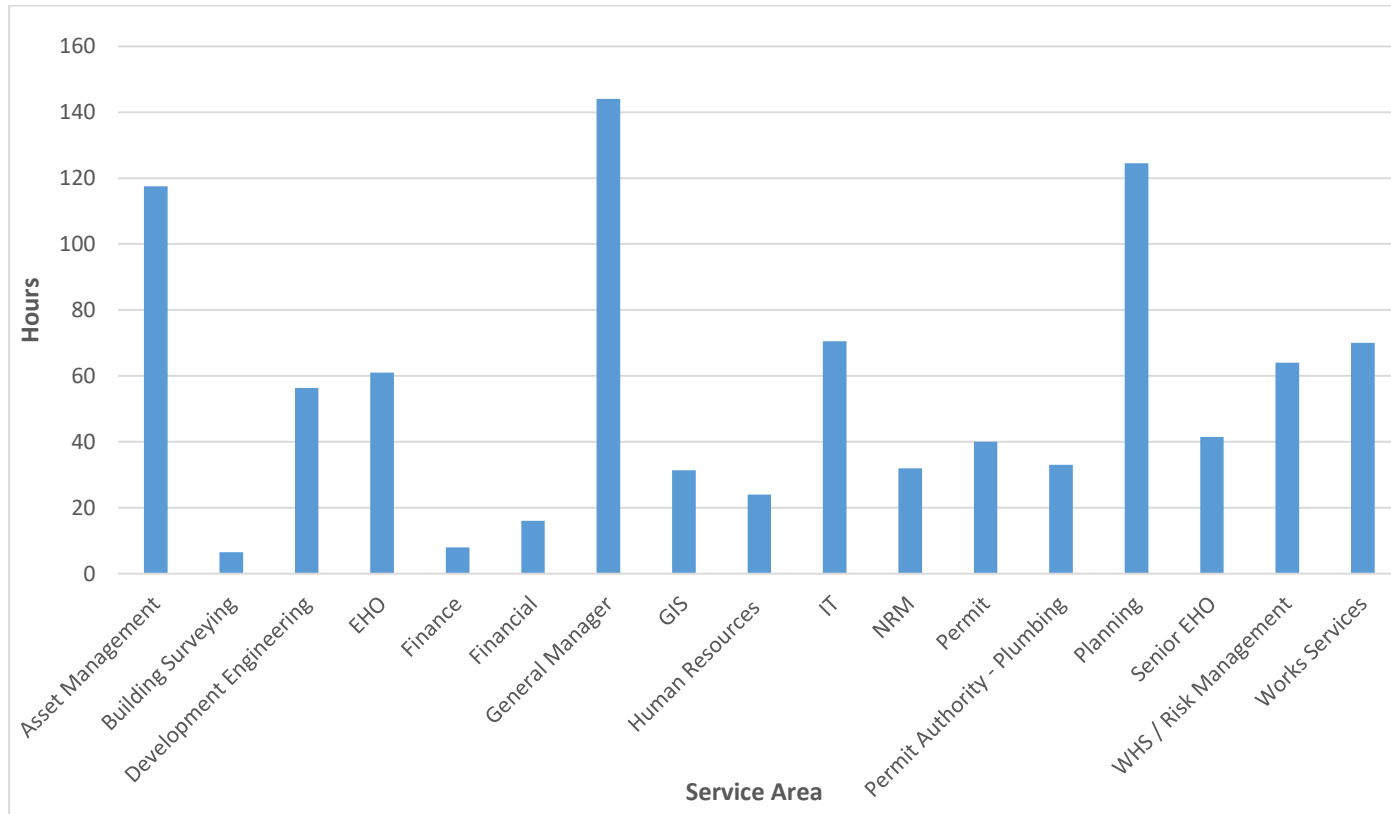


Fig 2 - Details of Current Exchange of Services by Council during December 2016

Provider Council	Client Organisation											
	Brighton	Central Highlands	Derwent Valley	DoJ	Huon Valley	GSB	Litchfield	Palmerston	Sorell	Southern Midlands	Tasman	West Coast
Brighton		1	87		6	79				6	84	7
Central Highlands											18	
GSB												
Glenorchy												
Huon Valley												
Litchfield								30				
Sorell	40			41		37					203	
Southern Midlands	16	28	33			16			16		16	
Tasman									176			

* Council/Organisation not currently a member of the Shared Services Joint Venture Agreement

Fig 3 - Details of Current Exchange of Services by Service Category during November 2016



Savings to Local Government

A total of 940 hours of shared services were exchanged between Councils last month. Analysis of Shared Services provision has indicated that both the Provider Council and the Client Council save money through the exchange of Shared Services at an approximate ratio of 50%.

Due to this, it is estimated that the provision of shared services between Councils saved participating Councils and Local Government as a whole \$77,000 for the month of December. This was a result of increasing the utilisation of current Council Staff at Councils providing services and from Client Councils utilising Shared services from within Local Government as opposed to external consultants (on average LG Shared Services rates can be procured at significant discount to external consultant fees).

Progress of the Shared Services Initiative

- LG Shared Services is investigating holding workforce planning day in the first quarter of 2017 to analyse the current status of resourcing within the group and to implement a strategy for the future.
- LGSS representatives are currently in talks with additional Northern Territory councils to recruit greater membership in the NT. It is hoped, and indeed probable, that an additional NT will join the LGSS by the end of the calendar year.
- The LGSS Combined Tender for Debt Collection Services has concluded with the Preferred Tender to be announced in the coming days.

18.2.2 SUB-REGION COLLABORATION STRATEGY – STANDING ITEM

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 17 JANUARY 2017

ISSUE

Standing Item to enable:

- a) Council to identify or consider new initiatives that can be referred to the Sub-Region Group for research and / or progression; and
- b) The provision of updates and reports on the Group's activities.

BACKGROUND

The Brighton, Central Highlands, Derwent Valley and Southern Midlands Councils have agreed to work together to identify and pursue opportunities of common interest and to more effectively and efficiently serve ratepayers, residents and the communities in these municipal areas.

DETAIL

The Sub-Region Group has now met on three occasions.

Human Resources & Financial Implications – No budget has been allocated for these sub-regional activities. Any specific projects which require additional funding will be referred to Council for consideration prior to commencement.

Community Consultation & Public Relations Implications – Nil

Policy Implications – N/A

Priority - Implementation Time Frame – Ongoing.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Deputy Mayor A Green, seconded by Clr D Fish

THAT the information be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

**18.2.3 ANNUAL GENERAL MEETING (HELD 14TH DECEMBER 2016) –
CONSIDERATION OF MOTIONS**

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 9 JANUARY 2017

ISSUE

Council to consider the Motions that were passed at the Annual General Meeting held 14th December 2016.

BACKGROUND

The Minutes of the Annual General Meeting were listed for confirmation under Item 5.2 of the Agenda.

DETAIL

The following Motions from the floor of the meeting have been extracted from the Minutes:

1. Callington Mill (including Visitor Centre)

MOTION

Moved by Rowena McDougall, seconded by Evalyn Curtis

THAT

- 1. The Visitor Centre be relocated to the soon to be renovated shop at 79 High Street in accordance with the previously expressed desires of the Oatlands community, including the business community and in light of the decline in visitation to the Mill site and the numbers stopping in town.**
- 2. An appropriate private operator be found to develop a quality café/restaurant/wine/whiskey tasting space at the Miller's Residence – featuring Tasmanian produce including Callington Mill flour that is of the highest standard, as if offered elsewhere around the State but not in Oatlands.**

CARRIED

General Manager's Comments:

Point 1 of the Motion

Any decision (taken in isolation) to relocate the Visitor Centre has significant implications, which include the following:

- Does relocation mean closure of the Visitor Centre within the Mill Precinct?

If not, would the newly relocated Centre also provide a service seven days per week? Besides requiring an additional budget allocation, the role of a Visitor Centre has

changed dramatically. Research indicates that the majority of visitors now source their information and make bookings on-line etc.

If so, what services or activities would continue at the Callington Mill?

- If the existing Visitor Centre is closed, it would not be feasible (or practical) to continue the retail / café components of the operation. Similarly it would not be feasible to continue with the guided tours if the Centre was not operational.
- In the absence of tours and associated activity through the Mill precinct, would the actual Mill continue to operate as flour production is certainly not a key business activity for Council?

These are very preliminary comments, and depending on Council's 'in-principle' position, a more detailed report would be necessary to make an informed decision.

Point 2 of the Motion

This part of the motion is certainly consistent with Council's desire to effectively privatise the Callington Mill operation at some stage in the future. Expressions of interest were invited from the private sector at the time that the Mill precinct was reconstructed and commenced operation (mid 2008), however no suitable EOI's were received.

Whilst I believe that there is general knowledge of Council's willingness to lease the operation, either in-part or full, it may be an opportune time to re-advertise the opportunity. Having said that, an allocated budget would be required to enable:

- a) revision of the EOI document;
- b) appropriate advertising, which in the past did include national advertising.

DECISION

Moved by Clr E Batt, seconded by Clr R Campbell

THAT:

- a) in relation to Point 2 of the Motion, Council convene a workshop for the purpose of determining a position in relation to the future operation and ownership of the entire precinct; and
- b) in relation to Point 1 of the Motion, Council consider the provision of tourism information services as part of that workshop process.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

2. Midlands Aquatic Centre

MOTION

Moved by Rowena McDougall, seconded by Evalyn Curtis

THAT Southern Midlands Council make publicly available by publishing on their website, a complete detailed and itemised costing of the proposed Midlands Aquatic Centre at the Oatlands Depot site, including the cost of the development of a new Council Depot, and that ‘commercial-in-confidence’ does not apply and is not an acceptable justification for non release of the information, as the proposed development will be the only public indoor pool in Central Tasmania and will be a publicly owned business.

CARRIED

General Manager’s Comments:

Firstly, the existing construction estimate of \$5.60 million for the Aquatic Centre is approximately five years old. Secondly, it is generally recognised that this figure would have increased substantially over that period.

In light of the current circumstances and the need to either maintain or preferably reduce the total capital cost, Bozwy Architecture (consultant engaged to prepare the earlier concept plans) has been requested to review the design plans and provide recommendations accordingly. As part of this process, the quantity surveyor will be required to provide an updated detailed costing of the proposal.

Upon receipt of a revised and detailed costing, besides releasing the overall estimated amount which is inclusive of all design; approval and contingency costs, it would be inappropriate to make this publicly available. The prime reason for withholding detailed costs, and assuming that the funding can be secured, it would be necessary to proceed to tender for construction of the facility. Publicly released detailed costings would effectively be informing potential tenderers of the anticipated cost and eliminate price competitive tendering.

DECISION

Moved by Deputy Mayor A Green, seconded by Cllr E Batt

THAT:

- a) **Council be prepared to release high-level overall costings for the Oatlands Aquatic Centre, noting that these estimates are not currently available. They are to be determined as part of an overall review of the concept and design; and**
- b) **Council not release detailed costings due to the fact it would effectively be informing potential tenderers of the anticipated cost and eliminate price competitive tendering for this project.**

CARRIED

Councillor	Vote FOR	Vote AGAINST
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Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

3. Establishment of a Local District Committee (i.e. Special Committee of Council)

The following motion was put from the floor of the meeting.

MOTION

Moved by Jayne Paterson, seconded by Rowena McDougall

THAT the Southern Midlands Council, before the end of June 2017, sets up an Oatlands Local District Committee similar to the Local District Committees of the Northern Midlands Council, and that its members, apart from the Councillor appointed by Council, should comprise residents and representatives nominated by Oatlands community interest groups.

CARRIED

General Manager's Comments:

In speaking to the Motion, Ms Paterson made reference to the committee structure currently operated by the Northern Midlands Council. She made reference to the objectives of those District Committees.

For information, the Northern Midlands Council have a number of 'Town Advisory Committee's' which are established pursuant to section 24 of the *Local Government Act 1993* (i.e. Special Committees of Council). They operate under a Memorandum of Understanding with the Council.

The following information relating to the Committees has been sourced from the Northern Midlands Council:

"PURPOSE

The purpose of the Advisory Committee is to:

- *Provide a focal point for information between the Council and the community;*
- *Identify and prioritise needs of the local community;*
- *Consider and provide feedback to the Council in respect to key strategic issues for the community.*

MEMBERSHIP

- *Membership of the Advisory Committee shall comprise of a minimum of five (5) members and a maximum of ten (10) members.*
- *Members are appointed for a term of two (2) years (term of membership). The term of membership is to commence in July and conclude in June.*
- *Members are to comprise of residents and representatives of community organisations.*
- *Nominations to Committees with less than 10 members can be made at any time.*

- *In the event that less than 5 nominations for membership are received the Committee is to go into recess until a sufficient number of nominations are received.*
- *Membership is to be ratified by the Northern Midlands Council at an ordinary Council meeting prior to the commencement of the term of membership.*
- *At the conclusion of their terms of office, members are eligible to re-nominate to the Committee.*
- *The Committee shall have the power to appoint from within the membership the following officers:*
 - Chairperson
 - Vice Chairperson
- *All officers shall be appointed at the General Meeting held at the commencement of a two year term of appointment.*
- *Members of the Committee will be deemed to vacate their position if they are absent without leave from three (3) consecutive meetings of the Committee.*

ROLES AND RESPONSIBILITIES

The following are the roles and responsibilities of the Advisory Committee:

- *To draw the attention of Council to any matters of concern within the district.*
- *To consider and report on any matters which may be referred to it by the Northern Midlands Council.*
- *To liaise with the community and special interest groups to ascertain their views/opinions on local issues and projects.*
- *To receive communications from the local community and special interest groups and forward their letters/requests with appropriate comment/recommendations to Council.*
- *To recommend to Council in March each year a prioritised list of works and services to be considered for funding including projects that could be considered for funding under appropriate Federal and State Government schemes.*
- *To provide comment to Council in respect to the community's interests in land use planning matters such as scheme amendments and non-compliance issues.*
- *To contribute to a strategic plan that addresses capital works, routine and governance issues that would improve the amenity of the community and such plan would be put forward to the Northern Midlands Council for consideration in planning and budget processes.*
- *The Committee's primary and priority focus shall be strategic and governance issues that affect the community. Other matters shall be addressed directly using Council's existing structures – e.g. maintenance and routine issues.*

MEETING PROCEDURES

- *There are to be a minimum of 6 meetings of the Advisory Committee on an annual basis.*
- *Meeting length is not to exceed 1.5 hours.*
- *Notice of a meeting is to be given to the members of the Advisory Committee at least 4 days but not more than 14 days prior to an ordinary meeting.*
- *An agenda for the meeting is to be provided to the members of the Advisory Committee at least 4 days prior to an ordinary meeting.*

- *A meeting quorum is a majority of the Advisory Committee current membership. For example, if the total number of members is 8, the quorum is 5.*
- *A decision by the Advisory Committee is to be made by consensus (half the members present at a meeting, plus one). In the event the decision is split, the Chair is to make the final decision.*
- *Minutes of an ordinary meeting are to be circulated as soon as practicable after the meeting, but no more than 10 days after the meeting.*
- *If required, subgroup meetings will be arranged outside of ordinary meeting times, at a time convenient to the subgroup members.*
- *Meetings are to be governed in accordance with the procedures stated above, and in the event, this Memorandum of Understanding is silent in respect to a procedure, reference is to be made to the Local Government (Meeting Procedures) Regulations 2005 for the appropriate procedure.*

COMMUNICATION, INFORMATION SHARING AND CONSULTATION

- *The Northern Midlands Council will, at its Annual General Meeting, following a local government election, appoint a Councillor representative to the Advisory Committee. The role of the Councillor is to:*
 - *Provide information to the Committee from the Council.*
 - *The Councillor representative is an advisory role only and the Councillor is not entitled to move or vote on any decisions made by the committee.*
 - *Minutes of the meetings of the Advisory Committee are to be reported to the Northern Midlands Council as an information item to the next Council meeting after the meeting of the Advisory Committee.*
 - *If the Advisory Committee wishes Council to investigate a matter it must put a motion to the Northern Midlands Council for consideration.*
 - *The Secretary is to report back to the Committee the outcome of any motions.*

RESOURCES

- *Secretarial assistance is to be provided by the Northern Midlands Council to the Advisory Committee on at least 6 instances annually."*

In further considering this motion, the following issues need to be taken into account:

- Does Council need to consider Committees for the other towns and villages?
- Should Council, as has happened in the past, try and encourage the establishment of an organisation which operates at 'arms-length' to Council. This organisation could serve a similar purpose of being a focal point for information between Council and the community; identifying and prioritising needs of the local community; and providing feedback to Council?
- Availability of Council staff resources to service the Committee(s) (i.e. preparation of Agenda's, Minutes and attendance at meetings)
- The Motion refers to representatives nominated by Oatlands community interest groups. To the best of my knowledge, no current organisations have expressed a desire to participate in such a Committee?
- Establishment of such a Committee would potentially overlap / duplicate the roles of other special purpose Committees (e.g. Lake Dulverton & Callington Park

Management Committee; Arts Advisory Committee; Hall Committees; Recreation Ground Committees etc.)

Again depending on Council's 'in-principle' position, a more detailed report may be necessary to make a final decision.

Human Resources & Financial Implications – Refer comment provided in the update.

Community Consultation & Public Relations Implications – To be considered.

Policy Implications – N/A

Priority - Implementation Time Frame – N/A.

RECOMMENDATION

THAT Council consider each of the Motions passed at the Annual General Meeting.

DECISION

Moved by Clr E Batt, seconded by Clr D Marshall

THAT Council elect not to establish an 'Oatlands Local District Committee' under the Special Committee provisions of the *Local Government Act 1993*, but in doing so, encourage (as has happened in the past) the establishment of an organisation which operates at 'arms-length' to Council. This organisation could serve a similar purpose of being a focal point for information between Council and the community; identifying and prioritising needs of the local community and providing feedback to Council.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

18.3 Finances

Strategic Plan Reference – Page 34 & 35

6.3.1	Communities finances will be managed responsibly to enhance the wellbeing of residence.
6.3.2	Council will maintain community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation.
6.3.3	Council's finance position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses.
6.3.4	Resources will be allocated to those activities that generate community benefit.

18.3.1 MONTHLY FINANCIAL STATEMENT (DECEMBER 2016)

Author: FINANCE OFFICER (COURTNEY PENNICOTT)

Date: 18 JANUARY 2017

ISSUE

Refer enclosed Report incorporating the following: -

- Statement of Comprehensive Income – 1st July 2016 to 31st December 2016 (including Notes)
- Current Expenditure Estimates
- Capital Expenditure Estimates (*refer to enclosed report detailing the individual capital projects*)
- Rates & Charges Summary – as at 11th January 2017.
- Cash Flow Statement – December 2016

Note: Expenditure figures provided are for the period 1st July 2016 to 31st December 2016 – approximately 50% of the period.

CURRENT EXPENDITURE ESTIMATES (OPERATING BUDGET)

Strategic Theme – Growth

Sub-Program – Roads - expenditure to date (\$1,660,818– 54.10%). Expenditure of \$372,807 relates to maintenance grading costs.

Sub-Program – Business - expenditure to date (\$146,308– 62.2%). Costs relate to the Stornoway Contract where works are undertaken on a recharge basis, and the joint OH&S / Risk Management project being undertaken by six participating Councils under a resource sharing agreement. The cost of the project is to be shared between the six (6) Councils with revenue coming back to Southern Midlands.

Strategic Theme – Landscapes

Sub-Program – Regulatory – expenditure to date (\$421,863 – 53.72%). Expenditure includes Planning Appeal, Tribunal and Environmental Health Services.

Strategic Theme – Lifestyle

Sub-Program – Childcare – expenditure to date (\$5,000 – 66.67%). Expenditure includes \$5,000 BFDC Grant to the Brighton Family Day Care.

Sub-Program – Volunteers – expenditure to date (\$26,783 – 66.96%). Expenditure relates to the near completion of the community small grants program (with only 2 group/clubs outstanding).

Sub-Program – Public Health – expenditure to date (\$16,580 – 207.00%). Expenditure or \$12,840 relates to GP Services Kempton from the 3rd October to 11th November.

Strategic Theme –Community

Sub-Program – Capacity – expenditure to date (\$33,868 – 99.52%). Expenditure includes \$7,000 Donation to MILE, Ten Days in the Island \$3,000, Melton Mowbray Community Association \$2,000 and funds for the kitchen extension at the Tunbridge Community Club \$11,000.

Strategic Theme –Organisation

Sub-Program – Sustainability - expenditure to date (\$1,224,266 – 57.33%). Includes annual costs associated with computer software maintenance (GIS/NAV) and licensing \$63,023, audit fees \$12,200, LGAT Subscriptions \$30,657 and annual insurance payments of \$59,785.

CAPITAL EXPENDITURE ESTIMATES (CAPITAL BUDGET)

Nil.

RECOMMENDATION

THAT the Financial Report be received and the information noted.

