



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 26th April 2017
Broadmarsh Hall

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD ON WEDNESDAY, 26th APRIL 2017 AT BROADMARSH HALL COMMENCING AT 10:00 A.M

1. PRAYERS

Rev Dennis Cousens recited prayers.

2. ATTENDANCE

Mayor AE Bisdee, Deputy Mayor A Green, Clr A Bantick, Clr E Batt, Clr R Campbell, Clr D Fish, Mr Andrew Benson (Acting General Manager), Mr David Cundall (Manager, Development & Environment Services), Miss Elisa Lang (Executive Assistant)

3. APOLOGIES

Clr D Marshall

4. MINUTES

4.1 Ordinary Council Minutes

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 29th March 2017, as circulated, are submitted for confirmation.

DECISION

Moved by Clr D Fish, seconded by Clr E Batt

THAT the Minutes (Open Council Minutes) of the previous meeting of Council held on the 29th March 2017 be confirmed; subject to a minor amendment to Item 6 (Question 5) to include the words ‘and managed’.

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	√	

4.3 Special Committee of Council Minutes

4.3.1 SPECIAL COMMITTEES OF COUNCIL - RECEIPT OF MINUTES

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

- Memorial Trees Committee – 10th April 2017

RECOMMENDATION

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

DECISION

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

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 F Fish	√	

4.3.2 SPECIAL COMMITTEES OF COUNCIL - ENDORSEMENT OF RECOMMENDATIONS

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

- Memorial Trees Committee – 10th April 2017

RECOMMENDATION

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

DECISION

Moved by Clr R Campbell, seconded by Clr D Fish

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

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	√	

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

4.4.1 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

4.4.2 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

5. 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.

One workshop was held on the 27th March 2017 at the Council Chambers, Oatlands commencing at 3.00 p.m.

Attendance: Mayor A E Bisdee OAM, Deputy Mayor A O Green, Clrs A Bantick, E Batt, R Campbell, D Fish & D Marshall

Also in Attendance: T Kirkwood & A Benson

The purpose of the workshop was to commence a review of the Callington Mill Precinct operations. The workshop involved a review of terms and conditions contained within the Lease Agreement with the Crown; presentation of the financial position; and discussion around each of the activities which take place within the precinct.

As an outcome of this initial workshop, it was recognised that a number of measures have been taken to improve efficiency and reduce the costs of the operation (which is an ongoing process); key messages were identified which will form part of future communications to the community; and a range of other initiatives were identified for follow-up action and consideration.

RECOMMENDATION

THAT the information be received and the outcomes of the workshop noted and endorsed.

DECISION

Moved by Clr E Batt, seconded by Clr R Campbell

THAT the information be received and the outcomes of the workshop noted and endorsed.

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	√	

Manager, Development and Environment Services (David Cundall) entered the meeting at 10.06 a.m.

6. 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 R Campbell – question regarding computerised modern information technology and if there are any workshops planned to bring us up to speed on what is going on in the modern world - either through a Council workshop or LGAT?

The Mayor advised a presentation on this topic was presented at the 2016 LGAT conference. Suggested that Clr Campbell could liaise with LGAT as to when they may run another information session on this topic.

2. Clr R Campbell – question regarding Planning Appeals regarding Mr Williams and Mr Barnes and if they have been finalised? and what the cost incurred is?

The Mayor advised this question would be taken on notice and details provided.

3. Clr R Campbell – question regarding the Southern Waste Management Committee as the former Chair has stood down and nothing has been heard since?

The Mayor advised that Mayor Rosanne Heyward from the Tasman Council has been appointed as the new chairman and recommended Clr Campbell liaise with Mayor Heyward direct.

Further to this a request was made from the Deputy Mayor for a report at the next Council meeting on what has been spent by the Southern Waste Management Group? Foreshadow that contribution not be made to STCA and divert to GCC.

4. Clr A Bantick – question regarding Council policy on caravans at Kempton and the length of stay? Clr Bantick has received representations that some some are staying in the free parking area up to 3 weeks at a time.

The Deputy General Manager advised that it is standard procedure for a 2 day, overnight stay but this is not policed by Council. Fees are charged to utilise the shower facilities.

5. Deputy Mayor A Green – question regarding camping in the park at Colebrook and the erection of signage prohibiting camping in this area.

The Deputy General Manager advised he would check with the Manager, Works & Technical Services to ensure the signage has been ordered.

6. Deputy Mayor A Green – has received a number of representations regarding Native Corners Road and the fact it has been at least 10 years since the last section was sealed. It was requested that Council's traffic counter be placed on the end of the seal and move up to Howletts Road/Native Corners Road junction following this.

Details will be forwarded to Manager, Works & Technical Services to arrange traffic counter on these roads.

7. Cllr E Batt – question regarding the Melton Mowbray trough and if there were any further updates?

Manager, Development & Environment Services advised that a hearing date has been set for Friday, 4th June (directions hearing).

8. Mayor – question regarding the accommodation prospectus and status?

The Deputy General Manager advised that the prospectus is still in draft format and Council are currently looking at drone technology which will be finalised in the next few weeks.

7. 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.

8. 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 Acting 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:-

20.1 CALLINGTON MILL (IN-COMMITTEE)

20.2 SIGNAGE AT ENTRANCE TO OATLANDS

20.3 LETTER FROM RATEPAYER REGARDING TASMAN HIGHWAY, RUNNYMEDE

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 D Fish, seconded by Clr R Campbell

THAT the Council resolve by absolute majority to deal with the above listed supplementary items not appearing on the agenda, as reported by the Acting 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	√	

9. 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 2015*, the agenda is to make provision for public question time.

Public Question Time was held later in the meeting.

9.1 Permission to Address Council

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

- Nil

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

Nil.

11. 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.

11.1 DEVELOPMENT APPLICATIONS

11.1.1 DEVELOPMENT APPLICATION (DA 2017/18) FOR AN OUTBUILDING – RELAXATION TO SETBACK AND SIZE STANDARD (RETROSPECTIVE) AT 76 HALL LANE, BAGDAD (CT146692/5), OWNED BY T & B DARE

Author: CONTRACT PLANNING OFFICER

Date: 19 APRIL 2017

Enclosures:-

*Development Application
Representation*

PROPOSAL

The Applicant All Urban Planning Pty Ltd on behalf of the owners T & B Dare has applied to the Southern Midlands Council for a Permit under the *Land Use Planning and Approvals Act 1993* ("the Act") for an Outbuilding at 76 Hall Lane, Bagdad.

Construction of this Outbuilding was initially approved in DA2015/123; however it later became apparent that the building has been built in a different location than what was approved in that permit.

Following the commencement of enforcement action by Council the current application was submitted seeking retrospective approval for the Outbuilding in the location that it has been constructed.

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

The land is zoned Environmental Living and is partly subject to a low Landslide Hazard Area. The site is developed with a dwelling, the subject shed and other smaller outbuildings. The buildings are located in a levelled area at the crest of a hill close to the northern boundary of the site. Access is provided from Hall Lane via a driveway that is approximately 500m long. The remainder of the site consists of sloping land that is partially vegetated with native bushland.

Under the Planning Scheme the subject Outbuilding is part of the Residential use of the land, which is a Permitted use in the Environmental Living Zone. In this case the proposal does not meet all of the applicable Acceptable Solutions of the Planning Scheme, and as such, is therefore considered at the discretion of Council.

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



Figure 1. The outbuilding, as viewed from the northern boundary of the site looking south-west.



Figure 2. The outbuilding, as viewed from the adjoining property, looking south. The Colorbond fence that has been erected to screen the outbuilding is in the right of the photograph.



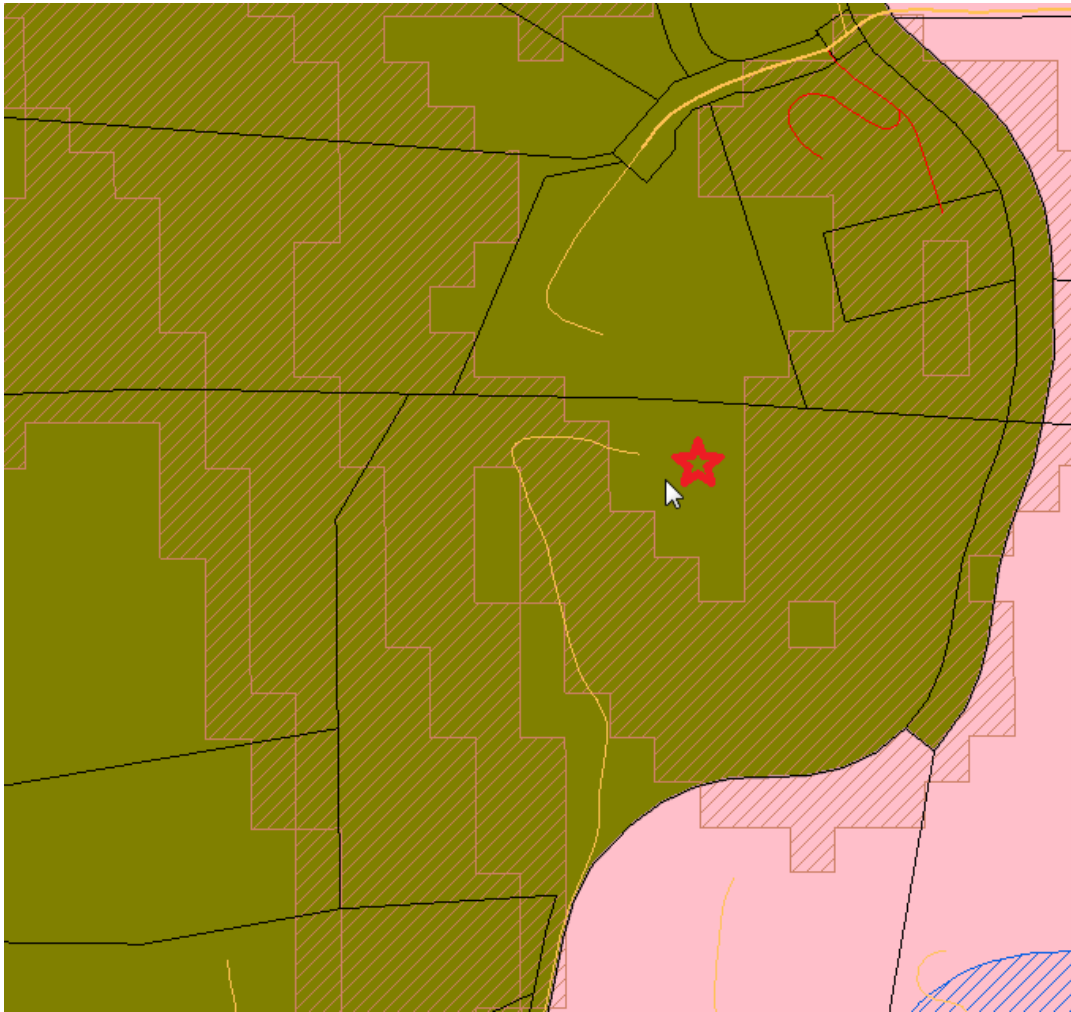
Figure 3. The view from the habitable areas of the adjoining property, looking south-east. The Colorbond fence, which has been recently erected, completely screens the outbuilding from the view of these areas.

The Council gave notice of the application for public comment on 29 March 2017 for 14 days. During the notification period one (1) representation was received.

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

THE SITE

Map 1 below shows the land zoning and location of the property.



Map 1. The subject land is in the Environmental Living zone (green colour) and adjoining properties to the east are in the Rural Living zone (pink colour). The land is partly subject to a Landslide Hazard Area (brown hatching). The subject property is marked with a red star.



Map 2 Aerial image of the property and surrounding land.

THE APPLICATION

The Applicant is a qualified planning consultant and has submitted a planning assessment to accompany the Development Application form and plans.

The application has been discussed the application with the Applicant, Owner and representative of the Representor.

Use/Development Status under the Planning Scheme

The proposed development is discretionary, and was advertised in accordance with Section 57 of the Act.

A permit for this use/development may be granted by Council, with or without conditions. Alternatively, Council may refuse to grant a permit.

PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised on the 29th March 2017 for fourteen (14) days. During this period one (1) representation was received objecting to the proposed development. The concerns of the representor are detailed in the table below.

Representation 1	Officer Comment
<p>1. The proposed development is contrary to clause 14.1.1.4 of the Southern Midlands Interim Planning Scheme 2015 (“the Scheme”) in that it will significantly detract from our client’s privacy and the seclusion they otherwise enjoy. Whilst not directly relevant, we are instructed that the applicant has installed video cameras on the outside of the outbuilding directed towards our clients property, further impeding upon our client’s privacy.</p>	<p>The proposed development is for a non-habitable building. There are no windows, glass doors or decks included in the design of the proposed development.</p> <p>There is no impact to the privacy of an adjoining lot that can be considered through the Planning Scheme.</p>
<p>2. The proposed development fails to meet clause 14.4.2 A2 of the Scheme in that the outbuilding is erected within twenty (20) metres of the side/rear boundary. Further, our client is of the view that the setback of the outbuilding does not protect the amenity of adjoining lots and in particular their property at 89 Gangells Lane, when reference is had to Performance Criteria 14.4.2 P2, in so far that:</p> <p>(a)the size and shape of the site will adversely affect the amenity of adjoining lots;</p> <p>(b)the location of existing buildings in relation to the outbuilding results in an unreasonable visual impact, in that the buildings will now completely impede the view of adjoining lot owners;</p> <p>(c)there will be a visual impact on skylines for the reasons noted in point (b); and</p> <p>(d)the location, size, siting and positioning/direction of the outbuilding will cause a loss of privacy, as well as visual impact when viewed from our client’s property, through building bulk and massing.</p>	<p>It is agreed that the development does not satisfy the Acceptable Solution in Section 14.4.2 A2, and that the development relies upon the relevant Performance Criteria</p> <p>Please refer to the Officer’s comments in Section 14.4.2 A2/P2.</p>

<p>3. The proposed development does not comply with clause 14.4.4 A1(a) of the Scheme in that the floor area of the outbuilding exceeds a floor area of eighty square metres (80m²). This is without consideration to any other outbuildings constructed on the property. Our client is also of the view that the outbuilding does not comply with 14.4.4 P1(a) in so far as it is equally as visually prominent (if not more so) than the existing dwelling on the site, having regard to the size, scale and height of the outbuilding.</p>	<p>It is agreed that the development does not satisfy the Acceptable Solution in Section 14.4.4 A1, and that the development relies upon the relevant Performance Criteria</p> <p>Please refer to the Officer's comments in Section 14.4.4 A1/P1.</p>
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ASSESSMENT - THE SOUTHERN MIDLANDS INTERIM PLANNING SCHEME

The *Southern Midlands Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied upon.

Assessment against Zone Provisions

Environmental Living Zone

The subject site is in the Environmental Living Zone. The proposal must satisfy the requirements of the following development standards of this zone.

Section 14.4.1 - Building Height		
To ensure that building height contributes positively to the landscape character and does not result in unreasonable impact on residential amenity of adjoining land.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Building height must not be more than:</p> <p>7.5 m.</p>	<p>P1</p> <p>Building height must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape of the area;</p> <p>(b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</p>	<p>The proposed development complies with the Acceptable Solution in Section 14.4.1 A1.</p>

	<p>(i) overlooking and loss of privacy;</p> <p>(ii) visual impact when viewed from adjoining lots, due to bulk and height;</p> <p>(c) be reasonably necessary due to the slope of the site;</p>	
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Section 14.4.2 - Setback

To maintain desirable characteristics of the landscape, protect amenity of adjoining lots, avoid land use conflict and fettering of use on adjoining rural land and protect environmental values on adjoining land zoned Environmental Management.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Building setback from frontage must be no less than:</p> <p>20 m.</p>	<p>P1</p> <p>Building setback from frontages must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</p> <p>(a) the topography of the site;</p> <p>(b) the prevailing setbacks of existing buildings on nearby lots;</p> <p>(c) the size and shape of the site;</p> <p>(d) the location of existing buildings on the site;</p> <p>(e) the proposed colours and external materials of the building;</p> <p>(f) the visual impact of the building when viewed from an adjoining road;</p> <p>(g) retention of vegetation.</p>	<p>The proposed development complies with the Acceptable Solution in Section 14.4.2 A1.</p>

<p>A2</p> <p>Building setback from side and rear boundaries must be no less than:</p> <p>20 m.</p>	<p>P2</p> <p>Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:</p> <p>(a) the topography of the site;</p> <p>(b) the size and shape of the site;</p> <p>(c) the location of existing buildings on the site;</p> <p>(d) the proposed colours and external materials of the building;</p> <p>(e) visual impact on skylines and prominent ridgelines;</p> <p>(f) impact on native vegetation;</p> <p>(g) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:</p> <p>(i) overlooking and loss of privacy;</p> <p>(ii) visual impact, when viewed from adjoining lots, through building bulk and massing.</p>	<p>At its closest point to the boundary, the proposed development has a setback of 11.70m from the northern (or side) boundary of the site. As such, the proposed development does not comply with the Acceptable Solution in Section 14.4.2 A2, and must demonstrate compliance with the relevant Performance Criterion.</p> <p>It is considered that the proposed development does not significantly detract from either the desirable characteristics of the landscape or the amenity of adjoining lots.</p> <p>The topography of the site has been altered by the means of a previous substantial excavation to the land. This cut means that the top of the outbuilding sits considerably lower in the landscape than if the land had not been excavated. Furthermore, due to the steep topography of the land, suitable building areas are also limited.</p> <p>The proposed development is setback further from the northern boundary than other buildings on the site.</p> <p>The colours and exterior materials are considered acceptable.</p> <p>The proposed development does not impact upon a skyline or ridgeline.</p> <p>No native vegetation will</p>
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		<p>be impacted by the proposed development.</p> <p>The proposed development is for a non-habitable building. There are no windows, glass doors, or decks that face the adjoining property to the north of the site. As such, there is no impact to privacy.</p> <p>The visual impact of the structure is reduced by the existing cut in the land, which has resulted in the height and bulk of the building appearing less dominant.</p> <p>Furthermore, it should be noted that the occupants of the adjoining lot have significantly negated any impact relating to the bulk of the outbuilding through the recent construction of a Colorbond fence (refer to Figures 2 and 3). This fence has adequately screened the development from habitable rooms and the deck of the adjoining dwelling. While the fence is effective in screening the development, it is unnecessarily harsh, and the same result could be achieved through softer screening measures.</p> <p>As such, it is recommended that a condition be included on the permit for landscaping to be required between the wall of the outbuilding and the northern boundary of the subject site. This will result in adequate softening of visual bulk. It is therefore considered that the proposed setback is sufficient to avoid</p>
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		<p>unreasonable adverse impacts on the residential amenity of adjoining lots.</p> <p>The development is considered to satisfy the Performance Criteria in Section 14.4.2 P2.</p>
<p>A3</p> <p>Building setback for buildings for sensitive use (including residential use) must comply with all of the following:</p> <p>(i) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100 m;</p> <p>(ii) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200 m.</p>	<p>P3</p> <p>Building setback for buildings for sensitive use (including residential use) must prevent conflict or fettering of primary industry uses on adjoining land, having regard to all of the following:</p> <p>(a) the topography of the site;</p> <p>(b) the prevailing setbacks of existing buildings on nearby lots;</p> <p>(c) the size of the site;</p> <p>(d) the location of existing buildings on the site;</p> <p>(e) retention of vegetation;</p> <p>(f) the zoning of adjoining and immediately opposite land;</p> <p>(g) the existing use on adjoining and immediately opposite sites;</p> <p>(h) the nature, frequency and intensity of emissions produced by primary industry uses on adjoining and immediately opposite lots;</p> <p>(i) any proposed attenuation measures;</p>	<p>The proposed development complies with the Acceptable Solution in Section 14.4.2 A3.</p>