DECISION

Moved by Clr D Fish, seconded by Deputy Mayor A Green

THAT the Financial Report be received and the information noted.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD
1st JULY 2016 to 31st DECEMBER 2016**

	Annual Budget	Year to Date as at 31st DECEMBER	%	Comments
Income				
General rates	\$ 4,870,842	\$ 4,859,960	99.8%	Budget includes Interest & Penalties to be imposed to end of June 2017
User Fees (refer Note 1)	\$ 933,626	\$ 487,610	52.2%	
Interest	\$ 145,000	\$ 63,145	43.5%	
Government Subsidies	\$ 15,600	\$ 0	0.0%	Heavy Vehicle Licence Fees & Road Rescue MAIB reimbursements
Contract Income	\$ 0	\$ 0	0.0%	
Other (refer Note 2)	\$ 238,000	\$ 41,556	17.5%	
Sub-Total	\$ 6,203,068	\$ 5,452,270	87.9%	
Grants - Operating	\$ 3,280,756	\$ 1,613,782	49.2%	FAGS \$1,601,220 Court House \$40 Tunbridge Lanscape \$9522 Aus Day \$3000
Total Income	\$ 9,483,824	\$ 7,066,052	74.5%	
Expenses				
Employee benefits	\$ (3,915,055)	\$ (1,676,401)	42.8%	Less Roads - Resheeting Capitalised
Materials and contracts	\$ (2,982,446)	\$ (1,890,243)	63.4%	Less Roads - Resheeting Capitalised, Includes Land Tax
Depreciation and amortisation	\$ (2,719,500)	\$ (1,359,750)	50.0%	Percentage Calculation (based on year-to-date)
Finance costs	\$ (49,436)	\$ (28,210)	57.1%	
Contributions	\$ (197,903)	\$ (49,476)	25.0%	Fire Service Levies
Other	\$ (163,261)	\$ (120,456)	73.8%	Incls Rate Discounts \$23,689(annual cost)
Total expenses	\$ (10,027,601)	\$ (5,124,536)	51.1%	
Surplus (deficit) from operations	\$ (543,777)	\$ 1,941,516	-357.0%	
Grants - Capital (refer Note 3)	\$ 1,448,681	\$ 21,973	1.5%	
Sale Proceeds (Plant & Machinery)	\$ 0	\$ 142,901	0.0%	
Net gain / (loss on disposal of non-current assets)	\$ 0	\$ 0	0.0%	
Surplus / (Deficit)	\$ 904,904	\$ 2,106,390	232.8%	

NOTES					
1. Income - User Fees (Budget \$658,662) includes:					
- All other Programs	\$ 358,406	\$ 173,654	48.5%	Actual Income Received (i.e. excluding Debtors)	
- Private Works	\$ 251,220	\$ 167,517	66.7%		
- Callington Mill	\$ 324,000	\$ 146,439	45.2%		
	\$ 933,626	\$ 487,610			
2. Income - Other (Budget \$355,854) includes:					
- Tas Water Distributions	\$ 228,000	\$ 41,356	18.14%		
- HBS Dividend	\$ 10,000	\$ -	0.0%		
- Other	\$ -	\$ 200	0.0%		
	\$ 238,000	\$ 41,556	17.5%		
3. Grant - Capital (Budget \$877,860) includes:					
- Black Spot Funding	\$ -	\$ -	0.0%		
- Tourism Funding	\$ -	\$ -	0.0%		
- Dulverton Lake Walking Track Safety Upgrade	\$ -	\$ 15,482	0.0%		
- Roads To Recovery Grant	\$ 1,448,681	\$ 6,491	0.4%	To be claimed in March 2017	
	\$ 1,448,681	\$ 21,973	1.5%		
Note:					
Operating Grants					
- Court House	\$ -	\$ 40			
- Tunbridge Landscaping	\$ -	\$ 9,522			
- Australia Day	\$ -	\$ 3,000			
- NRM South	\$ -	\$ -			
- Communities For Children	\$ -	\$ -			
- School Community Garden	\$ -	\$ -			
		\$ 12,562			

**SOUTHERN MIDLANDS COUNCIL : CURRENT EXPENDITURE 2016/17
SUMMARY SHEET**

PROGRAM	TOTAL	REVISED BUDGET (GRANTS & OTHER REIMBURSEMENTS)	ACTUAL AS AT 31st DECEMBER 2016 50%	VARIANCE (+/-)	% BASED ON REVISED BUDGET 100%
INFRASTRUCTURE					
Roads	3,069,775	3,069,775	1,660,818	1,408,957	54.10%
Bridges	350,787	350,787	170,161	180,626	48.51%
Walkways	212,810	212,810	114,154	98,656	53.64%
Lighting	85,680	85,680	40,255	45,425	46.98%
Irrigation	0	0	0	0	0.00%
Drainage	105,123	105,123	49,445	55,678	47.04%
Waste	626,104	626,104	288,781	337,322	46.12%
Public Toilets	57,603	57,603	24,835	32,768	43.11%
Communications	0	0	0	0	0.00%
Signage	9,400	9,400	3,585	5,815	38.14%
INFRASTRUCTURE TOTAL:	4,517,282	4,517,282	2,352,036	2,165,247	52.07%
GROWTH					
Residential	0	0	0	0	0.00%
Tourism	254,602	254,602	90,211	164,391	35.43%
Business	985,226	235,226	146,308	88,918	62.20%
Mill Operations	502,735	502,735	224,711	278,024	44.70%
Agriculture	0	0	0	0	0.00%
Integration	7,500	7,500	0	7,500	0.00%
GROWTH TOTAL:	1,750,064	1,000,064	461,230	538,834	46.12%
LANDSCAPES					
Heritage	265,140	265,140	92,366	172,774	34.84%
Natural	141,498	141,498	59,758	81,740	42.23%
Cultural	10,500	10,500	0	10,500	0.00%
Regulatory	785,355	785,355	421,863	363,492	53.72%
Climate Change	16,221	16,221	0	16,221	0.00%
LANDSCAPES TOTAL:	1,218,714	1,218,714	573,987	644,728	47.10%
LIFESTYLE					
Youth	221,481	221,481	56,575	164,906	25.54%
Aged	2,500	2,500	1,265	1,235	50.62%
Childcare	7,500	7,500	5,000	2,500	66.67%
Volunteers	40,000	40,000	26,783	13,217	66.96%
Access	0	0	0	0	0.00%
Public Health	8,010	8,010	16,580	-8,570	207.00%
Recreation	435,855	435,855	201,819	234,036	46.30%
Animals	73,819	73,819	18,095	55,723	24.51%
Education	0	0	0	0	0.00%
LIFESTYLE TOTAL:	789,165	789,165	326,119	463,046	41.32%
COMMUNITY					
Retention	0	0	0	0	0.00%
Capacity	34,025	34,025	33,863	162	99.52%
Safety	56,650	56,650	21,445	35,205	37.85%
Consultation	7,300	7,300	2,656	4,644	36.39%
Communication	12,125	12,125	3,106	9,019	25.62%
COMMUNITY TOTAL:	110,100	110,100	61,070	49,030	55.47%
ORGANISATION					
Improvement	8,750	8,750	0	8,750	0.00%
Sustainability	2,135,394	2,135,394	1,224,266	911,128	57.33%
Finances	263,133	263,133	98,034	165,098	37.26%
ORGANISATION TOTAL:	2,407,277	2,407,277	1,322,301	1,084,976	54.93%
TOTALS	10,792,601	10,042,601	5,096,741	4,945,860	50.75%

Southern Midlands Council
Agenda – 25 January 2017

CAPITAL EXPENDITURE PROGRAM 2016-17
AS AT 31 DECEMBER 2016

INFRASTRUCTURE		BUDGET	EXPENDITURE	VARIANCE	COMMENTS
ROAD ASSETS					
Resheeting Program	Roads Resheeting	\$ 500,000	\$ 495,037	\$ 4,963	Budget Reduced as per Council Meeting October 2016
Reseal Program	Roads Resealing (€s per agreed program)	\$ 700,000	\$ -	\$ 700,000	Budget Reduced as per Council Meeting October 2016
Reconstruct & Seal	Green Valley Road (approx 500 metres - area widened)	\$ 158,000	\$ 66,931	\$ 91,069	WIP 30/6/16 \$66,931 - Budget includes \$83K c/fwd
	Inglewood Road (final seal of prev. reconstructed section)	\$ 21,600	\$ -	\$ 21,600	
	Woodsdale Road (near 'glue pot' - final seal)	\$ 11,880	\$ -	\$ 11,880	
	Yarlington Road (Smans Hill - 150 metres)	\$ 22,500	\$ -	\$ 22,500	Budget c/fwd
	Green Valley Road (approx 1.35 kilometres - 3 Sections)	\$ -	\$ -	\$ -	
	Stonor Road (near railway line- 530 metres)	\$ -	\$ -	\$ -	
Construct & Seal (Unsealed Roads)	C1020052 Eldon Road (areas between Bridge & Reynolds Rd junction)	\$ 169,000	\$ 18,366	\$ 150,634	
Incls. widening component	C1020051 Lower Marshes Road, Jericho (approx. 600 metres)	\$ 90,000	\$ 2,902	\$ 87,098	
	Station Street, Tea Tree	\$ 19,500	\$ -	\$ 19,500	
Minor Seals (New)	Brownwood Estate (junction plus setback)	\$ 12,000	\$ -	\$ 12,000	
	Weavers Lane (junction plus setback)	\$ 12,000	\$ -	\$ 12,000	
	Church Road (Brighton Council end)	\$ 10,000	\$ -	\$ 10,000	
	Hasting Street Junction	\$ 15,000	\$ -	\$ 15,000	
Unsealed - Road Widening	Estate Road (vicinity of Mallow)	\$ 30,000	\$ -	\$ 30,000	
	Chauncy Vale Road, Bagdad	\$ 20,000	\$ -	\$ 20,000	
Junction / Road Realignment / Other	Campania - Reeve St / Cline Street (includes Footpath)	\$ 140,000	\$ 16,779	\$ 123,221	WIP 30/6/16 \$16,779 - Budget includes \$40K c/fwd
	Stonor Road - Benching (vicinity of Hells)	\$ 15,000	\$ -	\$ 15,000	
	C1020050 Sugarloaf / Cliftonvale Road Junction (Black Spot Investigation)	\$ 35,000	\$ 14,293	\$ 20,707	
	C1020033 Yarlington Road - Realignment	\$ 240,000	\$ 15,023	\$ 224,977	
	C1010056 High Street / Esplanade - Junction Improvements	\$ 35,000	\$ 31,296	\$ 3,704	WIP 30/6/16 \$12,536 - Budget includes \$25K c/fwd
	C1020047 Lovely Banks Road (junction with Colebrook)	\$ 210,000	\$ 12,339	\$ 197,661	WIP 30/6/16 \$5,755 - Budget includes \$40K c/fwd
	Reeve St - Hall Street to Rec Ground (K&G) - 70 metres	\$ 8,800	\$ -	\$ 8,800	Budget c/fwd
	Campania - Reeve St / Hall Street (K&G)	\$ 5,000	\$ -	\$ 5,000	Budget c/fwd
	Woodsdale Road - Landslip Area (vicinity Scott's Quarry)	\$ 15,000	\$ -	\$ 15,000	Budget c/fwd
	Woodsdale Road - Landslip Area(s) - Engineering Assessment	\$ 9,700	\$ -	\$ 9,700	Budget c/fwd
	York Plains Road (Camber adjustment)	\$ 5,000	\$ -	\$ 5,000	Budget c/fwd
		\$ 2,509,980	\$ 672,966	\$ 1,837,014	
BRIDGE ASSETS					
	C1030012 Sandy Lane (B4193)	\$ -	\$ 841	\$ (841)	
	C1030006 Fields Road Bridge (B1851)	\$ -	\$ 1,469	\$ (1,469)	WIP 30/6/16
	C1030040 Jones Road (B5083)	\$ -	\$ 3,237	\$ (3,237)	
	C1030044 Grahams Creek Road (Grahams Creek B2510)	\$ 81,740	\$ 1,304	\$ 80,436	WIP 30/6/16
	C1030046 Kheme Road (Bira'sa Creek T468)	\$ -	\$ 8,400	\$ (8,400)	
	C1030048 Muddy Plains Rd (Summerfield Creek)	\$ -	\$ 924	\$ (924)	
	C1030049 Inglewood Road (Tin Dish Rivulet B42)	\$ -	\$ 21,480	\$ (21,480)	
	C1030050 Nala's Road - (Kitt's Rivulet B4275)	\$ -	\$ 841	\$ (841)	
	C1030051 Old Tier Road (B4490)	\$ -	\$ 7,657	\$ (7,657)	
	C1030054 Bellevale Road (B2723)	\$ -	\$ 957	\$ (957)	
	C1030055 Link Road (Craigbourne Creek B3620)	\$ 91,960	\$ -	\$ 91,960	
	Hardings Road (White Kangaroo Rivulet B1095)	\$ 163,550	\$ -	\$ 163,550	
	C1030056 Noyes Road (Limekiln Creek T266.00051)	\$ 41,270	\$ -	\$ 41,270	
	C1030057 Reynolds Road (Burns Creek B5301)	\$ -	\$ -	\$ -	
		\$ 378,520	\$ 47,110	\$ 331,410	
WALKWAYS					
	C1040011 Footpaths - General (Program to be confirmed)	\$ 30,000	\$ 344	\$ 29,656	
	Bagdad Township				
	- Swan Street (Blackport Rd to Green Valley Rd)	\$ 109,557	\$ 2,687	\$ 106,870	WIP 30/6/16 \$2,687 - Budget c/fwd
	- Midland Highway (Bus Shelter)	\$ 5,000	\$ -	\$ 5,000	
	Campania Township				
	- Reeve Street - 500 metres	\$ 71,614	\$ 41,086	\$ 30,528	WIP 30/6/16 \$8,386 - Budget c/fwd
	- Review Management Plan (Site Plan) / Walking Tracks (Bush Reser	\$ 5,000	\$ -	\$ 5,000	Budget c/fwd
	Colebrook Township				
	- K&G Renewal (Richmond St - southern end)	\$ 30,000	\$ -	\$ 30,000	
	- Streetscape Plan Development & Implementation (Part)	\$ 60,000	\$ -	\$ 60,000	
	Oatlands Township				
	- Church Street (K&G renewal)	\$ 15,000	\$ -	\$ 15,000	
	- Wellington Street	\$ -	\$ -	\$ -	
	Tunbridge Township				
	- Tunbridge Main Road (Renew Kerb & Gutter)	\$ 15,000	\$ -	\$ 15,000	
		\$ 341,171	\$ 44,117	\$ 297,054	

Southern Midlands Council
Agenda – 25 January 2017

CAPITAL EXPENDITURE PROGRAM 2016-17
AS AT 31 DECEMBER 2016

INFRASTRUCTURE			BUDGET	EXPENDITURE	VARIANCE	COMMENTS		
DRAINAGE	Bagdad							
	- Midland Hwy/Swan St Drainage (McShane property)	\$	22,500	\$ -	\$ 22,500	Budget c/fwd		
	Campania							
	- Estate Road (School Farm - Easement)	\$	10,000	\$ -	\$ 10,000			
	- Reeve Street Open Drain (north of Telephone Box)	\$	35,000	\$ 3,750	\$ 31,250	WIP 30/6/16 \$3,750 - Budget c/fwd		
	Oatlands							
	- Barrack Street (towards Mason Street)	\$	10,000	\$ -	\$ 10,000	Budget c/fwd		
	- High St/Wellington Street Junction	\$	5,000	\$ -	\$ 5,000	Budget c/fwd		
		\$	82,500	\$ 3,750	\$ 78,750			
	WASTE	Oatlands WTS - Concrete Pad(s)	\$	5,000	\$ -	\$ 5,000		
Wheeie Bins & Cranes		\$	7,500	\$ 950	\$ 6,550			
		\$	12,500	\$ 950	\$ 11,550			
PUBLIC TOILETS	Campania - Urinal / Plumbing / External Shower Head	\$	10,000	\$ -	\$ 10,000	Budget includes \$4K c/fwd		
	Lake Dulverton (New facilities - design & approvals)	\$	12,000	\$ -	\$ 12,000			
		\$	22,000	\$ -	\$ 22,000			
SIGNAGE	Oatlands Signage (info Bays) - Town Maps etc. - 2 Small & 2 Large Sig	\$	10,000	\$ -	\$ 10,000	Budget c/fwd		
	C113001 Highway Signage (State Growth proposal) - Graphic Design	\$	2,000	\$ 2,638	\$ (638)	WIP 30/6/16 \$1,920 - Budget c/fwd		
		\$	12,000	\$ 2,638	\$ 9,362			
CAPACITY	C2020003 Community Garden- Mill Precinct	\$	8,200	\$ 3,924	\$ 4,276	WIP 30/6/16 \$3,924 - Budget c/fwd		
		\$	8,200	\$ 3,924	\$ 4,276			
GROWTH	TOURISM	Building (Wool Press Cover)	\$	9,170	\$ -	\$ 9,170		
		Lake Dulverton (Aquatic Club Fit-Out) - Shower / Toilet Facility	\$	18,000	\$ -	\$ 18,000		
		Mill Operations	\$	-	\$ -	\$ -		
		Kempton Roadside Stopover - Electrical Upgrade	\$	2,500	\$ -	\$ 2,500		
			\$	29,670	\$ -	\$ 29,670		
LANDSCAPES	HERITAGE	C3010010 Callington Mill (Precinct Master Plan Implementation)	\$	12,500	\$ -	\$ 12,500	Budget c/fwd	
		Community Blacksmith Program	\$	6,200	\$ 6,302	\$ (102)	WIP 30/6/16 \$5,422 - Budget c/fwd	
		Callington Mill (Mill Tower - Fire Detection System & Exit Lighting)	\$	6,500	\$ -	\$ 6,500	Budget c/fwd	
		G3010010 Commissariat (79 High Street)	\$	394,250	\$ 108,138	\$ 276,112	WIP 30/6/16 \$14,010 - Budget includes \$125,490 c/fwd	
		Oatlands Court House (Stabilisation & Gaol Cell)	\$	5,000	\$ -	\$ 5,000	Budget c/fwd	
		Oatlands Gaol - Mirror Capital Works	\$	7,000	\$ -	\$ 7,000	Budget c/fwd	
		Roche Hall (Building - Urgent Asset Upgrade / Renewal)	\$	40,000	\$ -	\$ 40,000		
		Roche Hall - Forecourt (Interps - Planning Condition of Approval)	\$	35,000	\$ 4,750	\$ 30,250	WIP 30/6/16 \$4,750 - Budget includes \$5K c/fwd	
		Kempton Watch House (Fitout)	\$	7,500	\$ -	\$ 7,500	Budget c/fwd	
		Parattah Railway Station - Guttering & Fascia	\$	9,600	\$ -	\$ 9,600	Budget includes \$2.6K c/fwd	
			\$	513,550	\$ 118,190	\$ 394,360		
		NATURAL	Chauncy Vale - Day Dawn Cottage (Toilet Upgrade)	\$	5,000	\$ -	\$ 5,000	Budget c/fwd
			Chauncy Vale - Interps Hut Repairs	\$	-	\$ -	\$ -	
G3020006 Dulverton Walkway RLCIP	\$		-	\$ 687	\$ (687)			
G3020010 Dulverton Walkway Safety Upgrade	\$		-	\$ 4,051	\$ (4,051)	Grant \$15,482		
C3020005 Tunbridge Circle Landscaping	\$		-	\$ 7,501	\$ (7,501)	WIP 30/6/16 \$111		
	\$	5,000	\$ 12,240	\$ (7,240)				