	(j) any buffers created by natural or other features.	
A4 Buildings and works must be setback from land zoned Environmental Management no less than 100 m.	P4 Buildings and works must be setback from land zoned Environmental Management to minimise unreasonable impact from development on environmental values, having regard to all of the following: (a) the size of the site; (b) the location of existing buildings on the site; (c) the potential for the spread of weeds or soil pathogens; (d) the potential for contamination or sedimentation from water runoff; (e) any alternatives for development.	The proposed development complies with the Acceptable Solution in Section 14.4.2 A4.

Section 14.4.3 - Design

To ensure that the location and appearance of buildings and works minimises adverse impact on natural values and on the landscape.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 The location of buildings and works must comply with any of the following: (a) be located within a building area, if provided on the title; (b) be an addition or alteration to an existing building; (c) be located on a site that does not require the	P1 The location of buildings and works must satisfy all of the following: (a) be located in an area requiring the clearing of native vegetation only if: (i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or	The proposed development does not require the clearing of any native vegetation, and is not located on a skyline or ridgeline. As such, the proposed development complies with the Acceptable Solution in Section 14.4.3 A1.

<p>clearing of native vegetation and is not on a skyline or ridgeline.</p>	<p>excessive slope;</p> <p>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;</p> <p>(iii) the location of clearing has the least environmental impact;</p> <p>(b) be located on a skyline or ridgeline only if:</p> <p>(i) there are no other sites suitable for development due to access difficulties or excessive slope;</p> <p>(ii) there is no significant impact on the rural landscape;</p> <p>(iii) building height is minimised;</p> <p>(iv) any screening vegetation is maintained.</p> <p>(c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.</p>	
<p>A2</p> <p>Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P2</p> <p>Exterior building surfaces must avoid adverse impacts on the visual amenity of neighbouring land and detracting from the contribution the site makes to the landscape, views and vistas.</p>	<p>The walls and roof of the proposed development are coloured Colorbond ‘Classic Cream’, which has a light reflectance value of 68%. As such, the proposed development does not comply with the Acceptable Solution in Section 14.4.3 A2.</p> <p>However, the Performance Criteria</p>

		<p>states that building surfaces must avoid adverse impacts on the visual amenity of neighbouring land.</p> <p>The location of the outbuilding is in an area of the site that has been previously cleared, and is already developed with other buildings. It is also in close proximity to buildings on the adjoining site, which are similarly in a cleared portion of that site.</p> <p>It is considered that the proposed colouration will blend in with the natural landscape, and does not significantly detract from the visual amenity of either the site or the landscape.</p> <p>The proposed development is considered to satisfy the Performance Criteria in Section 14.4.3 P2.</p>
<p>A3</p> <p>The combined gross floor area of buildings must be no more than:</p> <p>450 m2.</p>	<p>P3</p> <p>The combined gross floor area of buildings must satisfy all of the following:</p> <p>(a) there is no unreasonable impact on natural values;</p> <p>(b) there is no unreasonable impact on the landscape;</p> <p>(c) buildings are consistent with the domestic scale of dwellings on the site or in close visual proximity;</p> <p>(d) be consistent with any Desired Future Character Statements</p>	<p>The proposed development complies with the Acceptable Solution in Section 14.4.3 A4.</p>

	provided for the area.	
<p>A4</p> <p>Fill and excavation must comply with all of the following:</p> <p>(a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations;</p> <p>(b) extent is limited to the area required for the construction of buildings and vehicular access.</p>	<p>P4</p> <p>Fill and excavation must satisfy all of the following:</p> <p>(a) there is no unreasonable impact on natural values;</p> <p>(b) does not detract from the landscape character of the area;</p> <p>(c) does not unreasonably impact upon the privacy of adjoining properties;</p> <p>(d) does not affect land stability on the lot or adjoining land.</p>	<p>The proposed development complies with the Acceptable Solution in Section 14.4.3 A4.</p>

Section 14.4.4 - Outbuildings

To ensure that the size and number of outbuildings does not detract from the amenity of the area and does not visually dominate an associated dwelling.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Outbuildings (including garages and carports not incorporated within the dwelling) must comply with all of the following:</p> <p>(a) have a combined floor area no more than 80 m²;</p> <p>(b) have a wall height no more than 5.5 m and a building height not more than 6.5 m;</p> <p>(c) have setback from frontage no less than that of the existing or proposed dwelling on the site.</p>	<p>P1</p> <p>Outbuildings (including garages and carports not incorporated within the dwelling) must be designed and located to satisfy all of the following:</p> <p>(a) be less visually prominent than the existing or proposed dwelling on the site;</p> <p>(b) be consistent with the scale of outbuildings on the site or in close visual proximity</p> <p>(c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the</p>	<p>The proposed development has a floor area of 110.25m². As such, the proposed development does not comply with the Acceptable Solution in Section 14.4.4 A1.</p> <p>It is considered that the proposed development is not more visually dominant than the existing dwelling on the site.</p> <p>The proposed development is consistent with the size and scale of similar outbuildings in the area.</p> <p>The proposed development has regard to the landscape.</p> <p>It is considered that the proposed development satisfies the Performance</p>

	landscape.	Criteria in Section 14.4.4 P1.
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Part E – Assessment against Code Provisions

Section E3.0 - Landslide Code

The Landslide Code applies to part of the subject site. The subject Outbuilding is located outside the hazard area so assessment against the Code standards is not necessary.

Section E6.0 – Parking and Access Code

The Parking and Access Code applies to the proposed development. The assessment against the relevant provisions of the code is included below:

Section E6.6.1 – Number of Car Parking Spaces

To ensure that:

- (a) there is enough car parking to meet the reasonable needs of all users of a use or development, taking into account the level of parking available on or outside of the land and the access afforded by other modes of transport.
- (b) a use or development does not detract from the amenity of users or the locality by:
 - (i) preventing regular parking overspill;
 - (ii) minimising the impact of car parking on heritage and local character.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>The number of on-site car parking spaces must be:</p> <p>(a) no less than the number specified in Table E6.1.</p> <p>except if:</p> <p>(i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p>	<p>P1</p> <p>The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</p> <p>(a) car parking demand;</p> <p>(b) the availability of on-street and public car parking in the locality;</p> <p>(c) the availability and frequency of public transport within a 400m walking distance of the site;</p> <p>(d) the availability and likely use of other modes of transport;</p> <p>(e) the availability and suitability of alternative arrangements for car</p>	<p>The proposed development complies with the Acceptable Solution in E6.6.1 A1.</p>

	<p>parking provision;</p> <p>(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</p> <p>(g) any car parking deficiency or surplus associated with the existing use of the land;</p> <p>(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</p> <p>(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</p> <p>(j) any verified prior payment of a financial contribution in lieu of parking for the land;</p> <p>(k) any relevant parking plan for the area adopted by Council;</p> <p>(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;</p>	
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Section E6.7.1 – Number of Vehicular Accesses

To ensure that:

- (a) safe and efficient access is provided to all road network users, including, but not limited to: drivers, passengers, pedestrians, and cyclists, by minimising:
 - (i) the number of vehicle access points; and

<p>(ii) loss of on-street car parking spaces;</p> <p>(b) vehicle access points do not unreasonably detract from the amenity of adjoining land uses;</p> <p>(c) vehicle access points do not have a dominating impact on local streetscape and character.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.</p>	<p>P1</p> <p>The number of vehicle access points for each road frontage must be minimised, having regard to all of the following:</p> <p>(a) access points must be positioned to minimise the loss of on-street parking and provide, where possible, whole car parking spaces between access points;</p> <p>(b) whether the additional access points can be provided without compromising any of the following:</p> <p>(i) pedestrian safety, amenity and convenience;</p> <p>(ii) traffic safety;</p> <p>(iii) residential amenity on adjoining land;</p> <p>(iv) streetscape;</p> <p>(v) cultural heritage values if the site is subject to the Local Historic Heritage Code;</p> <p>(vi) the enjoyment of any ‘al fresco’ dining or other outdoor activity in the vicinity.</p>	<p>The proposed development complies with the Acceptable Solution in Section E6.7.1 A1</p>

Section E6.7.2 – Design of Vehicular Accesses

To ensure safe and efficient access for all users, including drivers, passengers, pedestrians and cyclists by locating, designing and constructing vehicle access points safely relative to the road network.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Design of vehicle access points must comply with all of the following:</p> <p>(a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;</p> <p>(b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.</p>	<p>P1</p> <p>Design of vehicle access points must be safe, efficient and convenient, having regard to all of the following:</p> <p>(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;</p> <p>(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;</p> <p>(c) suitability for the type and volume of traffic likely to be generated by the use or development;</p> <p>(d) ease of accessibility and recognition for users.</p>	<p>The design of vehicular access is existing, and no change is proposed.</p> <p>The provision is not considered to relevant to the assessment,</p>

Section E6.7.3 – Vehicular Passing Areas Along an Access

To ensure that:

- (a) the design and location of access and parking areas creates a safe environment for users by minimising the potential for conflicts involving vehicles, pedestrians and cyclists;
- (b) use or development does not adversely impact on the safety or efficiency of the road network as a result of delayed turning movements into a site.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Vehicular passing areas must:</p> <p>(a) be provided if any of the following applies to an access:</p> <p style="padding-left: 40px;">(i) it serves more than 5 car parking spaces;</p> <p style="padding-left: 40px;">(ii) is more than 50 m long;</p> <p style="padding-left: 40px;">(iii) it meets a road serving more than 6000 vehicles per day;</p> <p>(b) be 6 m long, 5.5 m wide, and taper to the width of the driveway;</p> <p>(c) have the first passing area constructed at the kerb;</p> <p>(d) be at intervals of no more than 50 m along the access.</p>	<p>P1</p> <p>Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:</p> <p>(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;</p> <p>(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;</p> <p>(c) suitability for the type and volume of traffic likely to be generated by the use or development;</p> <p>(d) ease of accessibility and recognition for users.</p>	<p>The design of vehicular access is existing, and no change is proposed.</p> <p>The provision is not considered to relevant to the assessment.</p>

Section E6.7.4 – On-Site Turning

To ensure safe, efficient and convenient access for all users, including drivers, passengers, pedestrians and cyclists, by generally requiring vehicles to enter and exit in a forward direction.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following:</p> <p>(a) it serves no more than two dwelling units;</p> <p>(b) it meets a road carrying less than 6000 vehicles per day.</p>	<p>P1</p> <p>On-site turning may not be required if access is safe, efficient and convenient, having regard to all of the following:</p> <p>(a) avoidance of conflicts between users including vehicles, cyclists, dwelling occupants and pedestrians;</p> <p>(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;</p> <p>(c) suitability for the type and volume of traffic likely to be generated by the use or development;</p> <p>(d) ease of accessibility and recognition for users;</p> <p>(e) suitability of the location of the access point and the traffic volumes on the road.</p>	<p>The proposed development satisfies the Acceptable Solution in Section E6.7.4 A1.</p>

Section E6.7.6 – Surface Treatment of Parking Areas

To ensure that parking spaces and vehicle circulation roadways do not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Parking spaces and vehicle circulation roadways must be in accordance with all of the following;</p> <p>(a) paved or treated with a durable all-weather pavement where within 75m of a property</p>	<p>P1</p> <p>Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to</p>	<p>The proposed development satisfies the Acceptable Solution in Section E6.7.6 A1.</p>

<p>boundary or a sealed roadway;</p> <p>(b) drained to an approved stormwater system,</p> <p>unless the road from which access is provided to the property is unsealed.</p>	<p>all of the following:</p> <p>(a) the suitability of the surface treatment;</p> <p>(b) the characteristics of the use or development;</p> <p>(c) measures to mitigate mud or dust generation or sediment transport.</p>	
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Section E6.7.14 – Access to a Road

To ensure that access to the road is provided appropriately.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Access to a road must be in accordance with the requirements of the road authority.</p>	<p>P1</p> <p>No Performance Criteria</p>	<p>The proposed development satisfies the Acceptable Solution in Section E6.7.14 A1.</p>

Section E7.0 – Stormwater Management Code

The Stormwater Management Code applies to the proposed development. The assessment against the relevant provisions of the code is included below:

Section E7.7.1 – Stormwater Drainage and Disposal

To ensure that stormwater quality and quantity is managed appropriately.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.</p>	<p>P1</p> <p>Stormwater from new impervious surfaces must be managed by any of the following:</p> <p>(a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles</p> <p>(b) collected for re-use on the site;</p> <p>(c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed</p>	<p>The proposed development is unable to connect into public stormwater infrastructure. As such, compliance with the Acceptable Solution at Section E7.7.1 A1 is not possible.</p> <p>The stormwater from new impervious surfaces will be collected in water tanks for re-use on the site.</p> <p>The proposed development complies with the Performance Criteria in Section E7.7.1 P1.</p>

	to minimise the risk of failure to the satisfaction of the Council.	
<p>A2</p> <p>A stormwater system for a new development must incorporate water sensitive urban design principles for the treatment and disposal of stormwater if any of the following apply:</p> <p>(a) the size of new impervious area is more than 600 m²;</p> <p>(b) new car parking is provided for more than 6 cars;</p> <p>(c) a subdivision is for more than 5 lots.</p>	<p>P2</p> <p>A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.</p>	<p>The proposed development is not required to implement water sensitive urban design principles.</p> <p>The proposed development complies with the Acceptable Solution in Section E7.7.1 A2.</p>

CONCLUSION

The report has assessed a Development Application for an Outbuilding requiring variation to setback and size standards at 76 Hall Lane, Bagdad. The application seeks to gain retrospective approval for the construction of an existing Outbuilding that was sited in a different location than was approved in planning permit DA2015/123.

One (1) representation was lodged with Council, and the concerns of the representor have been addressed above.

It is recommended the Development Application be approved and a planning permit issued, subject to conditions and advice.

RECOMMENDATION

THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council approve the application for an Outbuilding – relaxation of setback and size (retrospective) at 76 Hall Lane, Bagdad (CT146692/5), owned by T & D Dare, Applicant All Urban Planning Pty Ltd and that a permit be issued with the following conditions:

CONDITIONS

General

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

Landscaping

- 2) Within three months of the date of this permit (or a period otherwise approved by Council's Manager Development and Environmental Services), vegetation screening with a minimum height of 1.50 metres that will grow to a mature height of approximately 3 metres must be planted between the development and the northern boundary of the subject site. The vegetation must be maintained and replacement vegetation is to be planted if any is lost. Details of the location and type vegetation is to be provided to the satisfaction of Council's Manager Development and Environmental Services prior to the plantings on the site.

Services

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

Stormwater

- 4) Drainage from the proposed development must drain to a legal discharge point to the satisfaction of Council's Plumbing Inspector (Shane Mitchell 6259 3003) and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the *Building Act 2016*.

Construction Amenity

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

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

- 6) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
 - a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - b. The transportation of materials, goods and commodities to and from the land.
 - c. Obstruction of any public footway or highway.
 - d. Appearance of any building, works or materials.
 - e. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No

burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.

- 7) Public roadways must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- 8) The developer must make good and/or clean any road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manger of Works and Technical Services.

The following advice applies to this permit:

- A. This Planning Permit does not imply that any other approval required under any other legislation has been granted.
- B. This Planning Permit is in addition to a Building Permit. Construction and site works must not commence until a Building Permit has been issued in accordance with the *Building Act 2016*.
- C. Any containers located on site for construction purposes are to be removed at the completion of the project unless the necessary planning and building permit have been obtained by the developer/owner. Materials or goods stored in the open on the site shall be screened from view from people on adjoining properties, roads and reserves.

DECISION

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

THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council approve the application for an Outbuilding – relaxation of setback and size (retrospective) at 76 Hall Lane, Bagdad (CT146692/5), owned by T & D Dare, Applicant All Urban Planning Pty Ltd and that a permit be issued with the following conditions:

CONDITIONS

General

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

Landscaping

2. Within three months of the date of this permit (or a period otherwise approved by Council's Manager Development and Environmental Services), vegetation screening with a minimum height of 1.50 metres that will grow to a mature height of approximately 3 metres must be planted between the development and the northern boundary of the subject site. The vegetation must be maintained and replacement vegetation is to be planted if any is lost. Details of the location and type vegetation is to be provided to the satisfaction of Council's Manager Development and Environmental Services prior to the plantings on the site.

Services

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

Stormwater

4. Drainage from the proposed development must drain to a legal discharge point to the satisfaction of Council's Plumbing Inspector (Shane Mitchell 6259 3003) and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the *Building Act 2016*

Construction Amenity

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

The following advice applies to this permit:

- A. This Planning Permit does not imply that any other approval required under any other legislation has been granted.
- B. This Planning Permit is in addition to a Building Permit. Construction and site works must not commence until a Building Permit has been issued in accordance with the *Building Act 2016*.

C. Any containers located on site for construction purposes are to be removed at the completion of the project unless the necessary planning and building permit have been obtained by the developer/owner. Materials or goods stored in the open on the site shall be screened from view from people on adjoining properties, roads and reserves

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	√	

11.2 SUBDIVISIONS

Nil.

11.3 MUNICIPAL SEAL (Planning Authority)

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

Nil.

11.4 PLANNING (OTHER)

Nil.