Southern Midlands Council
Agenda – 25 January 2017

CAPITAL EXPENDITURE PROGRAM 2016-17
AS AT 31 DECEMBER 2016

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
INFRASTRUCTURE	REGULATORY	Kempton Council Chambers - Building & Office Improvements	\$ 23,704	\$ -	\$ 23,704	Budget includes \$13,704 c/fwd
		Kempton Council Chambers - External repainting (Windows etc.)	\$ 7,500	\$ -	\$ 7,500	Budget c/fwd
		Kempton Council Chambers - Office Furniture & Equipment	\$ 3,000	\$ -	\$ 3,000	
		\$ 34,204	\$ -	\$ 34,204		
LIFESTYLE	ACCESS	All Buildings (Priority Approach - Year 1 of 5)	\$ 50,000	\$ -	\$ 50,000	
		\$ 50,000	\$ -	\$ 50,000		
RECREATION	C4070001	Recreation Committee	\$ 20,000	\$ 6,783	\$ 13,217	
		Blue Place - external repainting	\$ 20,000	\$ -	\$ 20,000	
		Colebrook Hall - Heating	\$ 3,000	\$ -	\$ 3,000	
		Kempton Hall - external repainting	\$ 20,000	\$ -	\$ 20,000	Budget c/fwd
		Parks - Playspace Strategy	\$ -	\$ -	\$ -	
		- Alexander Circle & Lyndon Road (Stage 2)	\$ 8,000	\$ -	\$ 8,000	Budget c/fwd
		Playground Equipment	\$ -	\$ -	\$ -	
		Swimming Pool - Aulot Cleaner	\$ 8,000	\$ -	\$ 8,000	
		Oatlands Town Hall	\$ -	\$ 864	\$ (864)	
		Rec Ground - Campania (Stormwater - eastern side)	\$ 3,000	\$ -	\$ 3,000	
		Rec Ground - Colebrook Recreation Ground (Improvements)	\$ 45,000	\$ 28,219	\$ 16,781	WIP 30/6/16 \$22,337 - Budget includes \$35K c/fwd
		Oatlands Aquatic Club Building	\$ 18,000	\$ 18,729	\$ (729)	WIP 30/6/16 \$18,729 - Budget includes \$18K c/fwd
		Rec Ground - Mt Pleasant (Upgrade Toilets)	\$ 13,000	\$ -	\$ 13,000	Budget c/fwd
		Rec Ground - Paratlah (Facility Development)	\$ 14,000	\$ -	\$ 14,000	Budget c/fwd
		Stables & Carriage Shed	\$ -	\$ 724	\$ (724)	
Tunbridge Park - Perimeter Fence (Safety)	\$ 7,500	\$ -	\$ 7,500			
\$ 179,500	\$ 55,318	\$ 124,182				
COMMUNITY	CAPACITY	Levendale Community Centre	\$ 10,000	\$ 545	\$ 9,455	
		\$ 10,000	\$ 545	\$ 9,455		
SAFETY	Road Accident Rescue Unit		\$ 3,000	\$ -	\$ 3,000	
		\$ 3,000	\$ -	\$ 3,000		
ORGANISATION	SUSTAINABILITY	Council Chambers - Building Improvements	\$ 7,500	\$ -	\$ 7,500	
		Photo Reframing	\$ 3,000	\$ -	\$ 3,000	Budget includes \$1,500 c/fwd
		Council Chambers - Damp Issues & Stonemasonry	\$ 15,000	\$ -	\$ 15,000	Budget c/fwd
		Council Chambers - Server Room (Fireproofing)	\$ 10,000	\$ -	\$ 10,000	
		Computer System (Hardware / Software)	\$ 40,000	\$ 50,098	\$ (10,098)	
		Telephone / Comms System	\$ -	\$ -	\$ -	
		Town Hall (General - Incl. Office Equip/Furniture)	\$ 8,000	\$ 13,903	\$ (5,903)	
		Municipal Revaluation	\$ -	\$ 7,000	\$ (7,000)	
\$ 83,500	\$ 71,001	\$ 12,499				
WORKS	Kempton Depot - External Painting		\$ 10,000	\$ -	\$ 10,000	Budget c/fwd
		Depot Relocation (Site / Concept Plans etc.)	\$ 5,000	\$ -	\$ 5,000	Budget c/fwd
		Minor Plant Purchases	\$ 9,500	\$ 1,367	\$ 8,133	
		Radio System	\$ 2,000	\$ -	\$ 2,000	
		Plant Replacement Program				
		Refat separate Schedule (Gross)	\$ 680,000	\$ 22,273	\$ 637,727	
		Light Vehicles (Gross)	\$ 320,000	\$ 71,897	\$ 248,103	
		(Trade Allowance - \$180K)	\$ -	\$ -	\$ -	
St Peters Pass Quarry Rehabilitation	\$ -	\$ 49,408	\$ (49,408)			
Mini Excavator & Trailer (1.7 tonne)	\$ 45,000	\$ 44,925	\$ 75			
\$ 1,051,500	\$ 189,866	\$ 861,632				
GRAND TOTALS	\$ 5,326,795	\$ 1,223,617	\$ 4,103,178			

SOUTHERN MIDLANDS COUNCIL				
SUMMARY OF RATES AND CHARGES LEVIED, REMITTED AND COLLECTED				
	This Financial Year 11th January 2017		Last Financial Year 11th January 2016	
Arrears brought forward as at July 1		\$ 415,003.63		\$ 369,292.54
ADD current rates and charges levied		\$ 4,821,789.88		\$ 4,604,281.68
ADD current interest and penalty		\$ 42,057.37		\$ 37,476.44
TOTAL rates and charges demanded	100.00%	\$ 5,278,850.88	100.00%	\$ 5,011,050.66
LESS rates and charges collected	57.34%	\$ 3,027,032.65	57.91%	\$ 2,901,907.91
LESS pensioner remissions	4.13%	\$ 217,919.46	4.38%	\$ 219,295.51
LESS other remissions and refunds	0.40%	\$ 21,199.81	-0.02%	-\$ 998.36
LESS discounts	0.45%	\$ 23,689.28	0.47%	\$ 23,673.42
TOTAL rates and charges collected and remitted	62.32%	\$ 3,289,841.20	62.74%	\$ 3,143,878.48
UNPAID RATES AND CHARGES	37.68%	\$ 1,989,009.68	37.26%	\$ 1,867,172.18

	INFLOWS (OUTFLOWS)	INFLOWS (OUTFLOWS)	INFLOWS (OUTFLOWS)	INFLOWS (OUTFLOWS)	INFLOWS (OUTFLOWS)	INFLOWS (OUTFLOWS)	INFLOWS (OUTFLOWS)
	(July 2016)	(August 2016)	(September 2016)	(October 2016)	(November 2016)	(December 2016)	(Year to Date)
Cash flows from operating activities							
Payments							
Employee costs	- 272,322.31	- 276,435.39	- 262,136.01	- 382,344.53	- 266,182.42	- 285,072.83	- 1,744,493.49
Materials and contracts	- 707,028.22	- 350,244.61	- 376,434.79	- 305,429.52	- 329,988.88	- 403,284.36	- 2,472,410.38
Interest	- 4,950.49	-	-	-	- 4,541.52	- 18,717.66	- 28,209.67
Other	- 16,322.26	- 18,385.77	- 54,132.59	- 105,849.00	- 35,966.48	- 22,436.43	- 253,092.53
	- 1,000,623.28	- 645,065.77	- 692,703.39	- 793,623.05	- 636,679.30	- 729,511.28	- 4,498,206.07
Receipts							
Rates	85,211.38	452,517.01	1,715,223.75	234,210.92	405,159.02	330,302.60	3,222,624.68
User charges	89,356.35	53,919.90	65,676.88	96,628.51	72,301.37	67,987.54	445,870.55
Interest received	11,234.37	10,668.37	10,059.41	10,166.27	10,704.87	10,311.60	63,144.89
Subsidies	-	-	-	-	-	-	-
Other revenue grants	40.00	-	9,522.25	15,482.00	-	-	25,044.25
GST Refunds from ATO	-	-	-	-	-	-	-
Other	116,774.85	5,053.27	28,304.37	115,358.80	- 835.21	94,700.28	359,356.36
	302,616.95	1,329,259.55	1,828,786.66	471,846.50	487,330.05	503,302.02	4,116,040.73
Net cash from operating activities	- 698,006.33	684,193.78	1,136,083.27	- 321,776.55	- 149,349.25	- 226,209.26	- 382,165.34
Cash flows from investing activities							
Payments for property, plant & equipment	- 23,053.18	- 84,798.06	- 113,616.45	- 23,797.92	- 154,225.90	- 103,920.90	- 503,412.41
Proceeds from sale of property, plant & equipment	107,301.79	17,417.27	18,181.82	-	-	-	142,900.88
Proceeds from Capital grants	-	807,101.00	-	-	803,610.00	-	1,610,711.00
Proceeds from Investments	-	-	-	-	-	-	-
Payment for Investments	-	-	-	-	-	-	-
Net cash used in investing activities	84,248.61	- 67,380.79	- 95,434.63	- 23,797.92	649,384.10	- 103,920.90	1,250,199.47
Cash flows from financing activities							
Repayment of borrowings	- 6,258.09	-	-	-	- 13,002.20	- 25,456.48	- 44,716.77
Proceeds from borrowings	-	-	-	-	-	-	-
Net cash from (used in) financing activities	- 6,258.09	-	-	-	- 13,002.20	- 25,456.48	- 44,716.77
Net increase/(decrease) in cash held	- 620,015.81	616,812.99	1,040,648.64	- 345,574.47	487,032.65	- 355,586.64	823,317.36
Cash at beginning of reporting year	8,586,333.61	7,966,317.80	8,583,130.79	9,623,779.43	9,278,204.96	9,765,237.61	8,586,333.61
Cash at end of reporting	7,966,317.80	8,583,130.79	9,623,779.43	9,278,204.96	9,765,237.61	9,409,650.97	9,409,650.97

18.3.2 AMENDMENT TO SCHEDULE OF FEES AND CHARGES 2016/17 – CHANGES TO THE BUILDING ACT

Author: MANAGER, DEVELOPMENT & ENVIRONMENT SERVICES (DAVID CUNDALL)

Date: 18 JANUARY 2017

Attachments:

1. *SMC - Schedule of Fees and Charges 2016-2017 (Amended)*
2. *“Directors Determination – Categories of Building and Demolition Work” dated 19th December 2016*
3. *“Directors Determination – Categories of Plumbing Work” dated 12th December 2016*

INTRODUCTION

The purpose of this report is two fold:

1. Inform Council of changes to the *Building Act 2000* and the Building and Plumbing Regulations which came into effect on the 1st January 2017; and
2. Seek Council’s resolution to amend the *Schedule of Fees and Charges 2016-2017* (“the Schedule”) for the fee types and amounts payable for building and plumbing permit applications only – as a result of the legislative changes.

The proposed changes to the Schedule include the removal of redundant services, the inclusion of new fees (and services) and the modification/replacement of some existing services.

In addition to the Schedules, there are two other key documents. These are the Directors Determination for plumbing, building and demolition works dated December 2016 prepared by the Director of Building Control for the Department of Justice. These documents will assist the Council and the community in understanding the different categories of building and plumbing works and the approvals necessary (or not) to undertake such works.

BACKGROUND

Council at its meeting of 27th of July 2016 resolved to set fees and charges for the 2016/17 financial year in accordance with the *Local Government Act 1993*.

Council were aware of proposed changes to the Building Act and Building Regulations, at the time of adopting the Schedule, but like all other Council’s in Tasmania, were not in any position to foresee the final details of such changes.

The final details were not released, by State Government to Councils, until the 19th December 2016.

All Council’s in Tasmania will need to amend their fees and charges schedule to reflect these legislated changes.

REVIEW OF TASMANIAN BUILDING INDUSTRY

The reason for amending the Schedule is due to the overhaul and replacement of the *Building Act 2000*, with the *Building Act 2016* and the replacement of the *Building Regulations 2014* and *Plumbing Regulations 2014* with the *Building Regulations 2016*. This legislation has introduced new processes and systems for the assessment of building and plumbing works and has effectively modified the persons/parties responsible for ensuring works comply with the National Construction Code and *Building Act 2016*.

The State Government commenced a comprehensive review into the building industry in 2014. The review was undertaken by representatives of the building industry, building practitioners, Local Government and a consumer advisory group. The intent of the Government's building reform is to maintain high standards whilst making it "faster, simpler and cheaper" to build in Tasmania. The aim is to welcome investment and encourage job growth in the building and construction industries.

As a result of the review, the *Building Act 2016* and *Building Regulations 2016* came into effect on the 1 January 2017. This has superseded the *Building Act 2000*, the *Building Regulations 2014* and *Plumbing Regulations 2014*.

Council will continue to be responsible for making the public aware of building and plumbing requirements, and ensuring compliance with the *Building Act 2016*. This still includes assessment of new and proposed building works (including inspections of works where necessary) and the issuing of permits and approvals where necessary.

Council are also required to issue notices and orders to enforce various provisions of the Act such as dealing with work that has been completed without a permit, addressing the problems of a dilapidated building or dealing with a fire hazard.

Under the new legislation building work has now been categorised by risk. This is essentially the key changes to the legislation. A brief summary of the risk categories is detailed below:-

CATEGORIES OF BUILDING WORKS

Category 1 – Low Risk Building Work by an owner, or competent person, or licensed builder

Some building work is "low risk" work. These are minor works that are considered a low risk to occupants and the public. Non-structural repairs, garden structures, small backyard sheds or decks, are examples of low risk works that do not require a building permit or oversight by a building surveyor. Low risk work can be undertaken by an owner or competent person. There is no need to seek approvals from the Council or notify the Council of having completed such work.

But any landowner or person undertaking such work should seek to ensure the following:

- Works satisfy any planning requirements (i.e. must still comply with the planning scheme and may still require a planning permit).
- Must fit within the descriptions and limitations provided in the "Directors Determination – Categories of Building and Demolition Work" dated 19th December 2016 (attached with this report).

- Must still comply with the *Building Act 2016* and the National Construction Code (NCC)
- May still require a plumbing permit or “notifiable” plumbing works that must be undertaken by a licenced plumber.

Category 2 – Low Risk Building Work performed by a Licenced Builder (or a competent person only where specified)

This is a category of building works that, although minor, needs to be performed by either a licenced builder or competent person where specified in the Directors Determination (19th December 2016). Some of this work may also require a plumbing permit or certificate of likely compliance for plumbing (notifiable works).

Again the works must be within the descriptions and limitations provided in the “Directors Determination – Categories of Building and Demolition Work” dated 19th December 2016 (attached with this report) and must be in accordance with the local planning scheme.

Category 3 - Building Work Notifiable by a Building Surveyor to the Permit Authority

It is likely that a significant amount of building work undertaken in Tasmania will fit this category of works. This category of works includes a standard serviced dwelling and any associated outbuildings and works in a residential zone.

Before these works can be undertaken, a Building Surveyor will issue a Certificate of Likely Compliance, authorise the builder to start work and issue the Certificate of Completion at the conclusion of works. The owner is not required to obtain a permit from Council prior to works commencing, but must *notify* the Council.

This category of work, as specified in the Directors Determination (19th December 2016), are works that are in a higher risk category. All such works must be performed by a licenced builder and approved by a building surveyor.

Council’s role for medium risk work is purely administrative. Council will maintain a file of the documentation, however, we will not be required to assess or approve permits. In addition, Council still maintain its function as the collection agency for the Tasmanian Construction Industry Training Board (TBCITB) Training Levy and Building Administration Levy.

Category 4 - Work that requires a Building Permit or a Demolition Permit

These are all other building and demolition works that fall outside what is listed in Categories 1, 2 and 3. Such works will require a Building Permit from the Council before they can be undertaken.

Building projects that represent a significant risk – such as most commercial buildings and houses built in hazardous areas or dwellings that are connected to an onsite wastewater management system will still require a building permit from Council. Owner builders are considered to be high-risk, and will require a Building Permit from Council.

CATEGORIES OF PLUMBING WORKS

Category 1– Plumbing works

These are works that can be undertaken by a licenced plumber, or an owner, or a competent person contracted by the owner. These are generally low risk works mostly involving repairs and maintenance to existing plumbing works.

The works must be within the descriptions and limitations provided in the “Directors Determination – Categories of Plumbing Work” dated 12th December 2016 (attached with this report) and must still comply with the *Building Act 2016* and National Construction Code.

Category 2A– Low Risk (non-notifiable) Plumbing Work

These are works that must be undertaken by a licenced plumber only. There is however no need to contact Council or notify Council of the completion of the works. The plumber is responsible for ensuring the works comply with the National Construction Code.

Examples of these works include maintaining and replacing roof plumbing components, drainage of a shed to stormwater system, relocation and replacement of water reticulation within the same room (bathroom renovation for example).

The works must be within the descriptions and limitations provided in the “Directors Determination – Categories of Plumbing Work” dated 12th December 2016 (attached with this report).

Category 2B - Work that requires Notification Post construction/ installation

These are works that require post notification to the Council. The notification is intended to inform Council that:

- the works have been completed by a licenced person, and
- that such works have been undertaken to comply with the National Construction Code
- Council will then keep and maintain records of such works for future reference and for future property owners (to have certainty the works are safe and comply with the National Construction Code)

Examples of 2B works include works that are of a higher risk to persons or the environment. This includes the maintenance and servicing of onsite wastewater and sewerage systems, works to hot water systems and mixing valves, installation of stormwater systems for dwellings.

The works must be within the descriptions and limitations provided in the “Directors Determination – Categories of Plumbing Work” dated 12th December 2016 (attached with this report).

Category 3 – Notifiable Plumbing Work

All such works must be undertaken by a licenced plumber and Council’s plumbing permit authority must be notified prior to installation/construction.

Such works include drainage works to commercial buildings, new sanitary plumbing works, new heated and cold water reticulation systems, and fire service installation and alteration.

The works will require inspection by Council and Council, upon notification, will need to issue a “Certificate of Likely Compliance” prior to the works commencing. This certificate will specify certain conditions and specifications, and the mandatory inspection stages of the works to ensure the works are safe and comply with the National Construction Code.

The works must be within the descriptions and limitations provided in the “Directors Determination – Categories of Plumbing Work” dated 12th December 2016 (attached with this report).

Category 4 - Plumbing work that requires a Plumbing Permit

The owner must apply and obtain a permit from the Council before such works can commence. These are high risk and typically more complicated works. These are works that may require ongoing maintenance or will be difficult to access once installed. This includes the design and installation of an onsite wastewater system, alternative plumbing solutions, works in hazardous areas, backflow prevention devices and other below ground drainage systems.

Council will issue a Permit prior to the works commencing. This permit will specify certain conditions and specifications to ensure the works comply with the Building Act and the National Construction Code (and any other relevant matters that need to be factored into the works). The works will require inspection by Council at certain stages.

The works must be undertaken by a licenced plumber and must be within the descriptions and limitations provided in the “Directors Determination – Categories of Plumbing Work” dated 12th December 2016 (attached with this report).

A summary of further changes is detailed below:-

- The former Special Plumbing Permit (used for the connection of onsite wastewater systems) will cease to exist and will be incorporated into the Category 4 Plumbing Permit;
- The Permit Authority (not General Manger) will now be the authorised officer to sign off on Building Orders (the order issued for illegal building work);
- The Permit Authority is required to be licensed as per other building industry practitioners. This will require Council officers to undertake further training to seek the relevant qualifications. Council Officers have 2 years as of the 1st January 2017 to obtain a licence.
- There will be the requirement for additional inspections to be undertaken by Council’s Plumbing Inspector and Environmental Health Officer.
- There will be an additional workload for Council’s Compliance Officer. Council is still responsible for ensuring all building works are undertaken in accordance with the *Building Act 2016* and those stipulations made in the Directors determination; and

- Council will continue to provide quality information to owners and developers of the changes to the Building Act. This is primarily to ensure building and plumbing works are safe for the occupants and the broader community and ensure persons are not unnecessarily subject to compliance procedures by Council.

Like many other rural and regional councils in Tasmania, much of the building and plumbing works for new dwellings will still require a building and plumbing permit (much like the previous system). This is primarily due to the need for onsite wastewater systems in non-serviced areas. As per the works categories, works to onsite systems are considered high risk works.

Council will note also that the notifiable plumbing works still require Council:

- To receive and record documentation
- Assess the proposed works and issue a certificate of likely compliance
- Inspect the works at mandatory stages and keep records of inspections
- Other administration and correspondence to owner and plumber
- Post works follow up where necessary

PROPOSED CHANGES TO BUILDING & PLUMBING FEES 2016/17

Council Officers are yet to experience the full extent of the workload generated by these legislated changes. The final details of these changes were only announced on the 19th December 2016 and the changes have only just come into effect (1st January 2017).

Council, like many other Council's in Tasmania are only in a position to amend their respective fee schedules to remove redundant fees and services, address the changes in terminology for services, and introduce/replace some new fees and services. Council are not yet in a position to review other existing fees and services and ensure that services provided to owners and the community is at cost recovery.

Council Officers will undertake a full review of Council's Schedule of Fees and Charges prior to the 2017/2018 financial year. This will be presented to Council at a later date to coincide with the budget process. This is also timely, as the last full review was in 2013. The Schedule is now due for a complete review.

The table below (Table 1) is an extract from the current Schedule and has been amended to show what services/fees will need to be removed and what services have been either replaced or added. The rationale for the newly introduced fees are simply basic cost recovery and are comparable with the new services charged by other Councils in the State. Most of the "new" fees/services for plumbing works are simply a re-shuffle of the old fees.

Building Fees (Building Authority)		
Description	New/Existing/Removed	Fee
Building Permit	Existing	\$ 170.00
Building Permit - Garage - value of building works less than \$12,000 (kit, materials & labour costs)	Removed	\$ 105.00

Lodgement of Notifiable Building Works (Category 3 Works)	New	\$150.00
Lodgement of Low Risk Notifiable Work (Category 1 and 2 Works)	New	\$60.00
Building Permit - Demolition without rebuild	Removed	\$ 105.00
Building Permit - Staged development	Existing	\$ 170.00
Building Permit - Multiple Dwellings	Existing	\$ 170.00 + \$ 35.00 <i>per tenement unit</i>
Building Permit Class 2 – 9		
Building Permit, value of works <\$100,000	Existing	\$ 170.00
Building Permit, value of works >\$100,001 - \$500,000	Existing	\$ 250.00
Building Permit, value of works > \$500,001 - \$2,000,000	Existing	\$ 335.00
Building Permit, value of works > \$2,000,001	Existing	\$ 420.00
<i>Building Permit staged development for Class 2-9 is an additional fee for each stage per the Building Permit schedule listed</i>		
Other Permits Associated with Buildings		
Certificate of Completion		\$ 105.00
Permit to Proceed		
Property Owner Initiated Building Compliance	Removed	\$170.00
Council Initiated Building Compliance		\$335.00
Permit of Substantial Compliance		
Property Owner Initiated Building Compliance	Existing	\$170.00

Council Initiated Building Compliance		\$335.00
Variation to a Building Permit	Existing	\$ 85.00
Building Permit Extension – one-year extension Note: Building Surveying fees may also apply	Existing	\$ 105.00
Building Permit Extension - two-year extension Note: Building Surveying fees may also apply	Existing	\$ 210.00
Building Permit Extension - each year after 2 nd year Note: Building Surveying fees may also apply	Existing	\$ 210.00
Building General		
Cancellation of Building Permit Refundable component	Existing	
Building Permit Lapsed	Existing	Nil
Building Plan - Search Fee (Archived)	Existing	\$ 85.00
Building Plans Search Fee (non-Archived / Electronic)	Existing	\$ 40.00
Amendment to Building Permit	Existing	\$ 85.00
State Government Levy (Non Council imposed Fee)		
Tasmanian Building & Construction Industry Levy As prescribed under Part 3 of the Building & Construction Industry Training Fund Act 1990 which applies to value of work more than \$20,000 – 0.2% of estimated costs of works	Existing NB: Levy now payable for works more than \$20,000	Value of works completed
<i>Building Act 2000</i> Building Permit Levy as prescribed under Section 270 of the <i>Building Act 2000</i> which applies to value of works more than 12,000 – 0.1% of estimated cost of works	Removed	Value of works completed
<i>Building Administration Fee</i> Building Administration Fee as prescribed under Part 21 of the <i>Building Act 2016</i> which applies to	New	Value of works completed

value of works more than 20,000 – 0.1% of estimated cost of works		
Plumbing/Drainage Fees		
Plumbing Permit - Class 1a & 1b	Removed	\$ 190.00
Plumbing Permit - Class 2-9's 0.1% of value of total works whichever is greater	Removed	\$ 190.00 min or 0.1% vow
Plumbing Permit Multiple Dwellings Class 1a's	Removed	\$ 190.00 + \$ 35.00 per unit
Plumbing Permit – 10a (Garage, shed or like) with internal fixtures	Removed	\$ 190.00
Plumbing Permit – 10a (Garage, shed or Like) no internal fixtures - Includes Completion Certificate	Removed	\$ 70.00
Plumbing Permit – Class 10a – Minor building: garden shed (6m x 3m flat packs) (if it does not comply with the exempt provisions of the Building Act)	Removed	\$ 120.00
Plumbing Permit – Class 10a – Minor building: garden shed (6mx3m flat packs) (if it complies with the exempt provisions of the Building Act)	Removed	\$ 0.00
Plumbing Permit Staged development	Removed	\$ 190.00 min + \$ 35.00 per unit
Plumbing Permit (Category 4 Works)	New	\$ 290.00
Plumbing Permit (Category 4 Works) – Other Backflow, Swimming Pools incl. of Plumbing Permit (which includes a Plumbing Permit min fee)	New	\$ 340.00
Certificate of Likely Compliance - Class 1a & 1b (Category 3 or 4 Works)	New	\$ 190.00
Certificate of Likely Compliance (Category 3 or 4 Works) - Class 2-9's	New	\$ 190.00 min or 0.1% vow

(excluding Class 7B) 0.1% of value of total works whichever is greater		
Certificate of Likely Compliance (Category 3 or 4 Works) - Multiple Dwellings Class 1a's	New	\$ 190.00 + \$ 35.00 per unit
Certificate of Likely Compliance (Category 3 or 4 Works) – 10a (Garage, shed or like) with internal fixtures	New	\$ 190.00
Certificate of Likely Compliance(Category 3 or 4 Works) Staged development	New	\$ 190.00 min + \$ 35.00 per unit
Inspections	Existing	\$ 115.00
Certificate of Completion Class 1's 2-9	Existing	\$ 115.00
Certificate of Completion 10a with fixtures	Existing	\$ 115.00
Extension of Time (Permit or CLC) – 1 st year	Existing NB: Change of Wording	\$ 105.00
Extension of Time (Permit or CLC) - each year after 1 st extension	Existing NB: Change of Wording	\$ 210.00
As Constructed Plans - Search Fee (Archived)	Existing	\$ 50.00
(non-Archived / Electronic)		\$ 25.00
Cancellation of Plumbing Permit before Assessment	Existing	
Refundable component		
Cancellation of Plumbing Permit after the Permit has been issued	Existing	
Refundable component		
Special Plumbing Permit		
Application for Special Plumbing Permit included with a Plumbing Permit for a New Dwelling, Unit	Removed NB: Now just "Plumbing Permit"	\$ 290.00

Application for Special Plumbing Permit not included with a Plumbing Permit New Dwelling, Unit (eg for upgrade of waste management system)	Removed NB: Now just "Plumbing Permit"	\$ 340.00
Application for Special Plumbing Permit – Other Backflow, Swimming Pools incl. of Plumbing Permit (which includes a Plumbing Permit min fee)	Removed NB: Now just "Plumbing Permit"	\$ 340.00

CURRENT COUNCIL BUILDING SURVEYING FEES

Building Surveying Services		
Notifiable Works (includes Certificate of Completion)	New	\$460.00
Variation to a Certificate of Likely Compliance (at the Building Surveyor's discretion only)	Removed	\$ 210.00 min + \$ 125.00 /hr
Certificate of Suitability for Temporary Occupancy – Special Events	Existing	\$ 575.00
Building Certificate (at the Building Surveyors discretion only)	Existing	\$ 680.00 + \$ 470.00 Inspection
Building Certificate – Minor Works (at the Building Surveyors discretion only)	Removed	\$ 210.00 min + \$ 125.00 /hr
Minor Works Permit (Applies to Bathroom/En-Suites for the water proofing certification by Building Surveyor and any other works less than \$5,000.00 at the Building Surveyors discretion only)	Removed	\$325.00
Occupancy Permit	Existing	\$ 105.00

(at the Building Surveyors discretion only)		
Temporary Occupancy Permit (An hourly rate may be applied by the General Manager depending on the assessment or Councils Building Surveyor)	Existing	\$ 210.00 min + \$ 125.00 /hr + 1 x inspection Total Min: \$460.00
Schedule of Essential Safety Health Features & Measures (this fee may be varied and is at the discretion of the Building Surveyor)	Existing	\$ 470.00
Inspection by Councils Building Surveyor	Existing	\$ 125.00 + GST + \$125.00 /hr
Caravan Licence (refer to Council policy)	Existing	\$ 225.00
Certificate of Likely Compliance Class 7b (farm/machinery sheds) Over 100 sq/m the per metre rate applies	Existing	\$ 330.00 min <i>or</i> \$3.30 p/sq/m
Certificate of Likely Compliance Class 10a under 50 square metres in area (7m x 7m = 49 sq/m)	Existing	\$ 215.00
Certificate of Likely Compliance Class 10a over 50 square metres	Existing	\$ 300.00
Inspections (minimum required 2 for all sheds/garages) @ \$125.00 per inspection	Existing	\$ 255.00
Certificate of Final Inspection	Existing	\$ 55.00

Table 1 – Amended Building and Plumbing Services Fees

LEGISLATIVE REQUIREMENTS

In accordance with Section 205 of the Local Government Act 1993, a council may impose fees and charges in respect of any one or all of the following matters:

- (a) the use of any property or facility owned, controlled, managed or maintained by the council;*
- (b) services supplied at a person's request;*
- (c) carrying out work at a person's request;*
- (d) providing information or materials, or providing copies of, or extracts from, records of the council;*
- (e) any application to the council;*
- (f) any licence, permit, registration or authorization granted by the council;*
- (g) any other prescribed matter.*

FINANCIAL IMPACT

Council's ability to meet basic cost recovery principles, as a result of these legislative changes, is yet unknown. However, a comprehensive review of plumbing and building fees will be undertaken as part of the 2017/18 budget process and require a complete review of the Schedule.

RISK

There are no specific risks to Council associated with the amendment to the fee schedule or in receiving this report.

CONCLUSION

The proposed changes to the Schedule are at best intended to pick up the changes and re-badging of many existing Council Services imposed by the new Building Act. The introduction of new services for the receipt and processing of "notifiable works" are charged on a cost recovery basis and in line with those fees imposed by other Council's in the state.

In order for Council to effectively receive, assess, and administer building and plumbing applications the Schedule must be amended.

A comprehensive review of plumbing and building fees will be undertaken as part of the 2017/18 budget process.

RECOMMENDATION

THAT Council

- A. Receive this report; and
- B. Endorse the Schedule of Fees and Charges for 2016-2017 (amended) as provided in Attachment 1 of this report.

DECISION

Moved by Deputy Mayor A Green, seconded by Cllr D Marshall

THAT Council

- A. Receive this report; and**
- B. Endorse the Schedule of Fees and Charges for 2016-2017 (amended) as provided in Attachment 1 of this report.**

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	
Cllr D Marshall	√	

Jack Lyall (Manager, Works & Technical Services) entered the meeting at 2.05 p.m.

Schedule of Fees & Charges

SOUTHERN
MIDLANDS
COUNCIL



JANUARY 2017 DRAFT

JANUARY 2017 DRAFT

Building Fees (Building Authority)		
Building Permit Class 1a – 10a		
Lodgement of Notifiable Building Works (Category 3 Works)	Per lodgement	\$150.00
Lodgement of Low Risk Notifiable Work (Category 1 and 2 Works)	Per lodgement	\$60.00
Building Permit (including demolition)	Per application	\$ 170.00
Building Permit - Staged development	Per stage	\$ 170.00
Building Permit - Multiple Dwellings	Per application	\$ 170.00 + \$ 35.00 <i>per tenement unit</i>
Building Permit Class 2 – 9		
Building Permit, value of works <\$100,000	Per application	\$ 170.00
Building Permit, value of works >\$100,001 - \$500,000	Per application	\$ 250.00
Building Permit, value of works > \$500,001 - \$2,000,000	Per application	\$ 335.00
Building Permit, value of works > \$2,000,001	Per application	\$ 420.00
<i>Building Permit staged development for Class 2-9 is an additional fee for each stage per the Building Permit schedule listed</i>		

Council Building Surveying Services		
Notifiable Works (includes Certificate of Completion)	Per application	\$460.00
Certificate of Likely Compliance Class 7b (farm/machinery sheds) Over 100 sq/m the per metre rate applies	Per application	\$ 330.00 min <i>or</i> \$3.30 p/sq/m
Certificate of Likely Compliance Class 10a under 50 square metres in area (7m x 7m = 49 sq/m)	Per application	\$ 215.00

JANUARY 2017 DRAFT

Certificate of Likely Compliance Class 10a over 50 square metres	Per application	\$ 300.00
Inspections (minimum required 2 for all sheds/garages)	@ \$125.00 per inspection	\$ 255.00
Certificate of Final Inspection		\$ 55.00
Variation to a Certificate of Likely Compliance (at the Building Surveyor's discretion only)		\$ 210.00 min + \$ 125.00 /hr
Certificate of Suitability for Temporary Occupancy – Special Events		\$ 575.00
Building Certificate (at the Building Surveyors discretion only)		\$ 680.00 + \$ 470.00 Inspection
Occupancy Permit (at the Building Surveyors discretion only)		\$ 105.00
Temporary Occupancy Permit (An hourly rate may be applied by the General Manager depending on the assessment or Councils Building Surveyor)		\$ 210.00 min + \$ 125.00 /hr + 1 x inspection Total Min: \$460.00
Schedule of Essential Safety Health Features & Measures (this fee may be varied and is at the discretion of the Building Surveyor)		\$ 470.00
Inspection by Councils Building Surveyor	Per inspection	\$ 125.00 + GST + \$125.00 /hr
Caravan Licence (refer to Council policy)	Minimum fee for 6 months, renewal able up to 24 months	\$ 225.00

JANUARY 2017 DRAFT

Other Permits Associated with Buildings		
Certificate of Completion		\$ 105.00
Permit of Substantial Compliance		
Property Owner Initiated Building Compliance	Per application	\$170.00
Council Initiated Building Compliance	Per application	\$335.00
Variation to a Building Permit	Per amendment	\$ 85.00
Building Permit Extension – one-year extension Note: Building Surveying fees may also apply		\$ 105.00
Building Permit Extension - two-year extension Note: Building Surveying fees may also apply		\$ 210.00
Building Permit Extension - each year after 2 nd year Note: Building Surveying fees may also apply		\$ 210.00

Building General		
Cancellation of Building Permit Refundable component	50% of the Permit Fee & 100% Inspection not carried out	
Building Permit Lapsed		Nil
Building Plan - Search Fee (Archived)	Per property	\$ 85.00
Building Plans Search Fee (non-Archived / Electronic)	Per property	\$ 40.00
Amendment to Building Permit	Per application	\$ 85.00

State Government Levy		
Tasmanian Building & Construction Industry Levy As prescribed under Part 3 of the Building & Construction Industry Training Fund Act 1990 which applies to value of work more than \$20,000 – 0.2% of estimated costs of works		Value of works completed
<i>Building Administration Fee</i> Building Administration Fee as prescribed under Part 21 of the <i>Building Act 2016</i> which applies to value of works more than 20,000 – 0.1% of estimated cost of works		Value of works completed

JANUARY 2017 DRAFT

Plumbing/Drainage Fees		
Certificate of Likely Compliance - Class 1a & 1b (Category 3 or 4 Works)		\$ 190.00
Certificate of Likely Compliance (Category 3 or 4 Works) - Class 2-9's (excluding Class 7B) 0.1% of value of total works whichever is greater		\$ 190.00 min or 0.1% vow
Certificate of Likely Compliance (Category 3 or 4 Works) - Multiple Dwellings Class 1a's		\$ 190.00 + \$ 35.00 per unit
Certificate of Likely Compliance (Category 3 or 4 Works) – 10a (Garage, shed or like) with internal fixtures		\$ 190.00
Certificate of Likely Compliance(Category 3 or 4 Works) Staged development		\$ 190.00 min + \$ 35.00 per unit
Plumbing Permit (Category 4 Works)	Per application	\$ 290.00
Plumbing Permit (Category 4 Works) – Other Backflow, Swimming Pools incl. of Plumbing Permit (which includes a Plumbing Permit min fee)	Per application	\$ 340.00
Lodgement of Notification of Plumbing Works (Category 2B Works)	Per lodgement	\$60.00
Inspections	Per inspection	\$ 115.00
Certificate of Completion Class 1's 2-9	Per certificate	\$ 115.00
Certificate of Completion 10a with fixtures		\$ 115.00
Extension of Time (Permit or CLC) – 1 st year	Annual	\$ 105.00
Extension of Time (Permit or CLC) - each year after 1 st extension	Annually	\$ 210.00
As Constructed Plans - Search Fee (Archived) (non-Archived / Electronic)	Per property Per property	\$ 50.00 \$ 25.00
Cancellation of Plumbing Permit or Certificate of Likely Compliance before Assessment Refundable component	50% of the Permit Fee & 100% of Inspections not carried out	
Cancellation of Plumbing Permit or Certificate of Likely Compliance after issued Refundable component	100% of Inspections not carried out	

JANUARY 2017 DRAFT

Land Use Fees (Planning Permits, Sealing, Subdivision)		
Planning Permit		
Application for a Planning Permit	Per application	\$ 160.00 min or 0.1% value of works
Application for a Minor Amendment to an existing Planning Permit		\$ 90.00
Application for Signage only		\$ 75.00
Application for Extractive Industry (quarries & mining)	Per application	\$ 630.00 min or 0.15% value of works
Application for a Planning Scheme amendment		\$ 1,300.00 plus Advertising fee
Application for a S43a Planning Scheme amendment		\$ 1,300.00 DA or subdn fees + advertising fee
Application for an Extension of time to a Planning Permit		\$ 105.00
Advertising - Discretionary Use/Development, single advertisement		\$ 260.00
Cancellation of Planning Permit		Nil

JANUARY 2017 DRAFT

Subdivision		
Application for Subdivision or Boundary Adjustment (Lot incl. road)	Per application	\$ 345.00 min + \$ 20.00 /lot
Application for an Adhesion Order		\$ 115.00
Sealing Fee (approved final seal plans and schedule of easements and strata certificates)		\$ 180.00
Amendment to a Sealed Plan		\$ 300.00
Exemption Certificate under LG (Building & Miscellaneous Provisions) Act 1993		\$ 210.00

Engineering Services Assessment of Subdivision or other Applications		
Engineering Assessment of Plans (Min fee or % whichever is the greater)		\$ 315.00 min or 1.0% value of works
Additional Inspections by Engineer		\$ 200.00

JANUARY 2017 DRAFT

Environmental Health Fees

Registration & Licence Fees

Food Premises application or annual renewal fee (includes 1 free inspection per annum)

LOW RISK

on or before 31 July	Per application	\$ 65.00
after 31 July	Per application	\$ 125.00

Food Premises application and/or annual renewal fee (includes 1 free inspection per annum)

HIGH RISK

on or before 31 July	Per application	\$ 125.00
after 31 July	Per application	\$ 250.00

Temporary Food Licence Certificate of Registration <i>(food stalls etc)</i>	Per application	\$ 35.00
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Temporary Food Licence Certificate of Registration <i>(Local Not-For-Profit Community Organisation etc)</i>	Per application	\$ 0.00
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Place of Assembly Licence	Per year	\$ 75.00
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Special Event Place of Assembly Licence: Low Risk	Per application	\$ 40.00
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Special Event Place of Assembly Licence: High Risk	Per application	\$ 100.00
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Local Not-For-Profit Community Organisation	Per application	\$ 0.00
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Water Carrier Licence	Valid 3 years	\$ 210.00
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Private Water Supply License		\$ 80.00
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Registration of Premises / Licence		\$ 80.00
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Air & Water Systems (Legionella)		\$ 80.00
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Non Standard Inspection Fee		\$ 115.00
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JANUARY 2017 DRAFT

Animal Control		
Registration fee for each male or female dog when paid:		
on or before 31 July 2016		\$ 28.00
after 31 July 2016		\$ 44.00
Pension Card Holder on or before 31 July 2016 - 1 dog per property		\$ 16.00
Pension Card Holder after 31 July 2016 - 1 dog per property		\$ 38.00
Guide Dogs for a blind person		Nil
Replacement Tag		\$ 5.00
Formal Notice of Complaint		\$ 50.00
Anti-Barking Collar Hire	Per week	\$ 10.00
Licence		
Application for a Licence under the Dog Control Act 2000		\$ 120.00
Annual Licence renewal fee		\$ 50.00
Impounding		
Dog reclaim fee	First impounding	\$ 20.00
Dog reclaim fee subsequent	subsequent impoundings + \$10.00 /day maintenance	\$ 40.00
Cat Trap (Deposit Fee)		
Non Concession	Refundable	\$ 20.00
Concession (unemployed & pension card holders)	Refundable	\$ 10.00

JANUARY 2017 DRAFT

Cemeteries - Campania		
Reserved Cemetery Plot (non-refundable)		\$ 580.00
Wall of Remembrance		\$ 175.00
Exhumation		Cost recovery basis

Stormwater		
Price on application		

Road and Footpath Reinstatement		
Price on application		

Footpath and Crossover Construction		
Price on application		

JANUARY 2017 DRAFT

Recreation Grounds & Club facilities - Usage		
The fees and charges for recreation ground usage have been developed to reflect costs incurred for maintenance, facility management, irrigation and general ground maintenance		
Oatlands Recreation Ground (not including Club Room hire)		Price on application
Oatlands Recreation Ground – Club Rooms Casual users to book through Oatlands Football Club	Oatlands Football Club	
Kempton Recreation Ground (not including Club Room hire)	Council	Price on application
Kempton Recreation Ground – Club Rooms Casual users to book through Council	Council	Price on application
Campania Recreation Ground Casual users to book through Management Committee	Management Committee	
Colebrook Recreation Ground Casual users to book through Management Committee	Management Committee	
Mangalore Recreation Ground Casual users to book through Council	Council	Price on application
Woodsdale Recreation Ground Casual users to book through Management Committee	Management Committee	
Tunnack Recreation Ground Casual users to book through Management Committee	Management Committee	
Parattah Recreation Ground Casual users to book through Management Committee	Management Committee	

JANUARY 2017 DRAFT

Mt Pleasant Recreation Ground Casual users to book through Management Committee	Management Committee	
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Halls