12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

12.1 Roads

Strategic Plan Reference – Page 14

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

12.1.1 POLICY – ERECTION OF SIGNAGE – LIMITED TO SUBURBS/LOCALITIES (AS LISTED IN SCHEDULES 5 & 6 – RULES FOR PLACE NAMES IN TASMANIA (NOMENCLATURE BOARD OF TASMANIA))

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 13 APRIL 2017

ISSUE

Council to adopt the attached Policy which limits the erection of signage to those suburbs / localities which are listed in Schedules 5 & 6 of the 'Rules for Place Names in Tasmania' prepared by the Nomenclature Board of Tasmania.

BACKGROUND

Council, at its meeting held 29th March 2017, resolved as follows:

“THAT:

- a) Council adopt a policy regarding locality signage in the Southern Midlands; and*
- b) the following Policy be considered:*

Proposed Policy: That new locality signage in the Southern Midlands municipal area be limited to those places listed in Schedule 5 of the Rules for Place Names in Tasmania as determined by the Nomenclature Board of Tasmania.

The following background comments, as provided by the Deputy Mayor, have also been included in the background information to provide context:

“Policy Proposal

Recently a request for new locality signage was raised with Council. This issue has arisen a number of times over recent years and could perhaps be addressed by adoption of a policy of Council.

The Nomenclature Board of Tasmania publishes the Rules for Place Names in Tasmania. This guide outlines rules for naming places and features in Tasmania, as well as defining different classifications of places and features.

According to the Rules, "unbounded locality" means an area of undefined extent, that includes a feature or an area of cultural or community interest.

A "suburb or locality" means listed areas in Schedule 5 of the Rules with defined boundaries that divide the State of Tasmania.

Examples of "unbounded localities" determined by the Nomenclature Board and situated in the Southern Midlands include Native Corners, Eldon, Brandy Bottom, Rekuna, Spring Hill Bottom, Hunting Ground, Lowdina, Nala, Yarlinton, Green Valley and Black Brush. All of these "unbounded localities" are in fact part of existing listed suburbs/localities. For example, the listed suburb/locality of Campania includes the "unbounded localities" of Native Corners, Rekuna and Lowdina. The listed suburb/locality of Bagdad includes the unbounded locality of Green Valley.

Localities that are currently signed within the Southern Midlands are usually categorised as towns or suburbs/localities and are listed in Schedule 5 of the Rules. Examples include Oatlands, Andover, Rhyndaston, Mangalore, Stonor and Stonehenge. A number of places listed as suburbs/localities by the Nomenclature Board but apparently without current signage include Lower Marshes and Woodsdale".

DETAIL

Consistent with Council's decision, the attached Policy has been drafted for formal consideration.

During discussion at the previous meeting, the General Manager advised that prior to final adoption of the Policy at this Council meeting, the implications of implementing the Policy will be considered and reported. This will be based on a review of the relevant Schedules and an audit of existing signs.

The following is a list of Suburbs / Localities within the Southern Midlands (extract from Schedule 5):

Suburb / Locality (excl. Towns)	Existing Signage
Andover	Yes
Antill Ponds	Yes
Baden	Yes
Bagdad	Yes
Broadmarsh	Yes
Dysart	Yes
Jericho	No
Lemont	Yes
Levendale	Yes
Lemont	Yes
Mangalore	Yes
Melton Mowbray	Yes
Mount Seymour	Yes
Pawtella	Yes
Pelham	No
Rhyndaston	Yes
Runnymede	Yes
Stonehenge	No
Stonor	Yes
Tea Tree	Yes
Tiberias	No
Whitefoord	Yes
Woodbury	Yes
Woodsdale	Yes
York Plains	Yes

For information, the following is a list of Towns within the Southern Midlands (extract from Schedule 6) – all signed with the exception of Elderslie:

Name Of Town	Municipal Area	Proclamation Date
Campania	Southern Midlands	22 December 1993
Colebrook	Southern Midlands	25 March 1887
Elderslie	Southern Midlands	16 September 1902
Kempton	Southern Midlands	3 July 1866
Oatlands	Southern Midlands	3 July 1866
Parattah	Southern Midlands	20 August 1889
Swanston	Southern Midlands	3 July 1866
Tunbridge	Southern Midlands	3 July 1866
Tunnack	Southern Midlands	20 June 1871

Human Resources & Financial Implications – It can be seen from the Table(s) above that there are no significant financial implications as the majority of the suburbs / localities have existing signage.

Community Consultation & Public Relations Implications – Positive.

Priority - Implementation Time Frame – no specific timeframe.

RECOMMENDATION

THAT the Policy titled 'Erection of Signage – limited to Suburbs / Localities (as listed in schedules 5 & 6 of the 'Rules for Place Names in Tasmania (Nomenclature Board of Tasmania)' be adopted.

DECISION

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

THAT the Policy titled 'Erection of Signage – limited to Suburbs / Localities (as listed in schedules 5 & 6 of the 'Rules for Place Names in Tasmania (Nomenclature Board of Tasmania)' be adopted.

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	√	

12.2 Bridges

Strategic Plan Reference – Page 14

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

Nil.

12.3 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.

12.4 Lighting

Strategic Plan Reference – Page 14

1.4.1a Ensure Adequate lighting based on demonstrated need.
1.4.1b Contestability of energy supply.

Nil.

12.5 Buildings

Strategic Plan Reference – Page 15

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

Nil.

12.6 Sewers

Strategic Plan Reference – Page 15

1.6.1 Increase the capacity of access to reticulated sewerage services.

Nil.

12.7 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.

12.7.1 TASWATER – STATE GOVERNMENT OWNERSHIP

Item deferred to later in the meeting.

12.8 Irrigation

Strategic Plan Reference – Page 15

1.8.1 Increase access to irrigation water within the municipality.

Nil.

12.9 Drainage

Strategic Plan Reference – Page 16

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

Nil.

12.10 Waste

Strategic Plan Reference – Page 17

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

Nil.

12.11 Information, Communication Technology

Strategic Plan Reference – Page 17

1.11.1 Improve access to modern communications infrastructure.

Nil.

12.12 Officer Reports – Works & Technical Services (Engineering)

Report deferred to later in the meeting.

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

13.1 Residential

Strategic Plan Reference – Page 18

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

Nil.

13.2 Tourism

Strategic Plan Reference – Page 19

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

Nil.

13.3 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.

13.4 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.

13.5 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.

13.6 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.

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

14.1 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.

14.1.1 HERITAGE PROJECT PROGRAM REPORT

Author: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

Date: 19 APRIL 2017

Attachment:-

Heritage re-generation project

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:

- Preparations for the commencement of the Heritage re-Generation project (see attachment) have been made at the Oatlands Commissariat and 79 High Street, where further works have been progressing. A further progress report is due at the end of April.
- Planning and promotion for National Trust Heritage Festival events – detail to be provided to Councillors in a forthcoming Weekly Information Bulletin.
- Progressing the final installation of gaol interpretation. Preliminary public access is proving to be popular.
- Drafting of the artist in residence program policy in preparation for tabling at the next Arts Advisory Committee meeting – ahead of a subsequent council meeting.
- Supporting & co-ordinating volunteer program.
- Participating in Memorial Avenue steering committee and conducting research for WW1 diggers memorialised in Kempton avenue.
- Liaising with stakeholders re above.
- Sourcing and testing equipment for digital recording of heritage collections, artefacts, etc.
- Preparing in-depth research for three midlands properties which have been fully documented re surface finishes etc. as part of volunteer program.

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 and some consequent works from that planning.

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

- Final planning for the re-launch of the 5x5x5 project as the ‘Heritage re-Generation’ project – which has involved re-writing the project plan, amendment of the TCF grant deed and re-planning the rollout in conjunction with a range of project partners. A copy of the project plan will be provided in the next Weekly Information Bulletin.
- Promotion of the 1st half of 2017 course program.
- Work on migrating to a new online booking system.
- Planning future partnerships with the National Trust.

RECOMMENDATION

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

DECISION

Moved by Cllr R Campbell, seconded by Cllr E Batt

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	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	



Split timber roofing shingle, split timber shake and post & rail fencing demonstration by Graham Green one of the last craftsmen practising these crafts in Tasmania.

Followed by a short walking tour.

**SATURDAY 13th OF MAY,
CALLINGTON MILL,
OATLANDS, 11A.M.**



14.2 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. |

14.2.1 LANDCARE UNIT, GIS & CLIMATE CHANGE – GENERAL REPORT

Author: NRM PROGRAMS MANAGER (MARIA WEEDING)

Date: 10 APRIL 2017

Attachment:

Southern Midlands Weed Management Strategy – 2017 - Draft

ISSUE

Southern Midlands Landcare Unit Monthly Report.

DETAIL

- Works relating to the Tasmanian Community Fund Dulverton Walking Track project continue. On 27 and 28 March 2017 safety railing at the edge of the track near the aquatic centre was erected, where there are some steep banks on the lake side of the track. One of three solar lights was installed near Mahers Point cottage.
- Helen Geard has been working on Council's Building Asset Management plan in respect to co-ordinating the update of the schedule relating to building costs.
- In relation to the project to clear willows and weeds on the Blackman River just downstream of the historic Tunbridge bridge, landholder consent has now been obtained. There are some funds available from the Crown to undertake clearing works. The Crown are waiting on the final work plans from the contractor before sign off for the works to commence is granted.
- Still waiting for an outcome from the funding application for the upgrade of the Lake Dulverton Foreshore toilet block.
- Maria Weeding has been on annual leave from 21 March – returning 10 April 2017.
- The draft Southern Midlands Weed Management Strategy was presented to Council at the February 2017 Council meeting. Ratepayers were invited to have their say about weeds and the Strategy via a number of avenues, including Council's website, and notification through the Ratepayer Newsletter. This consultation period closed on 7 April 2017. Only three responses were received, (each through a different avenue - phone call, survey monkey and direct written reply).