Oatlands Town Hall (former Court Room) Local Organisation Other Organisation		\$ 16.50 per day \$ 33.00 per day
Gay Street Hall, Oatlands Casual users to book through Management Committee	Management Committee	
Victoria Memorial Hall, Kempton Whole complex – Residents & Local non-profit organisations Whole complex – non-residents or organisations Supper Room & Kitchen (<i>no crockery/cutlery provided, contact RSL for a small donation – Ph 6259 1216</i>) Local activities – on application	+ \$100.00 Bond	\$ 88.00 per day \$ 132.00 per day \$ 44.00 per day \$ 11.00 per hour
Blue Place, Kempton		\$ 44.00 per day
Campania Community Hall & Campania War Memorial Hall Casual users to book through Management Committee	Management Committee	
Colebrook Memorial Hall Casual users to book through Management Committee	Management Committee	
Woodsdale Hall Casual users to book through Management Committee	Management Committee	

JANUARY 2017 DRAFT

Oatlands Swimming Pool		
Campbell Street, Oatlands		
<i>(open approx. late Nov to late March every year – dates to be confirmed)</i>		
<i>Students require a current Student Identification Card</i>		
Daily Admission Fees		
Adults	Daily	\$ 5.00
Children/Students (Under 16)	Daily	\$ 4.00
Family	Daily	\$ 12.00
Season Ticket Fees		
Adults	Season	\$ 55.00
Children/Students (Under 16)	Season	\$ 42.00
Family	Season	\$ 110.00
After Hours Use – Hire Fee		
Out of hours bookings supervised. Application to be made to Council seven days in advance.	Per hours	\$ 45.00

JANUARY 2017 DRAFT

Waste Management		
Waste Transfer Station Disposal Fees – Campania, Dysart & Oatlands		
Car Boot/Station Wagon		\$6.00
Utility/Single Axle Trailer		\$12.00
Double Axle Trailer		\$23.00
Light Truck (up to 3m3)		\$34.00
Tyres - Car / Motor Bike		\$3.00
Tyres - 4WD / Light Truck		\$6.00
Tyres - Heavy Truck		\$12.00
Whitegoods	per item	\$6.00
Car Bodies	per item	\$34.00
Large Construction Material	per m3	\$12.00
Roadside Collection Wheelie Bin Replacement		
Replacement Wheelie Bin	140 litre	\$ 71.50
Replacement Wheelie Bin	240 litre	\$ 71.50
Replacement Recycle Bin		\$ 18.00

JANUARY 2017 DRAFT

General		
Photocopying A4 or A3 documents		
A4 Single copy		\$ 0.30
A4 Single	1 - 20	\$ 0.30
A4 Single	21 to 50	\$ 0.25
A4 Single	51 +	\$ 0.20
A4 Double	1 to 20	\$ 0.55
A4 Double	21 to 50	\$ 0.45
A4 Double	51 +	\$ 0.35
A3 Single copy		\$ 0.40
A3 Single	1 – 20	\$ 0.40
A3 Single	21 to 50	\$ 0.35
A3 Single	50 +	\$ 0.30
A3 Double	1- 20	\$ 0.75
A3 Double	21 to 50	\$ 0.65
A3 Double	50 +	\$ 0.55
Coloured copies		
A4 Single copy		\$ 1.25
A4 Single	1 – 20	\$ 1.25
A4 Single	21 to 50	\$ 1.20
A4 Single	51 +	\$ 1.15
A4 Double	1 to 20	\$ 1.45
A4 Double	21 to 50	\$ 1.35
A4 Double	51 +	\$ 1.25
A3 Single copy		\$2.25
A3 Single	1 - 20	\$ 2.25
A3 Single	21 to 50	\$ 2.15
A3 Single	50 +	\$ 2.10
A3 Double	1- 20	\$ 4.50
A3 Double	21 to 50	\$ 4.40
A3 Double	50 +	\$ 4.30
Laminating A4 or A3 documents		
A4		\$1.10
A3		\$1.50

JANUARY 2017 DRAFT

Property & Rates Certificates		
132 Certificate of Liabilities (set by Regulation)		
337 Land Information Certificate (set by Regulation)		

Code of Conduct		
Complaint - Lodgement - 50 units		\$ 75.50

Copy of Documents		
Request for information under the <i>Right to Information Act 2009</i>		\$38.25
Copy of Council Minutes or Agenda		Nil
Copy of Council By-Law		N/A
Copy of Council Policy		\$2.00 (plus \$0.20 per page)

Facsimile		
Processing faxes for the Public Transmitted or receiving	per page	\$ 1.30

Building Act 2016

Director's Determination - Categories of Building and Demolition Work

I, Dale Edward Webster, in my capacity as Director of Building Control, and acting pursuant to section 20(1)(a) of the *Building Act 2016*, hereby make the following Determination.

Determination title	Categories of Building and Demolition Work
Description	This determination specifies: <ul style="list-style-type: none">a) the types of building or demolition work that are categorised as either Low Risk, Notifiable Work or Permit Work; andb) the persons who may perform those types of work
Version	Final December 2016 v1.1
Application	For the purposes of 20(3)(b) of the Act, this Determination applies from the date of its approval until its revocation
Date of Director's approval	19/12/2016



Dale Webster

Director of Building Control

This Determination is issued pursuant to the anticipatory powers provision of section 11(1) of the *Acts Interpretation Act 1931*

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

Contents

Explanatory Notes	3
Definitions	4
National Construction Code Classes	8
Categories of Building and Demolition Work:	11
Category 1 – Low Risk Building Work , that may be undertaken by an owner, a competent person, or a licensed builder	11
Category 2 – Low Risk Building Work , that must be undertaken by a licensed builder or a demolisher, with the exception where a competent person is specified	26
Category 3 - Building Work Notifiable or Notifiable Demolition Work , performed under the authorisation (Certificate of Likely Compliance) of a building surveyor, that must be undertaken by a licensed builder or demolisher.....	37
Category 4 – Permit Work performed under a permit granted by the Permit Authority and must be undertaken by a licensed builder or demolisher, comprising: - (a) Building Work that requires a Building Permit; or (b) Demolition Work that requires a Demolition Permit	46

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

Explanatory Notes, Definitions and NCC Classes

General provisions applicable for all Categories:

All work must comply with relevant provisions of:

- the Building Act 2016 and the Building Regulations 2016;
- the National Construction Code 2016;
- the Occupational Licensing Act 2005; and
- the Water and Sewerage Industry Act 2008.

Explanatory Notes (applicable to any category)

Effect of required planning (development) approvals:

Other than where specifically provided in this Determination, there is no connection between the requirement for planning approval and the category of work as Determined by the Director.

- o a requirement for planning approval for the work does not always place that work into the high risk category that requires a building permit
- o some work may require a planning permit, and not a building permit, or vice versa.

Measurements

Measurements of a floor area of premises in this Determination include the external walls of a building. See also the definition of Floor Area in the National Construction Code.

Asbestos and hazardous materials

Safe removal of asbestos must be considered. This Determination does not permit an unlicensed person to perform any work that requires a specialist licence, such as for the removal of materials containing asbestos. Removal of asbestos must comply with the *Work Health and Safety Regulations 2012*.

Stormwater management

Water shed from roofs or covered surfaces must not cause a nuisance adjoining properties and is to comply with the *Urban Drainage Act 2013*.

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

Definitions (applicable to any category)

Unless the contrary intention appears, an expression used in this determination that is defined in the *Building Act 2016* or *Building Regulations 2016* has the same meaning in this determination as in the Act or Regulations;

Alteration, in relation to a building, includes an addition or extension to a building

Building includes a structure, and part of a building or a structure

Building Administration Fee is a payment required to be made by the owner to the Council for certain building or demolition work costing \$20,000 or more. It was formerly called the Building Permit Levy;

Building Work means work relating to –

- (a) erecting, re-erecting, constructing, altering, repairing, underpinning, or demolishing (whole or part demolition) of a building; or
- (b) adding to a building; or
- (c) excavating or filling incidental to an activity referred to in paragraph (a) or (b);
or
- (d) any other work prescribed in the Building Regulations;

Competent person is someone who has sufficient training and experience or knowledge and other qualities that allow them to perform that work to comply with the NCC or a particular Standard. The level of competence required will depend on the complexity of the building work. That person may specialise in a particular type of work, but is not necessarily the holder of a builder's licence.

Cost of work

The cost of building or demolition work is determined by either;

- (a) the contract price as agreed between the builder and owner, or
- (b) if there is no contract, then by an estimate of the value by a building surveyor;
- (see s.295(3)(a) of the *Building Act 2016* which provides a mechanism for the calculation of the Building Administration Fee).

Demolition Work includes work for the demolishing or removing an entire building

Director means the Director of Building Control appointed under the *Building Act 2016*.

Farm shed means a single storey Class 7, 8 or 10 building located on land primarily used for farming that is—

- (i) used in connection with farming; or
- (ii) used primarily to store one or more farm vehicles; or
- (iii) a combination of (i) and (ii); and
- occupied neither frequently nor for extended periods by people; and
- in which the total number of persons accommodated at any time does not exceed 2.

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

Fire-source feature means—

- (a) the far boundary of a road, river, lake or the like adjoining the allotment; or
- (b) a side or rear boundary of the allotment; or
- (c) an external wall of another building on the allotment which is not a Class 10 building.

As general guide the NCC imposes minimum distances between external walls of a habitable building and another structure that is either:

- (i) on the same allotment, of not less than 900mm; or
- (ii) on another allotment, of not less than 1.8m.

Habitable room means a room used for normal domestic activities, and—

- (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but
- (b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.

Hazard Area –see “relevant hazard area” below

Heating appliance – includes solid fuel or pellet fires, not including appliances using gas or electricity

Licensed builder or licensed demolisher - means a person who holds a licence as a Building Services Provider under the *Occupational Licensing Act 2005*, appropriate to the category of work performed

Loadbearing means intended to resist vertical forces additional to those due to its own weight

Owner as defined in the *Building Act 2016* includes:

- Registered owners listed on Land Title documents; and
- Person who have entered a contract to buy land or a building

Owner Builder means an owner who has been issued with an Owner Builder Permit under the *Occupational Licensing Act 2005*, to perform a specific building project on a Class 1a building. An owner of land or premises may perform any Category 1 Low Risk Work without an owner builder permit issued to them by the Director.

Protection Work or Temporary Support Work means taking measures to protect an adjoining property or the public from any potential adverse effects of carrying out of building, demolition or plumbing work. Situations where this work is likely to be required include:

- under-pinning of adjoining premises' footings;
- where excavations have occurred
- retaining walls where site cuts have occurred;

Types of Protection Work or Temporary Support Work include:

- Barriers to prevent material from falling on the roof or other part of an adjoining property.

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

- Underpinning, including vertical support, lateral support, protection against variation in earth pressures, ground anchors and other means of support for the adjoining property.
- Shoring up of the adjoining property.
- Overhead protection for adjoining property.
- Other work designed to maintain the stability of adjoining property or to protect it from damage from building work.
- Any work or use of equipment necessary for the provision, maintenance and removal of work referred to above, whether or not the work or equipment is carried out or used on, over, under, or in the air space above the land on which the building work is or is to be carried out or the adjoining property.

Prefabricated in relation to non-habitable structures means factory-made components or units that are transported and assembled on-site to form the complete building and are designed and manufactured by competent persons to appropriate standards.

Relevant Hazard Area includes:

- (a) an area of land that is subject to riverine inundation; and
- (b) a coastal inundation hazard area; and
- (c) a coastal erosion hazard area; and
- (d) a landslip hazard area.

"Significant work" in a bushfire-prone area includes the following work:

- (a) work performed to provide water supply for fire-fighting purposes; and
- (b) work performed to provide vehicular access to –
 - (i) enable evacuation of persons; or
 - (ii) provide access for fire-fighting vehicles to fight fires.

"Significant work" in a landslip hazard area includes the following work:

- (a) excavation equal to or greater than one metre in depth, including temporary excavations for the installation or maintenance of services and pipes;
- (b) excavation or depositing of material greater than 100 cubic metres, whether or not the material is sourced on the site or imported;
- (c) felling, or removal, of vegetation, over a contiguous area greater than 1 000 square metres;
- (d) the collection, pooling or storage of water in a dam, pond, tank or swimming pool with a volume greater than 45 000 litres;
- (e) removal, redirection or introduction of drainage for surface water or subsoil water;
- (f) discharge of stormwater, sewage, water storage overflow or other wastewater.

Swimming Pool Access Barrier means a combination of barriers, gates and doors, fitting with latching mechanisms, to prevent access to a pool by young children, compliant with the NCC and AS1926 Parts 1 and 2

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

Storey means a space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not—

- (a) a space that contains only—
- (b) a lift shaft, stairway or meter room; or
- (c) a bathroom, shower room, laundry, water closet, or other sanitary compartment; or
- (d) accommodation intended for not more than 3 vehicles; or
- (e) a combination of the above; or
- (f) a mezzanine.

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

Explanatory Appendix - Extract from the Building Code of Australia (Vol. One of the NCC series)

PART A3 - CLASSIFICATION OF BUILDINGS AND STRUCTURES

A3.1 Principles of classification

The classification of a building or part of a building is determined by the purpose for which it is designed, constructed or adapted to be used.

A3.2 Classifications

Buildings are classified as follows:

Class 1: one or more buildings which in association constitute—

- (a) Class 1a — a single dwelling being—
 - (i) a detached house; or
 - (ii) one of a group of two or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit; or
- (b) Class 1b —
 - (i) a boarding house, guest house, hostel or the like—
 - A. with a total area of all floors not exceeding 300 m² measured over the enclosing walls of the Class 1b; and
 - B. in which not more than 12 persons would ordinarily be resident; or
 - (ii) 4 or more single dwellings located on one allotment and used for short-term holiday accommodation, which are not located above or below another dwelling or another Class of building other than a private garage.

Class 2: a building containing 2 or more sole-occupancy units each being a separate dwelling.

Class 3: a residential building, other than a building of Class 1 or 2, which is a common place of long term or transient living for a number of unrelated persons, including—

- (a) a boarding house, guest house, hostel, lodging house or backpackers accommodation; or
- (b) a residential part of a hotel or motel; or
- (c) a residential part of a school; or
- (d) accommodation for the aged, children or people with disabilities; or
- (e) a residential part of a health-care building which accommodates members of staff; or
- (f) a residential part of a detention centre.

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

Class 4: a dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building.

Class 5: an office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.

Class 6: a shop or other building for the sale of goods by retail or the supply of services direct to the public, including—

- (a) an eating room, cafe, restaurant, milk or soft-drink bar; or
- (b) a dining room, bar area that is not an assembly building, shop or kiosk part of a hotel or motel; or
- (c) a hairdresser’s or barber’s shop, public laundry, or undertaker’s establishment; or
- (d) market or sale room, showroom, or service station.

Class 7: a building which is—

- (a) Class 7a — a carpark; or
- (b) Class 7b — for storage, or display of goods or produce for sale by wholesale.

Class 8: a laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale, or gain.

Class 9: a building of a public nature—

- (a) Class 9a — a health-care building, including those parts of the building set aside as a laboratory; or
- (b) Class 9b — an assembly building, including a trade workshop, laboratory or the like in a primary or secondary school, but excluding any other parts of the building that are of another Class; or
- (c) Class 9c — an aged care building.

Class 10: a non-habitable building or structure—

- (a) Class 10a — a non-habitable building being a private garage, carport, shed, or the like; or
- (b) Class 10b — a structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like; or
- (c) Class 10c — a private bushfire shelter.

A3.3 Multiple classification

Each part of a building must be classified separately, and—

- (a)
 - (i) where parts have different purposes — if not more than 10% of the floor area of a storey, being the minor use, is used for a purpose which is a different classification, the classification applying to the major use may apply to the whole storey; and

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

- (ii) the provisions of (i) do not apply when the minor use is a laboratory or Class 2, 3 or 4 part; and
- (b) a plant room, machinery room, lift motor room, boiler room or the like must have the same classification as the part of the building in which it is situated; and
- (c) if a building has parts of different classification, each part must comply with all the relevant provisions for its classification.

A3.4 Parts with more than one classification

- (a) Notwithstanding A3.3, a building or part of a building may have more than one classification applying to the whole building or to the whole of that part of the building.
- (b) If a building or part of a building has more than one classification applying to the whole building or part in accordance with (a), that building or part must comply with all the relevant provisions of the BCA for each classification.

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

Category I – Low Risk Building Work by an owner, or competent person, or licensed builder

- Some building work is Low Risk. Most of these types are minor work and represent a low risk to occupants and the public.
- The owner is responsible for ensuring that any proposed work conforms with the scope of this Determination, in particular that permitted size limits are not exceeded and that boundary setbacks are complied with.
- This relates to stand alone projects that are not part of or associated with a larger project that may include Notifiable Work or would require a Building Permit.
- These works may require an approval under council planning schemes and the owner and the builder are responsible for complying with all permits and consents under other legislation.
- Some Low Risk building work may include plumbing work that be either notifiable plumbing work (e.g. for stormwater disposal) or require a plumbing permit – for details see the *Director’s Determination – Categories of Plumbing Work*.
- Low risk work over \$20,000 requires the Building Administration Fee and Industry Training Levy to be paid via the Council.
- Details of some Low Risk work must be forwarded to Council so they have record of the structure and for payment of the Building Administration Fee.
- Work in a landslip hazard area or bushfire-prone area which is defined in the regulations as 'significant work' is not Low Risk work.

No	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
	Work of the following types may be performed by either: <ul style="list-style-type: none"> • an owner; or • a Competent Person; or • a Licensed Builder 	Clauses 1.0.0 to 1.2.0 apply to work on detached Class 1 or Class 10 buildings	
1.0.0	Repairs to Class 1 or 10 buildings		
1.0.1	Non-structural repairs, replacement of components and maintenance of existing building	Like for like replacement of components	If the work is done for maintenance purposes using the same or similar materials, equipment, installations and components to those being replaced; including, windows and doors, external wall cladding floor and wall finishes

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
I.0.2	Non-structural repair of outbuildings, that are associated with a Class I	Repairs done for maintenance purposes	Note that there are special requirements for removal of materials containing asbestos
I.1.0	Alterations to Class I buildings		
I.1.1	Structures for shade, or weather protection wholly or partly attached to a building and open on at least 3 sides; including these types: <ul style="list-style-type: none"> • Canopy • Awning • Shade sail • Blinds 	<ul style="list-style-type: none"> • Max size 18m² if it has a non-permeable cover • Max size 36m² if it has a permeable cover 	
I.1.2	Installation of skylights, roof windows and ventilators	<ul style="list-style-type: none"> • Maximum size of aperture 900mm • Alterations not to affect load bearing building components • Licensed plumber is to install required flashings • Competent person is to install the fixture 	
I.1.3	Thermal insulation installation	Unlimited	
I.1.4	Replacement or changing of any false ceiling with lightweight material	Unlimited	
I.1.5	Installation of roller shutter, roller door or a grilled door	Unlimited	<ul style="list-style-type: none"> • Installation of the door only and not the making of an opening in a wall for the door

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
1.1.6	Screen enclosure of a balcony, deck, patio, pergola, terrace veranda or similar	<ul style="list-style-type: none"> Open mesh and not a solid structure or glazed 	<ul style="list-style-type: none"> Intent is to provide a privacy screen for a balcony already fitted with a NCC compliant balustrading to prevent falls
1.1.7	Air conditioning units	<ul style="list-style-type: none"> Competent person to install units. Electrical work to be performed by a licensed electrician 	
1.1.8	Installation of a <ul style="list-style-type: none"> solid fuel heating appliance; or pellet fire heater 		<ul style="list-style-type: none"> Notification to the Permit Authority is required by the <i>Building Regulations 2016</i> of installation of a solid fuel heater in accordance with AS 2918
1.1.9	Tank stands	<ul style="list-style-type: none"> 1.2m or less above ground level and maximum capacity of tank 5,000 l 	<ul style="list-style-type: none"> Must be capable of bearing static load of a full tank
1.1.10	Residential lifts of these types: <ul style="list-style-type: none"> passenger lift platform lift stairway lift 	<ul style="list-style-type: none"> Limit of servicing two storeys and no changes to loadbearing walls or loadbearing floor of the building are required for installation Competent persons are required to install a lift 	
1.1.11	Porch (roofed and enclosed weather protection around an external doorway) or veranda (roofed)	<ul style="list-style-type: none"> Maximum size 9m² Minimum boundary setback of 900mm 	<ul style="list-style-type: none"> Details to be provided to Council after completion.

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
1.1.12	Tanks installed on a roof (or installed inside roof structure) associated with a heated water service	<ul style="list-style-type: none"> • Must ensure that the installation does not impose loads beyond a rafter's designed bearing capacity. • Plumbing work must be installed by a licensed plumber • Electrical work must be installed by a licensed electrician 	
1.1.13	Photo-voltaic solar panels installed on any roof plane	<ul style="list-style-type: none"> (i) the solar panels are parallel to the surface of the roof and there is not more than 100 millimetres between the surface of the roof and the underside of the solar panels; and (ii) the solar panels, or any part of the solar panels, do not overhang the roof surface at any point; and (iii) the solar panels are not within 200 millimetres of the edge of the plane of the roof; and (iv) the solar panel array does not result in more than 	<ul style="list-style-type: none"> • If installation is not parallel to roof plane (tilted) then that is notifiable work (Category 3).