The following is an extract of the report that went to Council for the February 2017 meeting.

[START EXTRACT: Report dated 14th February 2017]

ISSUE

In response to the outbreak of Paterson's Curse in the Municipality noted in spring 2016, it was determined that the Southern Midlands Weed Management Strategy should be updated to reflect a wider approach to the management of weeds within the Municipality.

A first draft of the revised Strategy is attached, with the aim to go out to public consultation for comment. One of the key outcomes being sought through the consultation is to determine what our ratepayers would like to see in terms of Council's role in regard to weeds.

DETAIL

The Southern Midlands Weed Management Strategy (SMWMS) – Draft – 2017 has been updated to better integrate with the classification levels of the Declared Weeds for Tasmania that are relevant to Southern Midlands.

The spring of 2016 saw unprecedented growth of all vegetation, including weeds. There was wide community discussion about Paterson's Curse and there is continuing discussion about other weeds, particularly cotton and saffron thistles. Chilean Needle Grass is another very undesirable weed that has just crept into the Southern Midlands, near Tea Tree. These weeds will be quite damaging economically to the agricultural sector in the municipality if left unchecked.

There is a diverse range of opinions in the community as what 'needs to be done'. The opinions range from that Council should not be involved because it is a matter for landholders to Council should be heavily involved and enforce the Weed Management Act to its fullest extent. Often the opinions are based on the level of impact that selected weeds are having or are likely to have if they become established. Other landholders are frustrated because their neighbours are unable or unwilling to take action to control declared weeds on their property.

The particular sections to note in the Strategy are Appendix 1, 2 and 3. This covers a range of suggested actions for Council officers, including options for the management of Paterson's Curse and declared thistle species. Council may decide to adopt a particular option or seek comment from the wider community.

If Council determines to seek comment from the wider community then it is proposed that the draft Strategy goes onto the Council's website. The ratepayer newsletter would be used to notify ratepayers that comment is being sought on the Strategy. Following close of the comment period detailed analysis of comments received would be undertaken and tabled to Council. Council would then be asked to determine the role that Council officers should undertake in relation to weed management.

[END EXTRACT]

The results of the survey are that the three respondents would all like to see Council more involved in actively working with landholders with the emphasis being on working with neighbouring landholders who are not willing to control their weeds. The weeds that the respondents were concerned about are all mentioned in the draft Strategy. All three would like to see an active approach to Patterson's Curse. The responses came from one larger landholder (holding >1000 Ha), and two landholders with less than 100 Ha.

Given the number of responses, it is not possible to confidently determine what the community response on the future role for Council should be in relation to weeds. A response of three is not statistically valid for making decisions based on the community views.

Council will need to further deliberate on this issue.

Two options have been listed shown as A and B. Note: If Council takes Option A, then there are further decisions to make in regard to Paterson's Curse and Thistle weeds (Saffron, Cotton and Nodding).

The A or B options are:

- A) Council consider the three options outlined in the Strategy (Appendix 1,2 and 3) and make a determination as to what level of involvement Council has in relation to Paterson's Curse and declared Thistle weeds within the Municipality. The options for the management of these weeds being:

Paterson's curse – priority action options (*Council to determine*)

- OPTION 1 – No specific reference to Paterson's curse in the priority weed management activity listing for 2017. Existing awareness raising activities would continue eg articles in the Council ratepayer's newsletter.
- OPTION 2 – Council increase the number of specific Paterson's Curse awareness raising activities eg individual ratepayer letters. Work with DPIPWE and invest the resources to issue requirement notices to landholders to **contain** Paterson's curse within property boundaries (in accordance with Zone B requirements). Follow up non-compliance issues.
- OPTION 3 – Council works with the community and DPIPWE to **eradicate** Paterson's curse. Part of the process would be to recognise Paterson's Curse as a Zone A weed in which case eradication becomes the principle objective rather than containment. If Paterson's Curse was to be recognised as a Zone A weed, DPIPWE officers could facilitate the issue of notices to landholders requiring them to **eradicate** Paterson's curse from their property. Council would need to invest the resources in the follow up of compliance issues, over the longer term. The main resource required would be a part-time Council officer dedicated to this issue over 4 months per year.

Thistles (declared species) – priority action options (*Council to determine*)

- OPTION 1 - No specific reference to thistle species in the priority weed management activity listing for 2017. Existing awareness raising activities would continue eg articles in the Council ratepayer's newsletter.
- OPTION 2 - Council increase the number of specific thistle awareness raising activities eg individual ratepayer letters. Work with DPIPWE and invest the resources to issue requirement notices to landholders to contain or eradicate (depending on zoning). Follow up non-compliance issues.

OR

- B) Undertake further consultation – maybe direct targeting of landholders (noting the difficulty of determining who, how and when.?) before Council makes a decision.

RECOMMENDATION

THAT:

- a) The Landcare Unit be received and information noted; and
- b) Council specifically address the issue (i.e. options) in relation to the Southern Midlands Weed Management Strategy.

DECISION

Moved by Clr E Batt, seconded by Clr R Campbell

THAT Council hold a dedicated workshop with a presentation by DPIPWE to address issues relating to the Southern Midlands Weed Management Strategy.

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	√	

DECISION

Moved by Clr D Fish, seconded by Clr R Campbell

THAT the Landcare Unit be received and 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	√	

Southern Midlands

Weed Management Strategy



DRAFT

February 2017

Southern Midlands Weed Management Strategy

February 2017

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Southern Midlands Weed Management Strategy

First edition prepared by Melanie Kelly – November 1999

Revised and updated since that time with current version developed in February 2017

Published by the Southern Midlands Landcare Office, Oatlands, Tasmania

1. Introduction

There are a wide range of definitions for weeds and for clarity the *Australian Weeds Strategy 2017 to 2027: consultation draft (October 2016)* definition has been adopted for this Strategy:

“A weed is considered to be a plant that requires some form of action to reduce its negative effects on the economy, the environment, human health or amenity”.

In the Australian Weeds Strategy it noted that “of the approximately 3,207 species of introduced plants that have naturalised in Australia, about 500 taxa (species and genera) have been declared noxious or are under some form of legislative control in Australia. Most of the significant weeds in Australia have been introduced”.

A large number of weeds in Tasmania were introduced as ornamental garden plants that ‘escaped’ into the landscape. The Weeds Australia website (www.weeds.org.au) lists 123 plants that are ‘significant weeds known to occur, or with the potential to occur in the Southern Region’.

In the Southern Midlands the impact of weeds such as Gorse (*Ulex europaeus*), Horehound (*Marrubium vulgare*), and Californian Thistle (*Cirsium arvense*) on agricultural systems, and the subsequent cost of control and loss of production is significant.

Strategic weed management actions are required to protect valuable remnant ecosystems. Along the riparian zone (the transitional area between land and water) invasive weeds such as Crack Willow (*Salix fragilis*), Gorse and Blackberries readily establish if the ground has been disturbed and the nutrient levels are high. Weeds found along watercourses can readily spread from one property to the other. This has occurred along many waterways within the Southern Midlands.

Many of the most valuable and vulnerable areas of remnant vegetation, in particular native grasslands, occur along the roadsides and railway verges in the Southern Midlands. They are vulnerable to weed infestation from surrounding properties, passing traffic and roadside maintenance operations. Weeds such as Canary and Montpellier Broom (*Genista monspessulana* and *Cytisus scoparius*) and Blackberries (*Rubus spp*) are often found along roadsides in the Southern Midlands.

The Southern Midlands Weed Management Strategy (SMWMS) aims to tackle the many weed management issues facing all landholders within the Southern Midlands Municipality. The primary focus of the Strategy is on Education / Awareness and Training, Prevention and Early Intervention, and Integrated Weed Management. The priorities for coordinated on-ground action are along roads, rivers, railways and in areas of high conservation remnant vegetation as these are both significant areas of spread, and will generate the most community benefit.

The overall aim of the SMWMS is to ensure a coordinated, and cost-effective approach to weed management that involves all the community in partnership with Council.

2. Background

The increase in the spread of invasive weeds has been an issue of concern for the Southern Midlands Council since its inception in 1993. In particular, Council was concerned about the impact weeds were having on its road systems and other public spaces. The invasion of weeds such as Gorse and Broom along roadsides was becoming a dangerous and costly problem. Large bushes on the roadside verge were inhibiting sight lines making driving conditions dangerous. They also created difficulty for road maintenance due to their close proximity.

In 1994 the Southern Midlands Council initiated a roadside spraying program aimed at controlling invasive weeds, particularly Gorse and Broom. This program has been continued since that time and has been very successful in reducing the impact of the weeds. It is unlikely that gorse and broom will be eradicated and Council are therefore committed to long term control works along all roadsides. As the works have been effective, the budget can now include the control of other weeds on Council roads such as blackberry and Spanish Heath.

The Council continues to work in partnership with landholders, government and non-government organisations to achieve positive outcomes. The Council has previously worked in conjunction with the Australian Government and NRM South to deliver a range of weed control and landholder awareness raising projects.

Council's budget, new weed threats and alternative funding when available, combined with the level of landholder commitment determines the extent of activity from year to year.