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
		<p>100 kilograms of dead load being placed on any single point where a solar panel array is attached to the roof; and</p> <p>(v) the solar panel array does not cover more than 38 square metres of –</p> <p>A. a single roof plane; or</p> <p>B. multiple roof planes that are supported by a single structure</p> <ul style="list-style-type: none"> • All electrical work must be performed by a licensed electrician. • Panel installation may be performed by the licensed electrician or a competent person contracted to the electrician 	

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
I.1.14	Photo-voltaic panels erected on a dedicated support structure at ground level (not on a roof)	<ul style="list-style-type: none"> • Maximum height of support structure 3m • Structure must be capable of bearing static and non-static loads. • Installation of electrical components must be performed by a licensed electrician 	
I.2.0	<p>Non-habitable minor outdoor structures (Class 10) associated with a Class 1 building</p> <p>The following Standard Limitations apply to these structures:</p> <ul style="list-style-type: none"> • Set back distances of 900mm from other non-habitable structures, or a habitable building, or a boundary. • Cut or fill limits: maximum excavation depth within 1500mm of the boundary 900mm or unlimited cut or fill, if more than 1500mm from a boundary • Stormwater management is in accordance with the <i>Urban Drainage Act 2013</i> (property owner must ensure that stormwater is not discharged from a private stormwater system so that it causes or is likely to cause a nuisance to a neighbouring property or its residents). • Not constructed over easements or infrastructure, or on-site waste water management systems, or within 2m of TasWater infrastructure 		

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
1.2.1	Shed, garage, carport or similar (Non-prefabricated e.g. of masonry, timber etc.)	<ul style="list-style-type: none"> • Maximum size 18m² • Single storey • Maximum height 4.5m • If located in a bushfire-prone area, must be located a minimum of six metres from any habitable building • If located in a landslip hazard area, must not be located in a medium-active or high hazard band. 	<ul style="list-style-type: none"> • For storage purposes, including vehicle parking
1.2.2	Shed, garage, carport or similar (Prefabricated)	<ul style="list-style-type: none"> • Engineer designed and prefabricated • Maximum size 36m² • Single storey • Maximum height 4.5m • If located in a bushfire-prone area, must be located a minimum of six metres from any habitable building. • If located in a landslip hazard area, must not be located in a medium-active or high hazard band. 	<ul style="list-style-type: none"> • For storage purposes, including vehicle parking • Details to be provided to Council after completion.

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
1.2.3	Animal shelter (roofed) or an open enclosure	<ul style="list-style-type: none"> Maximum size 18m² Maximum height 3m If located in a bushfire-prone area, must be located a minimum of six metres from any habitable building 	<ul style="list-style-type: none"> Including aviaries, pigeon house, poultry house, dog or cat enclosures, horse box
1.2.4	Deck, non-roofed	<ul style="list-style-type: none"> Maximum height 1m 	<ul style="list-style-type: none"> Non-roofed means not covered by a roof, shade structure, garden structure etc.
1.2.5	Fence or wall of masonry or concrete	<ul style="list-style-type: none"> Maximum height 1.2m 	
1.2.6	Fence or wall (constructed of a material other than masonry or concrete)	<ul style="list-style-type: none"> Maximum height 2.1m 	
1.2.7	Chain link fence	<ul style="list-style-type: none"> Maximum height 3.0m 	
1.2.8	Free standing garden structures for support of plants; including <ul style="list-style-type: none"> Pergola Garden arch Trellis Garden frame 	<ul style="list-style-type: none"> Either uncovered or permeable roofing only material is permitted (e.g. shade cloth) Max size of 36m² by either an owner/competent person or a licensed builder Setback 900mm from other structures or a boundary 	

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
1.2.9	Non-habitable free standing structures, open on at least one side, as places of relaxation in a garden or park; including <ul style="list-style-type: none"> • Summer house • Gazebo • Pavilion • Garden shelter or BBQ shelter 	<ul style="list-style-type: none"> • Either uncovered or roofed (any roofing material type permitted) • Max size 18m² by an owner or a competent person or 36m² for a licensed builder • Max height 3.5m • Single storey • Setback 900mm from other structures or a boundary 	
1.2.10	A relocatable (temporary) swimming pool	<ul style="list-style-type: none"> • Maximum surface area 9m² • May only be erected if a Swimming Pool Access Barrier has already been installed 	<ul style="list-style-type: none"> • Excludes pools less than 300mm deep • A pool cover is not a compliant Swimming Pool Access Barrier (see the definition on page 6)
1.2.11	Spa pool	<ul style="list-style-type: none"> • Constructed on the ground and not on a deck • Maximum footprint of spa installation 5m² 	<ul style="list-style-type: none"> • Must be enclosed by Swimming Pool Access Barrier (a spa lid or pool cover is not a compliant barrier) • excludes pools less than 300mm deep • does not apply to a domestic bathtub used for personal hygiene that has spa jets.

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
1.2.12	Prefabricated silos	<ul style="list-style-type: none"> • Maximum capacity 45,000 litres 	<ul style="list-style-type: none"> • Support or plinth must be capable of withstanding static load of a full silo
1.2.13	Tanks for drinking water or as a fire-fighting water supply	<ul style="list-style-type: none"> • Maximum capacity 45,000 litres • Height to width ratio not to exceed ratio of 1:2 (to prevent tank overturning) 	<ul style="list-style-type: none"> • Tanks support or plinth must be capable of bearing static load of a full tank • Water runoff from tank is to be diverted away from building foundations
1.2.14	Retaining wall	<ul style="list-style-type: none"> • Maximum height to be retained 500mm if wall is located within 1.5m of a boundary, a road or a right of way <ul style="list-style-type: none"> ○ Otherwise maximum height retained can be 1m • there is no surcharge (e.g. water pressure) loading on wall • Filling or excavation must not adversely affect sewer, storm water or water utility infrastructure 	
1.2.15	Pathways, driveways and paving	<ul style="list-style-type: none"> • Unlimited size if maximum height of structure is 1m 	

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
1.2.16	Cubby house or playground equipment	Cubby house: <ul style="list-style-type: none"> Maximum size 18m² Maximum height 3m above ground level 	
1.2.17	Flagpoles, masts, light poles or towers, antennae supports	Maximum height 6m above: <ul style="list-style-type: none"> ground level; or the topmost point of its attachment to a building 	
1.2.18	Communications dishes	<ul style="list-style-type: none"> Maximum height 6m Maximum diameter 2m 	
1.2.19	Conservatory, gazebo, potting shed, glass house, greenhouse, poly-tunnel	<ul style="list-style-type: none"> Maximum size 18m² Maximum height 3m 	<ul style="list-style-type: none"> Intended for domestic scale plant growing purposes
1.3.0	Non-habitable structures (Class 7b or Class 10) related to farming or large scale horticultural activities		
1.3.1	Silos or tanks for storage of materials	<ul style="list-style-type: none"> Unlimited if the height to width ratio not to exceed ratio of 1:2 (to prevent silo overturning) Tanks support or plinth must be capable of withstanding static load of a full silo 	
1.3.2	Farm sheds, barns, stables or animal shelters	<ul style="list-style-type: none"> Maximum size 72m² Single storey Engineer designed and prefabricated of steel If located in a bushfire-prone area must be located a minimum of six metres from any habitable building 	<ul style="list-style-type: none"> For storage purposes including housing/ sheltering livestock, vehicle parking etc. Details to be provided to Council after completion.

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
1.3.3	Crop protection structures	<ul style="list-style-type: none"> • Unlimited if used in agricultural or horticultural production and covered by netting, shade cloth or similar open-weave material 	<ul style="list-style-type: none"> • Must not cause nuisance from runoff of rain water from the covering
1.3.4	Growing tunnel associated with agriculture or horticulture production	<ul style="list-style-type: none"> • Unlimited if consisting of a proprietary system of tunnel frames covered with flexible non-permeable material 	<ul style="list-style-type: none"> • Must not cause nuisance from runoff of rain water from the covering
1.4.0	Minor commercial structures or industrial, or infrastructure (Class 10b)		
1.4.1	Installation, repair or maintenance of public playground equipment		<ul style="list-style-type: none"> • To be installed to Australian Standard AS 4685 (2014) Parts 1 to 6.

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
1.4.2	The repair or maintenance of a Telecommunications Facility that is a tower, mast, pole or antenna	<ul style="list-style-type: none"> • Unlimited 	<p>"Facility" as defined in the Telecommunications Act 1997 (Commonwealth) means:</p> <ul style="list-style-type: none"> (a) any part of the infrastructure of a telecommunications network; or (b) any line, equipment, apparatus, tower, mast, antenna, tunnel, duct, hole, pit, pole or other structure or thing used, or for use, in or in connection with a telecommunications network.
1.4.3	Any work on height restriction gantries	<ul style="list-style-type: none"> • Unlimited 	<ul style="list-style-type: none"> • Permanent structures for restriction of vehicle sizes or height. • Not applicable for gantries supporting large signs
1.4.4	Non-habitable underground structures on a mining lease	<ul style="list-style-type: none"> • Unlimited 	
1.4.5	Any work on marine structures (wharves, jetties, marinas, or pontoons) permanently attached to land	<ul style="list-style-type: none"> • Unlimited 	<ul style="list-style-type: none"> • Any habitable buildings erected on such structures is not Low Risk Work • Construction of a marine structure may require the approval of Marine and Safety Tasmania

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
1.5.0	Decks, viewing platforms, road or pedestrian bridges, boardwalks, etc. (Class 10b)		
1.5.1	A permanent deck, platform, boardwalk, or the like	<ul style="list-style-type: none"> • A viewing platform, boardwalk or deck, if it is not part of a building; and • Maximum height 1 m or less above ground level • Deck is not to connect buildings whereby fire separation would be compromised (1.8m minimum separation) • Work performed by a competent person 	<ul style="list-style-type: none"> • Must be notified to Council after completion.
1.5.2	Private bridge (pedestrian or vehicular)	<ul style="list-style-type: none"> • Maximum height 1 m or less above ground level • Work by a competent person 	
1.6.0	Demolition (total removal of structure and no new construction)		
1.6.1	Removal of any structure (including farm sheds) that could have been erected as Low Risk Building Work	<ul style="list-style-type: none"> • Maximum size 36m² • If located in a bushfire-prone area, the structure must not be required to exist as a component of a certified bushfire hazard management plan. 	<ul style="list-style-type: none"> • Safe removal of asbestos must be considered. •
1.6.2	Removal of signs, plinths, retaining wall, farming structures or playground equipment	<ul style="list-style-type: none"> • Not for removal of retaining wall if wall within 1.5m of road or a boundary 	<ul style="list-style-type: none"> • Safe removal of asbestos must be considered.

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
1.7.0	Temporary structures and site sheds		
1.7.1	A temporary structure	Unlimited where: (a) the owner has a been granted a temporary occupancy permit; or (b) structure is exempted under the <i>Building Regulations 2016</i> from the requirement to have a temporary occupancy permit;	Refer to the NCC Volume One Tasmania Appendix for guidance on standards applicable to the erection of temporary structures
1.7.2	Temporary builders' structures, site sheds, hoardings, barriers or scaffolding etc. used for construction or protection of adjoining properties or the public.	Unlimited where work is authorised by a building surveyor or a permit authority and is being undertaken by a builder or competent person	

DOC/16/45828 – Director's Determination – Categories of Building and Demolition Work

Category 2 – Low Risk Building Work performed by a Licenced Builder (or a competent person only where specified)

- Some building work is Low Risk. Most of these types are minor work and represent a low risk to occupants and the public. (A Licensed Builder or competent person can do anything mentioned previously in Category 1 and those types/ specifications are therefore not repeated for Category 2)
- The responsible builder is responsible for ensuring that any proposed work conforms with the scope of this Determination, in particular that permitted size limits are not exceeded and that boundary setbacks are complied with.
- This relates to stand alone projects that are not part of or associated with a larger project that may include Notifiable Work or would require a Building Permit.
- These works may require approval under council planning schemes and the owner and builder are responsible for complying.
- Some low risk building work may include plumbing work and be either notifiable plumbing work (e.g. for stormwater disposal) or require a Plumbing Permit – for details see the *Director's Determination – Categories of Plumbing Work*.
- Where indicated, details of some Low Risk work must be forwarded to Council so they have a record of erection of the structure.
 - Low risk work over \$20,000 also requires the Building Administration Fee and the Industry Training Levy to be paid via the Council.
- Work in a landslip hazard area or bushfire-prone area which is defined in the regulations as being 'significant work' is not considered as Low Risk work.

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
2.0.0 Repair, renewal or maintenance			
2.0.1	Repair, renewal or maintenance of an existing building, using materials different from the material being replaced	<ul style="list-style-type: none"> • If the work will not adversely affect the structural soundness of the building. • Does not include— <ul style="list-style-type: none"> (i) the removal or alteration of any element of the building that is contributing to the support of any other element of the building; or (ii) work that may adversely affect any prescribed essential building services within the meaning in the Act (iii) work that may adversely affect the safety of the public or occupiers of the building. <ul style="list-style-type: none"> • Can be performed by a competent person (including a licensed roof plumber) 	<ul style="list-style-type: none"> • Low Risk Maintenance or repairs that is more than "Like for Like" for an owner in cl 1.0.0 <ul style="list-style-type: none"> ◦ Examples: re-roofing an existing building by removing tiles and replacement with steel sheets
2.1.0 Alterations of an existing detached Class I building			
2.1.1	Interior alterations to existing residential building		<ul style="list-style-type: none"> • The requirement for more smoke alarms, emergency lighting and exits will need to be considered. • Safe removal of asbestos must be considered.

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
2.1.2	Erection or alteration of any non-load bearing partition or partition wall in any residential building		<ul style="list-style-type: none"> • The requirement for more smoke alarms, emergency lighting and exits will need to be considered. • Safe removal of asbestos must be considered.
2.1.3	The removal, restoration or reinstatement of any non-load bearing wall, internal walls and doorways in existing building		<ul style="list-style-type: none"> • The requirement for more smoke alarms, emergency lighting and exits will need to be considered. • Safe removal of asbestos must be considered.
2.1.4	Creation of any opening in a non-load bearing wall or the sealing up of any wall opening		<ul style="list-style-type: none"> • The requirement for more smoke alarms, emergency lighting and exits will need to be considered. • Safe removal of asbestos must be considered.
2.1.5	Porch (roofed and enclosed weather protection around an external doorway); or Veranda (roofed); either <ul style="list-style-type: none"> • New-build; or • Closing in an existing veranda or patio or the like so as to provide an enclosed porch, conservatory, or the like 	<ul style="list-style-type: none"> • Floor area not exceeding 18m² 	<ul style="list-style-type: none"> • A porch or veranda is not a habitable room • Details to be provided to Council after completion.
2.1.6	Residential passenger lift / platform lift/ stairway lift	<ul style="list-style-type: none"> • Unlimited if by a licensed builder or a competent person 	

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
2.1.7	Ramps for occupant access	<ul style="list-style-type: none"> • Unlimited 	<ul style="list-style-type: none"> • Class 1a building - threshold ramps located at the entrance of a doorway should have a maximum rise of 35mm with a gradient of 1:8 along an inclined surface length of 280mm maximum. Landing, kerbing or railing is not mandatory. • Class 1b building – for any ramp installed for access of persons with a disability it is <i>mandatory</i> to comply with all NCC disability access provisions in Volume One for a commercial building.
2.2.0 Additions to, or installations on an existing Class 1 building			
2.2.1	Screen enclosures (of balconies, decks, patios, pergolas, terraces and verandas)		<ul style="list-style-type: none"> • Complies with requirements of Part 3.9.2 of NCC Volume Two in relation to protection of openings and barriers where applicable. • Complies with requirements of Part 3.6.4 of NCC Volume Two in relation to glazing Light and ventilation of adjoining rooms must not be adversely affected by the enclosure.

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
2.3.0	<p>Outdoor structures (Class I 0) associated with a Class I a:</p> <p>The following Standard Limitations apply to these structures:</p> <ul style="list-style-type: none"> • Set back distances of 900mm from other non-habitable structures, or a habitable building, or a boundary. • Cut or fill limits: Maximum excavation depth within 1500mm of the boundary 900mm or unlimited cut or fill, if more than 1.5m from a boundary • Stormwater management in accordance with the <i>Urban Drainage Act 2013</i> (property owner must ensure that stormwater is not discharged from a private storm water system so that it causes or is likely to cause a nuisance to a neighbouring property or its residents). • Not constructed over easements or infrastructure, or on-site wastewater management systems, or within 2m of TasWater infrastructure 		
2.3.1	Shed/ garage/ carport – Non-prefabricated	<ul style="list-style-type: none"> • Licensed builder only • Maximum size 36m² • Single storey • Maximum height 4.5m • If located in a bushfire-prone area, must be located a minimum of six metres from any habitable building • If located in a landslip hazard area, must not be located in a medium-active or high hazard band. 	<ul style="list-style-type: none"> • For storage purposes, including vehicle parking • Details to be provided to Council after completion.

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
2.3.2	Shed/ garage/ carport – Prefabricated and engineer designed	<ul style="list-style-type: none"> ● Licensed builder or a competent person ● Maximum size 36m² ● Single storey ● Maximum height 4.5m ● If located in a bushfire-prone area, must be located a minimum of six metres from any habitable building ● If located in a landslip hazard area, must not be located in a medium-active or high hazard band. 	<ul style="list-style-type: none"> ● For storage purposes, including vehicle parking ● Details to be provided to Council after completion.
2.3.3	Retaining wall	<ul style="list-style-type: none"> ● 1.8m for a licensed builder if engineer designed, maximum height of ground retained is then unlimited ● There is no surcharge (e.g. water pressure) loading ● Filling or excavation must not adversely affect sewer, storm water or water utility infrastructure 	

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
2.3.4	A permanent swimming pool or spa pool and its Access Barrier	<ul style="list-style-type: none"> • Maximum footprint of pool area 18m² • If elevated (such as on a deck) the supporting structure must be capable of withstanding static load of a full pool or spa 	<ul style="list-style-type: none"> • Applies to pools more than 300mm deep. • Swimming Pool Access Barrier must be provided as an integral part of the work to erect a pool and is to be constructed by a licensed builder • Details to be provided to Council after completion. • If located in a landslip hazard area, note that excavation work may be 'significant work' and require a building permit.
2.3.5	Small scale windmill or a wind turbine	<ul style="list-style-type: none"> • Maximum height of support structure 6m or less above ground level • Wind turbine installed in accordance with the Standard AS IEC 61400.2-2013 Wind turbines - Design requirements for small wind turbines 	<ul style="list-style-type: none"> • "Small" wind turbine, mean a turbine of a size that would suit the needs of a domestic dwelling or small business. These are less than 150kW maximum capacity and are most commonly in the range of 1-10kW. • A windmill also includes farm structures for pumping water
2.3.6	Conservatory, potting shed, glass house, greenhouse, plant grow tunnel	<ul style="list-style-type: none"> • Maximum size 36m² • Maximum height 4.5m 	<ul style="list-style-type: none"> • For domestic scale plant growing purposes
2.4.0 Minor commercial structures or industrial, or infrastructure (Class 10b)			
2.4.1	A tank or a silo with and its supporting structure	<ul style="list-style-type: none"> • Maximum capacity 45,000 l 	<ul style="list-style-type: none"> • Tank height to width ratio not to exceed ratio of 1:2 (to prevent overturning) • support or plinth must be capable of withstanding static load of a full silo • Not closer than 900m from a boundary or habitable building

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
2.4.2	Building work in connection with any plinth or similar foundation if the plinth or foundation supports plant, a tank, equipment, machinery, or any similar item.	<ul style="list-style-type: none"> • Unlimited 	
2.4.3	Erection of any single storey detached booth, guardhouse, bin centre or similar	<ul style="list-style-type: none"> • Maximum floor area 18m² 	<ul style="list-style-type: none"> • Limitation to prohibit any building within the designated or established setback between the buildings and the boundary lines (fire source feature) or between separated buildings for fire separation (up to 3 metres) without the certification of a Building Surveyor
2.4.4	Large scale windmills or wind turbines	<ul style="list-style-type: none"> • Unlimited 	<ul style="list-style-type: none"> • 'Large' wind turbines are those used on wind farms for utility scale power generation. • Constructed to appropriate Australian or international standards • Details to be provided to Council after completion.
2.4.5	Infrastructure for energy reticulation, and transmission, distribution and supply including powerlines, poles or towers, lighting poles; equipment support structures, blast walls, sound attenuation enclosures, equipment for metering, monitoring, or control of electricity or energy	<ul style="list-style-type: none"> • Unlimited if owned or controlled by a gas supplier, electricity or energy supply utility, business or entity, or a public or other authority or similar organisations. 	<ul style="list-style-type: none"> • Constructed to appropriate Australian Standards

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
2.4.6	Non-habitable detached buildings (substations, machinery or plant rooms etc.)	<ul style="list-style-type: none"> • Maximum 36m² • If located in a bushfire-prone area then must be located a minimum of six metres from any habitable building • Prohibited to erect any structure <i>without</i> the consent of a building surveyor or if it is within: <ul style="list-style-type: none"> o the designated or established setback between buildings; or o the boundary lines (fire source feature) or o between buildings separated (up to 3 metres) for NCC fire separation compliance 	<ul style="list-style-type: none"> • Erection of any detached structure, appurtenant to another building and • Houses fixed plant or machinery and under normal circumstances is entered only on intermittent occasions for the routine inspection and maintenance of that plant or machinery;
2.5.0 Minor repairs or alterations of commercial or industrial buildings – Building Classes 3-8			
2.5.1	Maintenance and minor repairs	<ul style="list-style-type: none"> • Unlimited • May be performed by a licensed builder or a competent person 	<ul style="list-style-type: none"> • For maintenance purposes and is like for like replacement of parts and components
2.5.2	Internal shop fittings - minor alterations	<ul style="list-style-type: none"> • Unlimited • performed by a competent person 	<ul style="list-style-type: none"> • Work is to have no adverse effect on occupant egress, disability access, fire separation, food safety etc. (advice from a building surveyor is then required) <ul style="list-style-type: none"> o Examples: changing a door, or changing a rangehood in a commercial kitchen

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
2.5.3	Ramp installed for access of persons with a disability	A ramp installed for a commercial building is required to comply with all disability access provisions of Volume One of the NCC	
2.5.0 Signs			
2.5.1	Work in connection with a sign (free-standing or attached to a structure) and the structural support of the sign	<ul style="list-style-type: none"> • Assessment of risk from wind loading in accordance with AS/NZS 1170 is required for freestanding signs or if the structure projects more than 300mm from a wall • No face of free-standing sign is to exceed 2 m²; and it is to be sited 2.2m or less above ground level. • If erected on a building or structure, the top of a sign is to be a maximum 3m or less above ground level. • Performed by competent person or a licensed builder 	<ul style="list-style-type: none"> • Details to be provided to Council after completion.
2.6.0 Demolition (total removal of structure and no new construction)			
2.6.1	Removal of a structure that could be erected as Low risk Work	<ul style="list-style-type: none"> • Unlimited, unless: <ul style="list-style-type: none"> ◦ If located in a bushfire-prone area, the structure must not be required to exist as a component of a certified bushfire hazard management plan. 	<ul style="list-style-type: none"> • Consideration of asbestos removal requirements before work starts

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
2.6.2	Any Class 10 buildings (up to two storeys)	<ul style="list-style-type: none"> • Unlimited, unless: <ul style="list-style-type: none"> ◦ If located in a bushfire-prone area, the structure must not be required to exist as a component of a certified bushfire hazard management plan. 	<ul style="list-style-type: none"> ▪ Consideration of asbestos removal requirements before work starts
2.6.3	Removal of sign, plinth, retaining wall, farming structure, playground equipment or similar structures	<ul style="list-style-type: none"> • Unlimited 	<ul style="list-style-type: none"> ▪ Consideration of asbestos removal requirements before work starts

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

Category 3 - Building Work Notifiable by a Building Surveyor to the Permit Authority

- The builder is responsible for ensuring that any proposed work conforms with the scope of this Determination, in particular that permitted size limits are not exceeded and that boundary setbacks are complied with.
- Notifiable Work does not include Low Risk Work
- Work in a landslip hazard area or bushfire-prone area which is defined in the regulations as 'significant work' is not Notifiable Work.
- Notifiable Work to be performed by a licensed builder, with an exception of a competent person may install solar panels under the supervision of a licensed electrician.
- The builder will specify the nature of the proposed work in their Notice of Work to the building surveyor.
- Owner and builder are to check on planning requirements and approvals are in place before Notice of Work is sent.
- Specific requirements are also provided in the Building Act for notifications to the building surveyor to obtain authorisation to start work, inspections (if required) and completion of the work.

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
3.0.0	<p>Residential buildings (Classes 1a, or 1b) including new construction, alteration and additions, and associated structures (10a or 10b)</p> <p>Standard conditions applicable to work on a Class 1 residential building:</p> <ul style="list-style-type: none"> • Only if conforms to the Permitted Use or no Planning Permit required criteria of Planning Directive 4.1 • Only if not located in a Relevant Hazard Area • Set back distances from boundaries, habitable buildings or other non-habitable structures e.g. from a boundary of 900mm • Cut or fill limits: maximum excavation depth within 1500mm of the boundary 900mm or unlimited cut or fill, if more than 1500mm from a boundary • Storm water is to be managed in accordance with the <i>Urban Drainage Act 2013</i> (property owner must ensure that storm water is not discharged from a private storm water system so that it causes or is likely to cause a nuisance to a neighbouring property or its residents). • Not constructed over easements or infrastructure, or on-site wastewater management systems or within 2m of TasWater infrastructure • Electrical work must be installed by a licensed electrician 		

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
3.0.1	Photo-voltaic solar panels installation greater than the types permitted for Low Risk	<ul style="list-style-type: none"> • Unlimited. • Electrical work is to be performed by a licensed electrician • A competent person contracted by the owner may install solar panels under supervision of the electrician. 	
3.1.0	Structures associated with a Class 1 residential building The following Standard Conditions apply: <ul style="list-style-type: none"> • Set back distances from boundaries, habitable buildings or other non-habitable structures e.g. from a boundary of 900mm • Cut or fill limits: maximum excavation depth within 1500mm of the boundary 900mm or unlimited cut or fill, if more than 1500mm from a boundary • Stormwater management in accordance with the <i>Urban Drainage Act 2013</i> (property owner must ensure that storm water is not discharged from a private stormwater system so that it causes or is likely to cause a nuisance to a neighbouring property or its residents). • Not constructed over easements or infrastructure, or on-site wastewater management systems or within 2m of TasWater infrastructure 		
3.1.1	Shed, garage, carport or similar Includes either: <ul style="list-style-type: none"> • Prefabricated and engineer designed, steel framed and clad; or • Non-prefabricated (of masonry, timber etc.) 	Unlimited; provided they are not located in a relevant hazard area, and can't comply with the following exception: <ul style="list-style-type: none"> • If located in a bushfire-prone area, must be located a minimum of six metres from any habitable building. 	<ul style="list-style-type: none"> • Structure includes base or slab • Sheds, garages or similar buildings (<i>larger than permitted as low risk work</i>) but are in a relevant hazard area, then become permit work. <ul style="list-style-type: none"> ◦ The exception is in a bushfire-prone area, when the structure can be located a minimum of six metres from a habitable building
3.1.2	Residential decks	<ul style="list-style-type: none"> • Unlimited 	

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
3.1.3	Retaining walls	<ul style="list-style-type: none"> Unlimited 	<ul style="list-style-type: none"> If located in a landslip hazard area, note that excavation work may be 'significant work' and require a building permit.
3.1.4	Fences, screens and boundary walls	<ul style="list-style-type: none"> Unlimited 	
3.1.5	Tank and support slab	<ul style="list-style-type: none"> Unlimited 	
3.1.6	Tank or silo and supporting base, slab, pad or plinth	<ul style="list-style-type: none"> Unlimited 	<ul style="list-style-type: none"> Height to width ratio not to exceed ratio of 1:2 (to prevent silo or tank overturning) Support must be capable of withstanding static load of a full tank
3.1.7	Single storey covered walk way	<ul style="list-style-type: none"> Maximum span of beams 6m 	
3.1.8	Vehicle or pedestrian bridge	<ul style="list-style-type: none"> Maximum span 5m Maximum capacity 15 tonnes 	<ul style="list-style-type: none"> Private access to a building or premises
3.1.9	Swimming pool, or spa pool (over 18m ²) and required Swimming Pool Access Barrier	<ul style="list-style-type: none"> Unlimited if not "significant work" in a hazard area 	<ul style="list-style-type: none"> Any swimming pool or a spa pool must be protected by a Swimming Pool Access Barrier constructed by a licensed builder.
3.1.10	Underpinning	<ul style="list-style-type: none"> Unlimited if not located in a landslip hazard area or a coastal erosion hazard area. 	<ul style="list-style-type: none"> Requires a site and soil test to AS2870 prior to work commencing Remedial works of this nature may also require design by engineer

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
3.2.0 Demolition (total removal of structure and no new construction)			
3.2.1	Class I and 10a buildings (demolition of removal)	<ul style="list-style-type: none"> • If located less than the distance from another building, or an adjoining property boundary, that is equal to the height of the structure being demolished. • Is a type of demolition work that does not require any Protection Works • If not located in a landslip hazard area 	<ul style="list-style-type: none"> • Demolition work is not to affect users of a road or way
3.2.2	Removal of a 10b structure	<ul style="list-style-type: none"> • Unlimited if that structure could be erected as Low Risk Work or Notifiable Work. • if not located in a landslip hazard area 	
3.2.3	Removal of sign, plinth, retaining wall, or playground equipment	<ul style="list-style-type: none"> • Unlimited • Only if they are not retaining walls located in a landslip hazard area or a coastal erosion hazard area 	

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
3.3.0 Commercial buildings Classes 3-9 and associated Class 10b alterations and additions			
3.3.1	Additions to existing buildings	<ul style="list-style-type: none"> • Only if a permitted use or no planning permit is required under a planning scheme ▪ Only if premises are not located in a relevant hazard area 	
3.3.2	Alterations, including minor external works	<ul style="list-style-type: none"> ▪ Minor external works is work that does not structurally change the exterior of the building 	
3.3.3	Alteration to existing entrance or internal doorway to facilitate access for persons with disabilities	<ul style="list-style-type: none"> ▪ Building work in connection with an existing entrance or internal doorway of a detached or semi-detached dwelling to improve access for persons with disabilities 	
3.4.0 New buildings (Class 10 or Class 7b Farm Buildings) larger than provided for Low Risk Work			
3.4.1	Non-habitable buildings (sheds, farm sheds, garages, car-port etc.)	<ul style="list-style-type: none"> ▪ Unlimited size if designed by an engineer, architect or building designer ▪ Only if they are not located in a relevant hazard area 	<ul style="list-style-type: none"> ▪ Non-habitable structures only. Not a building used as a factory (Class 8)

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
3.5.0	Decks, viewing platforms, road or pedestrian bridges, boardwalks etc (Class 10b)		
3.5.1	A permanent deck, platform, boardwalk, or the like	<ul style="list-style-type: none"> • Unlimited • Application to a viewing platform, boardwalk or deck, that members of the public normally use or are permitted access and it is not part of a building; and • Structure is not to connect buildings, including those on different allotments, whereby NCC fire separation requirements (e.g. at least 1.8m separation) would be compromised • Work is by a licensed builder 	
3.5.2	Private bridge	<ul style="list-style-type: none"> • Vehicle or pedestrian, such as for property access, • Work by a competent persons (civil construction contractor) 	

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
3.5.3	Other Class 10 structures not already covered	<ul style="list-style-type: none"> • If located in a bushfire-prone area must be located a minimum of six metres from any habitable building. 	Non-habitable only. Examples include: <ol style="list-style-type: none"> a. Booths or security guard huts b. Vehicle garage c. Tanks and supporting slab or stand d. Silos e. Bridge, viaduct, pedestrian bridge, overpass or underpass, passenger boarding bridge associated with access to a building <ul style="list-style-type: none"> • Items (a) – (e) are not attached to another Class of building • Items (c) – (e) Unlimited if designed by an engineer
3.5.4	Boundary or retaining walls	<ul style="list-style-type: none"> • Unlimited • Only if it is not "significant work" in a landslip or bushfire-prone hazard area 	Does not include work on party walls or on walls that requires Protection Work
3.5.5	Signs (freestanding or fixed to a structure)	Unlimited if the sign: <ul style="list-style-type: none"> • does not need a planning permit and • engineer designed. 	

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
3.6.0 Construction or demolition of commercial buildings for energy generation or telecommunications structures			
3.6.1	Construction or demolition of buildings for production or transmission of energy and associated infrastructure. Including <ul style="list-style-type: none"> • Electrical control buildings and substations • Wind turbines support structures over 6m in height • Electrical or gas generation plant and power stations 	<ul style="list-style-type: none"> • Unlimited not located in a relevant hazard area, • Including where the work is in the easement of the owner or operator 	If owned or operated by an electricity supply business or entity or a public or other authority
3.6.2	The <i>construction, or demolition</i> of a Telecommunications Facility as defined in the Telecommunications Act 1997 (Commonwealth) that is a tower, mast, pole or antenna 6m or more in height	<ul style="list-style-type: none"> • Unlimited including where the work performed is within an easement of the facility owner or operator 	"Facility" means: (a) any part of the infrastructure of a telecommunications network; or (b) any line, equipment, apparatus, tower, mast, antenna, tunnel, duct, hole, pit, pole or other structure or thing used, or for use, in or in connection with a telecommunications network.
3.7.0 Protection work and temporary support work			
3.7.1	Protection work associated with proposed building work or demolition work that <i>has not</i> been assessed as part of a documentation submitted for a Certificate of Likely Compliance (for Notifiable Work or Permit Work)		Any required Protection Work, for protection of adjoining buildings, during construction work

DOC/16/45828 – Director's Determination – Categories of Building and Demolition Work

No.	Description of the work	Limitations, Maximum dimensions etc. (if any)	Explanatory Notes
3.7.2	Temporary support work associated with proposed building work or demolition work or protection work that <i>has not</i> been assessed as part of the documentation submitted for a Certificate of Likely Compliance (for Notifiable Work or Permit Work)		Any required work for the temporary support of a building during construction work

DOC/16/45828 – Director’s Determination – Categories of Building and Demolition Work

Category 4 - Work that requires a Building Permit or a Demolition Permit

1. All other building work outside what is listed in Categories 1, 2 & 3 requires a Building Permit from the council Permit Authority
2. All other demolition work outside what is listed in Categories 1, 2 & 3 requires a Demolition Permit from the council Permit Authority
3. All work by an owner that is not Low Risk Work by an owner and requires an Owner Builder Permit, also requires a building permit from the council Permit Authority.

Building Act 2016

Director's Determination – Categories of Plumbing Work

I, Dale Edward Webster, in my capacity as Director of Building Control, and acting pursuant to section 20(1)(d) of the *Building Act 2016*, hereby make the following Determination.

Determination title	Categories of Plumbing Work
Description	Schedule 1 of this Determination specifies in accordance with: a) Section 90 of the <i>Building Act 2016</i> low risk plumbing work which may be undertaken by an owner or competent person (Category 1); b) Section 90 of the <i>Building Act 2016</i> low risk plumbing work which is non-notifiable and must be completed by a licensed plumber (Category 2A); c) Regulation 32 of the <i>Building Regulations 2016</i> plumbing work that must be completed by a plumber and requires notification to the relevant Permit Authority after the work is completed (Category 2B); d) Section 104 plumbing work which is notifiable (Category 3) and must be completed by a licensed plumber and a certificate of likely compliance from the relevant permit authority is required. e) Section 153 plumbing work that requires a plumbing permit (Category 4).
Version	Final - 12 December 2016 v1.0
Application	For the purposes of 20(3)(b) of the Act, this Determination applies from the date of its approval until its revocation.
Date of Director's approval	12/12/2016



Dale Edward Webster

Director of Building Control

This Determination is issued pursuant to the anticipatory powers provision of section 11(1) of the *Acts Interpretation Act 1931*

DOC/16/36963 – Director's Determination – Categories of Plumbing Work

Schedule I – Categories of Plumbing Work

Categories

- Category 1 – Low Risk Plumbing works that can be undertaken by an owner, or a competent person
- Category 2A – Low Risk (Non-notifiable) Plumbing Work (Licensed plumber)
- Category 2B – Low Risk Post Notifiable Plumbing Work (Licensed plumber)
- Category 3 –Notifiable Plumbing Work (Licensed plumber)
- Category 4 – Plumbing work that requires a Plumbing Permit (Licensed plumber)

General Provisions for All Categories

All work must comply with:

- Relevant provisions of the *Building Act 2016* and the *Plumbing Regulations 2016*;
- The Plumbing Code of Australia (Volume Three of the National Construction Code Series);
- Australian/ New Zealand Standard AS/NZS 3500;
- WaterMark approved, where required; and
- Water Efficiency Labelling Scheme (WELS) approved, where required

Definitions

In the Determination:

AWTS	mean an aerated wastewater treatment system
CFO	means the Chief Officer appointed under section 10 of the <i>Fire Services Act 1979</i>
CLC	means a Certificate of Likely Compliance issued by a Plumbing Permit Authority
Competent person	means someone who has sufficient training and experience or knowledge and other qualities that allow them to perform that work to comply with the NCC or a particular Standard. The level of competence required will depend on the complexity of the plumbing work. That person may specialise in a particular type of work, but is not necessarily the holder of a plumber's licence
NCC	means the National Construction Code
OWMS:	means a plumbing installation that is an on-site wastewater management system defined in Section 4 of the <i>Building Act 2016</i>
PCA	means the Plumbing Code of Australia - volume 3 of the National Construction Code

Note: A definition contained in the PCA is taken to be a definition for the purposes of this determination

DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

No.	Category 1– Plumbing works that can be undertaken by: 1. A licensed plumber; or 2. An owner; or 3. A competent person contracted by the owner	Limitations	Explanatory notes
1.1.1.	Maintenance, repairs or replacement (like for like) of existing tapware	A like for like replacement. Not for new fitting types such as vegetable spray mixer, shower spray on hose (backflow risks arise)	
1.1.2.	Replacing or repairing a shower head or shower hose	Like for like replacement	
1.1.3.	Maintenance and repairs to water closet cistern outlet and inlet valves		
1.1.4.	Replacing a domestic water filter cartridge		
1.1.5.	Removing/replacing caps to ground level inspection openings on sanitary or stormwater drains or grates on stormwater pits and channels	Not for raising of the access point	
1.1.6.	Septic tank maintenance tasks such as providing access for desludging	Owner, qualified person or contractor	
1.1.7.	Pump out of a septic tank, grease trap, trade waste or similar maintenance	A Controlled Waste Transport Business (septic tank pumping contractor) licensed by the Tasmanian Environment Protection Authority.	Owner to notify TasWater in accordance with their trade waste consent agreement.
1.1.8.	New installations of domestic and commercial irrigation and lawn watering systems	If a suitable backflow prevention device is already installed adjacent to the meter Not for a land application area connected to an On-site Wastewater Management System	Does not include irrigation areas for an AWTS

DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

1.1.9.	A “like for like” replacement of an existing water tank	Same tank size and support Using existing pumps, connections and pipework.	Tanks material and fittings can be of a different material (e.g. substitution of a plastic tank for galvanised steel)
1.1.10.	Unblocking of toilets, showers or other plumbing fixtures with a handheld plunger	No rodding or using mechanical devices to unblock drains	

DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

Category 2A– Low Risk (non-notifiable) Plumbing Work

- **Category 2A** No plumbing permit is required and this does not require a notification of that work to the Permit Authority.
- All the following types of work must be undertaken by a licensed plumber. The plumber is responsible for ensuring the work complies with applicable standards National Construction Code, referenced standards.