2.1 Principles to underpin weed management in Australia

The *Australian Weeds Strategy* identified seven principles that should underpin weed management in Australia and guide planning, investment and actions.

- 1) Effective weed management is a responsibility shared between landholders, community, industry and government.
- 2) Evidence-based decision-making should underpin the approach to weeds.
- 3) Risk-based prevention and early intervention is generally the most cost-effective approach for managing weeds.
- 4) Prioritisation of weed management must be informed by a risk based approach, considering feasibility, likelihood of success, impact and national significance.
- 5) Coordination amongst landholders, community, industry and government is necessary to manage weeds at a landscape scale.
- 6) Sustaining capability and capacity across landholders, community, industry and government is fundamental to effective weed management.
- 7) Individuals, organisations and industry groups that create risks that may result in a weed entering, emerging, establishing or spreading in Australia have a role in minimising the impacts and contributing to the costs of management.

3. Vision

The *Southern Midlands Weed Management Strategy (SMWMS)* will ensure a coordinated, and cost-effective approach to weed management within the Southern Midlands Municipality, involving the community in partnership with Council.

4. Goals

The initial goals and objectives for the SMWMS evolved from components of the State Government's *WeedPlan*, and the *Tasmanian Weed Management Strategy (1997)*. The overall goals have changed very little since the SMWMS was written and still remain relevant. A number of objectives were changed in response to the *Weed Management Act 1999* and the development of the *Southern Tasmanian Weed Strategy 2011-2016*. Objectives have also been adjusted to reflect local requirements and priorities within the Southern Midlands Municipality.

Framework - Goal A.

To increase the efficiency and cost-effectiveness of weed management through the **cooperation** and **coordination** of the activities, and the **resources** of land and water managers and users, policy makers and other stakeholders within the Southern Midlands Municipality.

Implementation - Goal B.

In the Southern Midlands:-

- ◆ raise the awareness and acceptance of the **roles and responsibilities** in weed management by all stakeholders in the Southern Midlands.
- ◆ prevent the introduction and spread of **new weeds** within the Southern Midlands.
- ◆ work in partnership with landholders to implement appropriate **weed management programs** within the Southern Midlands.

Evaluation, Monitoring and Review - Goal C.

To develop and implement appropriate systems and mechanisms to **monitor, evaluate** and **review** weed management activities within the Southern Midlands Municipality.

5. Framework

Goal A

To increase the efficiency and cost-effectiveness of weed management through the **cooperation** and **coordination** of the activities, and the **resources** of land and water managers and users, policy makers and other stakeholders within the Southern Midlands Municipality.

Goal A will be achieved by addressing the following three key areas:

- Coordination and Cooperation;
- Policy and Legislation; and
- Resources.

5.1 Coordination and Cooperation

Aim:

To provide a framework to ensure a *cooperative, coordinated and cost-effective* approach to the implementation of the *Southern Midlands Weed Management Strategy (SMWMS)*.

Objective 1:

To ensure a *cooperative* approach to the SMWMS by understanding the roles and responsibilities of individuals and organisations, and creating and maintaining effective communication channels.

Strategic Actions to achieve Objective 1:

CONTEXT

The SMWMS needs to involve a wide variety of individuals and organisations both within and beyond the Municipality. It is necessary to not only determine the stakeholders in weed management in the Southern Midlands, but also their roles and responsibilities during the long term implementation of the SMWMS.

The following are examples of the many organisations and their roles and responsibilities in assisting Southern Midlands with weed management:

- ◆ Council financial and / or in-kind support of the SMWMS;
- ◆ Landholder participation in on-ground weed management programs;
- ◆ State and Federal Government research and technical support for control programs;
- ◆ Commercial transport company participation in minimising weed spread to unaffected areas;
- ◆ Southern Tasmanian Council Authority - facilitation of weed management across the Southern Region;
- ◆ NRM South – facilitation and funding when available for the Southern NRM Region;
- ◆ State Government has the responsibility to manage a number of key roads in the Municipality;

- ◆ School participation in educating young people about the impacts of weeds, and what they can do; and
- ◆ Landcare group participation in undertaking weed management activities.

To ensure that the SMWMS continues to be relevant and encourages participation, by the many different stakeholders, it remains important to maintain a number of effective communication channels.

These communication channels allow different elements of the community to have an opportunity for involvement, and therefore ensure a *cooperative* approach to the continued implementation of the SMWMS.

Action No.	Action	Whom	By When
5.1.1	Continue to employ an officer (currently the Natural Resource Management Facilitator / authorised Weed Inspector), with weed strategy coordination and implementation responsibilities, including overseeing the involvement of relevant stakeholders. (Referred to as the SMC Weed Strategy Coordinator).	Southern Midlands Council (SMC)	Ongoing
5.1.2	Maintain contact information for relevant stakeholders.	SMC Weed Strategy Coordinator	Ongoing
5.1.3	Use the Council rates newsletter, website and other relevant publications to inform landholders about ongoing actions, strategy progress and inviting feedback / participation.	SMC Weed Strategy Coordinator	On an as needs basis
5.1.4	Maintain ongoing liaison with relevant agencies and individuals with an interest / involvement in the SMWMS and / or general weed management issues.	SMC Weed Strategy Coordinator	Ongoing
5.1.5	Work in conjunction with landholders, government representatives and non-government organisations to ensure cooperative approaches to weed management activities.	SMC Weed Strategy Coordinator	Ongoing

Objective 2:

Utilise weed infestation location information and record weed management activities.

Strategic Actions to achieve Objective 2:

CONTEXT

The Department of Primary Industries, Parks, Water and Environment (DPIPWE) Natural Values Atlas www.naturalvaluesatlas.tas.gov.au, NRM South and the Southern Southern Tasmanian Councils Authority working in partnership have recorded the location of many significant weed infestations. It is important that the Southern Midlands Council continue to work with these stakeholders to capture new or emerging weed infestations.

Monitoring what is happening on a Regional, Statewide and National level will ensure that any actions implemented complement and contribute to existing systems, rather than duplicating any already in place.

Action No.	Action	Whom	By When
5.1.6	Continue to record weed infestations and management activities in the Southern Midlands. Notify DPIPWE of any new weed management issues.	SMC Weed Strategy Coordinator	Ongoing
5.1.7	Liaise with the Council Works and Technical Service Officers in regard to on-ground roadside management projects and the capture of weed management data.	SMC Weed Strategy Coordinator / Council Works Dept. Officers	Ongoing

5.2 Policy and Legislation

Aim:

To ensure that the *Southern Midlands Weed Management Strategy* (SMWMS) is coordinated with, and integrated into, relevant national, state, regional and local legislation, policy, strategic plans and programs.

Objective 1:

Ensure that the SMWMS remains consistent with and complimentary to the *Weed Management Act 1999* and other national, state and local policy and strategies relevant to weed management issues.

Strategic Actions to achieve Objective 1:

CONTEXT

A large number of *state* and *national* policies, strategies, plans and programs related to natural resource management are both directly and indirectly relevant to any regional strategy addressing weed management issues. Any actions resulting from the SMWMS will endeavour to be consistent with and complimentary to policies and strategies at the state and national levels.

It will therefore be important to monitor policies, strategies, programs and actions that may arise to ensure that the SMWMS remains relevant. The SMWMS will also play a role in raising awareness about local government related initiatives; state and national weed management policy and legislation.

Action No.	Action	Whom	By When
5.2.1	Maintain communication with representatives from appropriate organisations responsible for the ongoing implementation of relevant weed management legislation, policy and strategies.	SMC Weed Strategy Coordinator	Ongoing
5.2.2	Provide input into appropriate forums relevant to weed management issues.	SMC Weed Strategy Coordinator	As arises
5.2.3	Initiate - when appropriate – and support cooperative ventures within and between other organisations and individuals involved in weed management activities around Tasmania, and throughout Australia.	SMC Weed Strategy Coordinator	On-going
5.2.4	Review, when required, actions arising from the SMWMS to ensure that it remains consistent and complimentary to any new and revised relevant state and national legislation, policy, strategies and programs/plans.	SMC Weed Strategy Coordinator	On-going

Objective 2:

Ensure that the SMWMS remains consistent and complimentary to Council's policies and programs, including the *Southern Midlands Council Strategic Plan 2014-2023*, and where relevant other community plans, programs and activities relating to weed management issues.

Strategic Actions to achieve Objective 2:

CONTEXT

To ensure that the SMWMS continues to reflect the current needs of the community and maintains continuity and relevance it should be reviewed on a regular basis.

Numerous different natural resource management / weed related activities continue to be undertaken within the Southern Midlands Municipality by a variety of organisations. Some of these activities are a part of statewide and national programs, and reflect various broader policies and strategies. Other activities are the day-to-day activities of landholders and community members, and may not be officially linked in with other programs and strategies, yet play an important role in both their process and outcomes.

Any strategic actions arising from the SMWMS must compliment and be coordinated with local and regional programs and activities whenever possible and appropriate.

Action No.	Action	Whom	By When
5.2.5	Create regular feedback procedures to the Southern Midlands Council.	SMC Weed Strategy Coordinator	Ongoing
5.2.6	Ensure weed management priorities compliment regional, state and national strategies where appropriate.	SMC Weed Strategy Coordinator	Ongoing
5.2.7	Identify weed management programs and investigate opportunities to participate.	SMC Weed Strategy Coordinator	Ongoing

5.3 Resources to implement the SMWMS

Aim:

To ensure the successful implementation of the SMWMS through the availability of adequate resources at all levels.