No.	Description of works	Limitations,	explanatory notes
2.0.0		Investigation, maintenance, repair and replacements to existing plumbing installations	
2.0.1	Sewer drains	<ul style="list-style-type: none"> ● The work is located above ground; and ● Remains readily visible when complete 	
2.0.2	Stormwater drains	<ul style="list-style-type: none"> ● Repairs or replacement of downpipes, roof gutters, sumps or rainheads or stormwater pipes above ground; and <ul style="list-style-type: none"> ○ does not increase load on drainage system. ○ the work is located above ground; and ○ remains readily visible when complete. 	
2.0.3	Roofing	<ul style="list-style-type: none"> ● Maintaining, replacing and repairing of roof plumbing components, including downpipes, roof gutters 	Allows for use of dissimilar materials where appropriate (such as substitution of modern plastic instead of cast iron)
2.0.4	Fixtures, tapware and equipment	<ul style="list-style-type: none"> ● Does not include works on thermostatic mixing valves and backflow prevention devices. 	
2.0.5	Unblocking drains	<ul style="list-style-type: none"> ● Where work is unblocking and does not include remedial plumbing work in conjunction (such as of removal of piping required to facilitate unblocking 	includes drain plunging, the use of mechanical drain cleaners and exposing the Inspection Opening

DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

No.	Description of works	Limitations,	explanatory notes
2.0.6	Sanitary Plumbing and Drainage	<ul style="list-style-type: none"> ● The work is located above ground; ● Remains readily visible when complete; ● Fixture(s) remains in the same room; and ● No additional fixtures or unit load ratings 	
2.0.7	Fire Services (fire hydrant system or fire hose reel)	<ul style="list-style-type: none"> ● Maintaining, repairing or replacing like for like, a fire hydrant system or fire hose reel 	
2.0.8	Heated and cold water reticulation (connection to a drinking water service)	<ul style="list-style-type: none"> ● Removing, or repairing ● Cannot be work upstream of a testable backflow prevention device; <p>Notes:</p> <ul style="list-style-type: none"> ○ This work is not the part of a fire service ○ Connection to a non-drinking water service is Notifiable (Category 3) work 	
2.0.9	Non-testable backflow prevention devices	<ul style="list-style-type: none"> ● Repair, maintenance or like for like replacement of a non– testable backflow prevention device; <p>Notes:</p> <p>Not for:</p> <ul style="list-style-type: none"> ○ new installation of a device; or ○ any work on testable backflow prevention device ○ Does not apply to work on NTU infrastructure which is regulated by the <i>Water and Sewerage Industry Act 2008</i> 	

DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

No.	Description of works	Limitations,	explanatory notes
2.0.10	Rainwater tanks/ water storage tanks	<ul style="list-style-type: none"> ● Work necessary for maintenance or repair of a rainwater tank for potable water or non-potable water or as a fire-fighting water supply tank; and ● Does not include connection of or modifications to a system with a mains backup. 	
2.0.11	Installing, or replacing a temperature control device		
2.0.13	Plumbing drainage to Class 10 buildings	To an approved stormwater disposal system if available if not the water must not create a nuisance.	Class 10 are non-habitable buildings such as sheds, garages, carports, see explanatory notes at end
2.0.14	Stormwater repairs	All stormwater drainage repairs to existing buildings (any class) with gravity connection available	
2.0.15	New downpipes existing building	Connected to existing stormwater disposal system	

DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

No.	Description of works	Limitations,	explanatory notes
2.1.0	New installations		
2.1.1	Water storage tanks		<p>Examples: Potable water supply, or as a Fire Fighting Water supply Second tank (additional or replacement)</p> <p>Note that additional requirements apply to ‘substantial work’ located in a landslip hazard area</p>
2.1.2	Heated and cold water reticulation (connection to a drinking water service)	<ul style="list-style-type: none"> ● Only if relocating within the same room ● Cannot be work upstream of a testable backflow prevention device; <p>Notes:</p> <ul style="list-style-type: none"> ○ This work is not the part of a fire service ○ Connection to a non-drinking water service is Notifiable (Category 3) work 	

DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

Part2B Work that requires Notification Post construction/ installation <i>Category 2B Mandatory Notification to the Plumbing Permit Authority when work is completed only. Plumbing work defined as ‘substantial works’ in the Building Regulations 2016 and located in a landslip hazard area or a bushfire-prone area require a Plumbing Permit. Additional requirements apply to ‘substantial work’ located in a landslip hazard area or a bushfire-prone area.</i>			
No.	Description of works	Limitations,	Explanatory notes
2.2.0	Repairs and maintenance		
2.2.1	2B General repairs and maintenance <ul style="list-style-type: none"> any repair or maintenance work, other than those already included in Category 2; emergency work (including work required by an Emergency Order issued by a Permit Authority); and repair or replacement of any part of a wastewater or stormwater installation that is in-ground and in same location 	Repair work on any sewerage system covers sewer drains only and not an onsite waste-water management system including the land application area.	
2.2.2	2B Maintenance of onsite wastewater management systems.	<ul style="list-style-type: none"> Routine servicing of AWTS or other secondary treatment systems and maintaining, like for like; and Does not include replacement of failed OWMS or new wastewater land application areas 	<ul style="list-style-type: none"> Includes pumps, blowers, and disinfection replacement (chlorine) New septic tank systems including absorption trenches, AWTSs and irrigation areas and composting toilets are Category 4 work.

DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

2.2.3	2B Recycled water / Greywater/ Non-drinking water reticulation generated on-site (not from a network utility operator’s system)	<ul style="list-style-type: none"> ● Maintenance and repair work on a recycled, greywater, or sewage treatment system. ● Where backflow protection is already installed ● Applies to the pipework system only ● Note: where a testable BFP device should have been installed (that is Category 4 Permit work) 	
No.	Description of works	Limitations	Explanatory notes
2.3.0	New Installations and Alterations		
2.3.1	2B New HWC installation (in a new location) in all Classes of buildings, from an existing service		
2.3.2	2B Trade Waste installations	<ul style="list-style-type: none"> ● Repairs and maintenance only of existing systems. 	TasWater regulate the pre-treatment devices used to treat trade waste before discharge to a TasWater sewerage system
2.3.3	Installing, replacing or servicing thermostatic mixing valves		
2.3.4	Installation of new non testable backflow prevention device	Does not apply to work on NTU infrastructure which is regulated by the <i>Water and Sewerage Industry Act 2008</i>	
2.3.5	Backflow prevention devices - Repair or maintenance of a testable backflow prevention device.		

DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

2.3.6	Stormwater new installations for Class I and 10	<ul style="list-style-type: none">● Gravity connection only● Category 4 if defined as ‘associated work’ in the Building Regulations 2016 and located in a landslip hazard area	Note that additional requirements apply to ‘substantial work’ located in a landslip hazard area
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DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

Category 3 – Notifiable Plumbing Work

- All work must be undertaken by a licensed plumber
- 3 Mandatory Notification to the Plumbing Permit Authority before work can commence, and on completion.

No.	Description of works	Limitations	Explanatory notes
3.3.0	<p>Part 3 Work that requires Notification, Pre-construction or installation</p> <p><i>Plumbing work defined as ‘substantial work’ in the Building Regulations 2016 and located in a landslip hazard area or a bushfire-prone area require a Plumbing Permit. Additional requirements apply to ‘substantial work’ located in a landslip hazard area or a bushfire-prone area.</i></p>		
3.3.1	<p>3 Stormwater new installations or additions</p>	<ul style="list-style-type: none"> • Work for drainage of any class of building (residential, commercial and industrial) other than work included in Categories 2A or 2B. Any work (other than Categories 2A or 2B) that alters the design of, or affects the catchment area of, a roof drainage system for stormwater • Category 4 if defined as ‘substantial work’ in the <i>Building Regulations 2016</i> and located in a landslip hazard area 	

DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

No.	Description of works	Limitations	Explanatory notes
3.3.2	3 Irrigation (commercial buildings)	<ul style="list-style-type: none"> ● For any work that is not Low Risk work ● For lawn/ gardening watering purposes only (for parks, golf course, if water is from a private supply, and is connected to a Network Utility Operator’s water supply and a backflow prevention device is installed) ● Category 4 if defined as ‘substantial work’ in the <i>Building Regulations 2016</i> and located in a landslip hazard area 	<ul style="list-style-type: none"> ● irrigation as part of a land application system for an Onsite Waste-water Management System or dispersal of trade waste effluent on land is category 4 work ● irrigation installed as part of farming or horticultural production activities is exempt
3.3.3	3 Sanitary plumbing & drainage above and below ground (for all building classifications)	<ul style="list-style-type: none"> ● Existing buildings, existing services, work not increasing the fixture load on existing services; ● Kitchen and bathroom alterations and additions, relocations; ● Extending or altering pipe work; ● Relocating fixtures in a building, (not just within a room); and ● Sealing a sanitary drain upstream from the connection point to a service provider’s sewerage system ● Category 4 if defined as ‘substantial work’ in the <i>Building Regulations 2016</i> and located in a landslip hazard area 	<ul style="list-style-type: none"> ● New sanitary plumbing or water supply in a class 10 is Category 3 work

DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

No.	Description of works	Limitations	Explanatory notes
3.3.4	3 Connection of an unregistrable relocatable building to a water supply or sewerage system	Category 4 if defined as ‘substantial work’ in the <i>Building Regulations 2016</i> and located in a landslip hazard area	<p>Examples:</p> <ul style="list-style-type: none"> ● Relocatable buildings ● Builders site sheds and temporary buildings or structures <p>Not applicable to:</p> <ul style="list-style-type: none"> ○ Caravans or similar vehicles that can be registered by Tasmanian Registrar of Motor Vehicles ○ New prefabricated buildings constructed off-site and then moved to a permanent location
3.3.5	New heated and cold water reticulation including water heaters (all building classifications)	<ul style="list-style-type: none"> ● New heated water and/or cold water reticulation systems; and ● New water heaters (all types, including an energy efficiency heated water system); 	<ul style="list-style-type: none"> ● TasWater approval also required ● Note: If a testable backflow prevention device is required Category 4.
3.3.6			
3.3.7	Any other work in Class 1-10 Category 1, 2A or 2B that isn’t Category 4.	Category 4 if defined as ‘substantial work’ in the <i>Building Regulations 2016</i> and located in a landslip hazard area	

DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

No.	Description of works	Limitations	Explanatory notes
3.3.7	Fire Services installation and alteration		

DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

Category 4 - Plumbing work that requires a Plumbing Permit

- All permit work must be undertaken by licensed plumber

No.	Description of works	Limitations, explanatory notes
4.0.0	<p>Plumbing Work that is to be performed in specific high risk locations:</p> <p>Additional requirement may apply if work is located in a landslip hazard area or a bushfire-prone area and defined as ‘substantial work’ in the <i>Building Regulations 2016</i>.</p>	
4.0.1	<p>Premises located in Figure 1 the “Combined Sewerage/ Drainage Area Map”</p> <ul style="list-style-type: none"> • The Map shows the Combined Drainage Area and the Combined Sewerage and Stormwater System (Combined System) within the Launceston Municipality. • Within the Combined Drainage Area stormwater can legally be discharged into a sewer. TasWater will determine whether capacity within the Combined System is sufficient to service any connection to that system. • Outside of this area connecting stormwater to sewerage infrastructure is illegal. • Within the Combined Drainage Area Council will determine whether the connection point for stormwater is permitted to enter the Combined System at the boundary of the property after: <ul style="list-style-type: none"> • Receiving confirmation from TasWater that the capacity of the Combined System is sufficient • Confirming that there is a single pipe system already in existence, 	<p>Applicable special conditions:</p> <ul style="list-style-type: none"> • No new connections without the approval of the Group Manager, Infrastructure. • All plumbing work that is: <ul style="list-style-type: none"> ○ “Notifiable Work” in Category 3 and ○ “Permit Work” in Category 4 ○ Low Risk Category 2 that is to be performed in these specific areas/ locations of the State, is deemed to be of a higher risk, that requires an application for a Plumbing Permit by the owner instead of a Notification by the plumber to the Permit Authority. • Also a copy of any Application or Notification, where required for trade waste, site containment and backflow prevention devices, is provided to TasWater.

DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

	<ul style="list-style-type: none"> ● Confirming no other means of drainage are available; and ● No order to carry out separation works can be issued. 	
4.1.1	Any other work <u>not</u> in any of the previous Categories requires a Plumbing Permit application to the Permit Authority (Plumbing).	
No.	Examples of other “High Risk Work”	Limitations, explanatory notes
	Above ground sanitary plumbing and Drainage	<ul style="list-style-type: none"> ● Note: Includes multi-storey above-ground sanitary stack systems, residential, and commercial buildings ● New Buildings: <ul style="list-style-type: none"> ○ New residential and commercial buildings if not Notifiable Works in category 3 ● Existing Buildings: <ul style="list-style-type: none"> ○ any work for additions and renovations if not Notifiable Works ○ extending or altering pipe work if not Notifiable Works ○ sealing a sanitary drain upstream from the connection point for a service provider’s sewerage system.
	Fire Services	<ul style="list-style-type: none"> ● Installation of new fire hose reels, hydrants, or the water supply to fire services ● It is the work of a licensed plumber and not of a specialist contractor who holds a Permit issued by the CFO ● Any new work on Class 2 – 9 buildings, that need the approval of a Building Surveyor (by the issuing of a Certificate of Likely Compliance) and that work is reportable to the Tasmania Fire Service
	Non-drinking water, recycled water or greywater treatment systems	<ul style="list-style-type: none"> ● Any new work on an alternative water supply system (for example recycled water plumbing, greywater or treatment systems)

DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

		<ul style="list-style-type: none"> ● Includes dual pipe systems installations for supply of recycled water
	Trade waste installations	<ul style="list-style-type: none"> ● Any plumbing work for, or connected to, a trade waste installation (other than the maintenance that is permitted in Category 3) ● Includes commercial kitchens and cafes etc. <ul style="list-style-type: none"> ○ Note: notification required to the Network Utility Operator (TasWater) regarding trade waste discharge ○ Also applies to trade waste treated, stored or disposed of on-site including: dairies and food processors
	Backflow prevention	<ul style="list-style-type: none"> ● Installation of testable backflow prevention devices including those installed for fire services
	Water storage tanks	<ul style="list-style-type: none"> ● New work substantial with a installing a potable water supply (other than work in Categories 2 or 3). ● Connected to mains back-up or a new installation
	On-site Wastewater Management System	<ul style="list-style-type: none"> ● Design, installation, or commissioning of on-site wastewater management systems (including septic tanks, aerated wastewater treatment systems, land application systems, composting toilets and any other similar system)
	Designs of plumbing work incorporating a Performance Solution	<ul style="list-style-type: none"> ● Plumbing work, that uses a Performance Solution (also known as an alternative solution) as the means of achieving compliance with the performance requirements of the Plumbing Code of Australia
	Plumbing work in flood hazard areas	<ul style="list-style-type: none"> ● installation of an inlet for a sewerage installation at a level that is lower than 150 millimetres above the designated flood level for the land on which the sewerage installation is located
	Below ground drainage systems (sewerage & stormwater)	<ul style="list-style-type: none"> ● for a fixture on a floor below an available gravity connection requiring pump up to nearest gravity connection point

DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

		<p>discharges waste into an approved disposal system</p> <ul style="list-style-type: none"> ● Installation of reflux valves
	Commercial Irrigation	<ul style="list-style-type: none"> ● Commercial irrigation, including—for example parks and golf courses, <ul style="list-style-type: none"> ○ Installation of connection points on drinking water supplies which includes isolation valves and testable backflow prevention devices Not applicable to farming activities (irrigation of crops) from a private water supply
Installation of fixtures, where the use poses a high risk		
	Pump station (domestic or commercial) , wet well or pump out toilets	<ul style="list-style-type: none"> ● Installation of a wet well or a pump out toilet used to transfer sewage or stormwater from land or a building to an approved disposal system or is transported to that system.
	Installation of a unique plumbing product or on-site wastewater management system	<ul style="list-style-type: none"> ● Where the installation is permitted by the Plumbing Regulations 2016

DOC/16/36963 – Director’s Determination – Categories of Plumbing Work

Figure 1 - Combined Drainage Area Map



The owner is to apply for a Plumbing Permit before any work can commence

Additional Explanatory Notes

Unless the contrary intention appears, an expression used in this determination that is defined in the Act or Regulations has the same meaning in this determination as in the Act or Regulations.

Competent Person

A person with the knowledge and skill to perform the required task correctly, this skill and knowledge can be gained through training, education, qualification or experience.

Emergency work

is plumbing work that –

- (a) is required to be performed under an emergency order; or
- (b) is required on reasonable grounds to be performed in an emergency, or to circumvent an emergency –
 - (i) to protect public health or safety; or
 - (ii) to prevent significant damage to property; or
 - (iii) to prevent a waste of water; or
 - (iv) to restore a water supply that has been cut off to prevent a waste of water; or
 - (v) to free a blocked pipe.

Fires Services Work of plumbers

The *General Fire Regulations 2010* provides that a person does not require a Chief Officer's Permit to install or maintain a fire hydrant system or fire hose reel in any building if he or she is a licensed plumber with the relevant competence.

Fire Hydrant

A fire hydrant is an active fire protection measure, and a source of water provided in most urban, suburban and rural areas to enable firefighters to tap into the water supply to assist in extinguishing a fire. They can be located inside or outside buildings and are designed so that large fire hoses can be connected to them for firefighting purposes.

Tradewaste and TasWater approval

- Trade waste disposal to sewer is managed by TasWater to minimise the risks and potential for increased costs associated with the transport and treatment of trade waste.
- Any customer who is responsible for a business that discharges trade waste to sewer is receiving a trade waste service from TasWater, and has a legal obligation to apply for permission to discharge the waste from that business.
- More information is on the TasWater website at: www.taswater.com.au/Customers/Trade-Waste

Upstream

- For a backflow prevention device, means a point where the water service enters the backflow device body ahead of the first check valve
- For a sanitary drain or sewerage system, means a point above a fitting

13.12 Officer Reports – Works & Technical Services (Engineering)

13.12.1 MANAGER - WORKS & TECHNICAL SERVICES REPORT

Author: MANAGER WORKS & TECHNICAL SERVICES (JACK LYALL)

Date: 18 JANUARY 2017

Enclosure:

Capital Expenditure 2016/17 Status Report

ROADS PROGRAM

Maintenance grading is underway in the Colebrook area (Yarlington Road) and York Plains area.

Roadside slashing is now operating in the Tunnack/Colebrook/Whitefoord areas.

WASTE MANAGEMENT PROGRAM

All sites are operating well.

Dysart and Campania Waste Transfer Stations have been extremely busy following the Christmas break, additional emptying of bins has been required to clear the backlog.

TOWN FACILITIES PROGRAM

Grass cutting in townships is taking extra resources due to excessive spring growth.

At the previous meeting it was indicated that a status report would be provided in relation to each of the individual capital works projects. A separate enclosure has been included with the agenda which provides a brief comment in relation to each project.

QUESTIONS WITHOUT NOTICE TO MANAGER, WORKS & TECHNICAL SERVICES

Clr Marshall – Status of Polycom trial? It was advised that an initial trial, involving the application of two layers, has been done on the Rhyndaston Road (vicinity of Burns property). The remaining trial to be scheduled in the short-term.

Clr Marshall – Brown Mountain Road (approach to Campania Waste Transfer Station) – considerable amount of roadside litter which requires collection prior to slashing.

Clr Marshall – Springvale Road – run off damage and maintenance works required.

Clr Marshall – Roadside signage missing on both Hungry Flats Road and Daniels Road. Could raise issues for emergency services/vehicle access due to the missing roadside signs.

Clr Campbell – Historic timber bridge at Tunbridge. What is happening with the bridge and when?

Clr Campbell – Woodsdale Road ‘Glue Pot’ section- when are works being undertaken? It was advised that works are to commence within the next month.

Clr Campbell – question regarding why sealing of roads does not go out as far as the guide posts? Explanation provided.

Deputy Mayor A Green – Council maintained section of Coalmine Bend Road (3.77 km) – map will be scanned through for information.

Clr Fish – update on bridge at Bellevalle Road. Advised that the bridge will be reinstated in original location/level. Tender documents for design and construction are being finalised.

Deputy Mayor A Green – request for grass in courtyard area to be slashed at Campania Hall.

Mayor A Bisdee OAM – Grices Road & Blackbrush Road - maintenance required.

Mayor A Bisdee OAM – enquired when Lovely Banks Road works will commence? It was advised that these works would commence within the next month.

Mayor A Bisdee OAM – Main Road, Tunbridge footpath renewal – confirmation of length to be renewed.

RECOMMENDATION

THAT the Works & Technical Services Report be received and the information noted.

DECISION

Moved by Clr D Fish, seconded by Clr R Campbell

THAT the Works & Technical Services Report be received and the information noted

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

19. INFORMATION BULLETINS

Information Bulletins dated the 16th December 2016, 6th, 13th and 20th January 2017 have been circulated since the previous meeting.

RECOMMENDATION

THAT the Information Bulletins dated the 16th December 2016, 6th, 13th and 20th January 2017 be received and the contents noted.

DECISION

Moved by Clr R Campbell, seconded by Clr E Batt

THAT the Information Bulletins dated the 16th December 2016, 6th, 13th and 20th January 2017 be received and the contents noted.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr E Batt	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

20. MUNICIPAL SEAL

Nil.

21. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

Council to address urgent business items previously accepted onto the agenda.

21.1 In-Committee Item (Update - Governance Matter)

21.2 In-Committee Item (Rate Remission)

RECOMMENDATION

THAT Council move into “Closed Session” and the meeting be closed to the public.

DECISION

Moved by Deputy Mayor A Green, seconded by Cllr D Fish

THAT Council move into “Closed Session” and the meeting be closed to the public.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	
Cllr D Marshall	√	

CLOSED COUNCIL MINUTES

22. BUSINESS IN “CLOSED SESSION”

Excluded from the agenda pursuant to Section 15 (2) of the Local Government (Meeting Procedures) Regulations 2005.

**T F Kirkwood
GENERAL MANAGER**

OPEN COUNCIL MINUTES

RECOMMENDATION

THAT Council endorse the decisions made in “Closed Session”.

DECISION

Moved by Clr R Campbell, seconded by Clr D Fish

THAT Council endorse the decisions made in “Closed Session”.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Clr A R Bantick	√	
Clr R Campbell	√	
Clr D F Fish	√	
Clr D Marshall	√	

23. CLOSURE

The meeting closed at 4.20 p.m.