Objective:

To source and maximise *financial and in-kind resources* to implement the SMWMS.

Strategic Actions to achieve Objective:

CONTEXT

Determining Resources Required

A fundamental component of the SMWMS is to ensure that adequate resources are available to *coordinate* and *implement* strategic actions outlined within the SMWMS. Resources may be provided through a range of providers including grant programs, Council and /or individuals.

The costs of specific strategic actions need to be determined to ensure successful sourcing of appropriate financial and in-kind resources. This will be an ongoing process and will require the collection and evaluation of records.

Action No.	Action	Whom	By When
5.3.1	Annually determine strategic weed management priorities.	SMC Weed Strategy Coordinator	Ongoing
5.3.2	Identify and apply for funding when opportunities arise.	SMC Weed Strategy Coordinator	Ongoing
5.3.3	Maintain a list of the resources available for weed management eg. accredited spraying contractors.	SMC Weed Strategy Coordinator	Ongoing

6. Implementation

Goal B

In the Southern Midlands:-

- ◆ raise the awareness and acceptance of the **roles and responsibilities** in weed management by all stakeholders in the Southern Midlands.
- ◆ prevent the introduction and spread of **new weeds** within the Southern Midlands.
- ◆ work in partnership with landholders to implement appropriate **weed management programs** within the Southern Midlands.

Goal B will be achieved by addressing the following three key areas:

- Education / Awareness / Training;
- Prevention and Early Intervention; and
- Integrated Weed Management.

6.1 Education / Awareness / Training

Aim:

- To supply appropriate weed management information and increase awareness of weed issues in the wider community; and
- To highlight the roles and responsibilities within the wider community in weed management.

Objective:

To promote weed managements issues within the Southern Midlands.

Strategic Actions to achieve Objective:

CONTEXT

The Southern Midlands Council has a long history of working with landholders on weed management issues. The Council has a role in ensuring that landholders are provided with appropriate weed management information. In the past the Council has distributed information, identified weeds or linked landholders to specialised advice.

The Council also actively promotes any opportunities available for landholders to participate and support actions that address weed management problems. Council also recognises that it has a responsibility to train relevant employees involved in maintenance activities about weed hygiene and techniques to reduce the spread of weeds.

Action No.	Action	Whom	By When
6.1.1	Continue to provide weed management information and training opportunities for the wider community within the Southern Midlands Municipality.	SMC Weed Strategy Coordinator	Ongoing
6.1.2	Promote projects that support landholders to undertake weed management activities on their properties.	SMC Weed Strategy Coordinator	Ongoing
6.1.3	Organise field days to sites demonstrating different weed management techniques and results.	SMC Weed Strategy Coordinator	Ongoing

6.2 Prevention and Early Intervention

Aim:

To prevent new weed incursions from becoming established within the Southern Midlands;

Objective:

To assist and support regional, State and National actions *preventing* new weeds from becoming established within the Southern Midlands.

Strategic Actions to achieve Objective:

CONTEXT

Preventing new weeds from entering Tasmania and / or becoming established needs to be tackled on a regional scale. Although National and State quarantine provisions play an important role, a surveillance program and an associated education strategy at the local level is also relevant.

The *Weed Management Act 1999*, identified a number of weeds as potential threats, to Tasmania. The associated Weed Management Plans specify notification procedures to follow if a new weed infestation is located.

Preventing the spread of known weeds to new “clean” areas is a vital component of this Strategy. Often the spread of weeds occurs as a result of other activities, such as the everyday movement of machinery, goods, stock and people from an infected area to an unaffected one, particularly along roadsides, rivers, and railways. Putting in place actions to prevent the unnecessary spread of weeds will reduce future damage and costs.

Action No.	Action	Whom	By When
6.2.1	Encourage and support the community in recording observations of unusual plants, and then reporting them to Council.	SMC Weed Strategy Coordinator	Ongoing

6.2.2	Work with the Council Works Supervisor to ensure that roadside maintenance activities minimise the risk of weed spread into new areas.	SMC Weed Strategy Coordinator	Ongoing
6.2.3	Notify the Regional Weed Management Officer of any unidentified weed occurrences. The Weed Officer will then check the identity of the plant and, if appropriate, a weed incursion response will be initiated.	SMC Weed Strategy Coordinator	Ongoing
6.2.4	Promote the involvement of all key stakeholders in the Weed Alert Network.	SMC Weed Strategy Coordinator	Ongoing
6.2.5	Promote effective weed hygiene measures that prevent weed spread throughout the Southern Midlands.	SMC Weed Strategy Coordinator	Ongoing

6.3 Integrated Weed Management

Aim:

- To ensure weed management activities are not addressed in isolation of other relevant land management and community issues;
- To achieve the most economically, socially and environmentally effective weed management through the *integration* of a variety of land management practices and control methods.

Objective:

To continue to support the wider community in the use of integrated weed management techniques, which reflect and complement sustainable land management practices.

Strategic Actions to achieve Objective:

BACKGROUND

Addressing weed issues in isolation is likely to only ever be a very short-term solution to the problem. Weed management actions need to be integrated into other sustainable land and water management activities being undertaken within the Southern Midlands.

Action No.	Action	Whom	By When
6.3.1	Investigate and monitor relevant land management programs and projects being undertaken in the Southern Midlands.	SMC Weed Strategy Coordinator	Ongoing
6.3.2	Provide input into regional natural resource management developments in relation to weed management.	SMC Weed Strategy Coordinator	Ongoing
6.3.3	Continue to monitor the distribution of weeds on roadsides and railway reserves within the Municipality.	SMC Weed Strategy Coordinator / Council Works Dept. Officers	Ongoing

Objective 2:

To continue to implement on-ground weed management activities, reflecting identified priorities and utilising a combination of *control methods*.

Strategic Actions to achieve Objective 2:

BACKGROUND

Some direct weed control methods may include herbicide application, cultivation, and / or biological control. The selection of the most appropriate method or combination of methods is an essential component of managing weeds strategically. Many factors must be taken into consideration including the;

- Type of weed;
- Location and size of infestation;
- Available resources (financial, labour, equipment etc); and
- Available follow-up.

Action No.	Action	Whom	By When
6.3.4	As appropriate work with organisations/ authorities and landholders on the development of future biological control agents.	SMC Weed Strategy Coordinator	Ongoing
6.3.5	Continue investigation of alternative non-chemical methods of weed control.	SMC Weed Strategy Coordinator	Ongoing
6.3.6	Seek opportunities for landholders to participate in research trials of alternative and integrated methods of weed control and management.	SMC Weed Strategy Coordinator in conjunction with interested landholders and relevant research and government organisations.	As the opportunities arise.
6.3.7	If funding becomes available, undertake further weed mapping in areas identified as missing necessary data.	SMC Weed Strategy Coordinator	Ongoing

7. Evaluation, Monitoring and Review

Goal C

To develop and implement appropriate systems and mechanisms to **monitor, evaluate** and **review** weed management activities within the Southern Midlands Municipality.

Goal C will be achieved by undertaking the strategic actions outlined below.

Aim:

To monitor and evaluate the progress and outcomes of the SMWMS to ensure that the stated objectives are being achieved.

Objective:

To monitor and evaluate procedures and to record activities undertaken in the process of implementing the SMWMS.

Strategic Actions to achieve Objective:

BACKGROUND

Monitoring and evaluation is an essential component of weed management activities. Although there is often the temptation just to get on with the job, unless records of actions are kept it is difficult to determine what has actually been done. This can also make it difficult to determine whether the outcomes of any actions achieve the initial objectives.

The information obtained during the monitoring process can be used to evaluate the progress and outcomes of the SMWMS as it is implemented, which may be useful in making important adjustments to future operations.

Action No.	Action	Whom	By When
7.1	Continue to monitor and evaluate the progress of works undertaken as a result of the SMWMS.	SMC Weed Strategy Coordinator	Ongoing
7.2	Undertake an annual review the weed management priorities in the Southern Midlands.	SMC Weed Strategy Coordinator	Annually

8. Future Directions:

It is vital that the Southern Midlands Weed Management Strategy remains current, relevant and useful to the variety of individuals and organisations responsible and interested in sustainable land management within the Southern Midlands Municipality.

To ensure this it will be necessary to:

- ◆ remain vigilant about the on-going review process;
- ◆ promote weed management activities throughout the wider community;
- ◆ provide opportunities for feedback to ensure that the Council is aware of concerns and suggestions from the wider community;
- ◆ continually investigate and utilise opportunities for the integration of weed management activities into all areas of sustainable land and water management;

These crucial elements of the Strategy will be necessary to ensure an evolving Strategy, which continues to provide direction and focus for integrated weed management activities within the Southern Midlands Municipality into the future.

9. Web resources

www.thelaw.tas.gov.au - online copy of the *Weed Management Act 1999*

www.dpipwe.tas.gov.au - refer to the weeds pests and diseases section for comprehensive information on Tasmanian weeds and weed hygiene issues

www.stca.tas.gov.au - Southern Tasmanian Councils Authority - weed strategy

www.nrmsouth.org.au - NRM South Natural Resource Management Strategy

www.naturalvaluesatlas.tas.gov.au - Natural Values Atlas

www.weeds.org.au - Weeds Australia website

10. Appendices

APPENDIX 1:

Criteria for Determining Weed Management Priorities in the Southern Midlands

A combination of the following factors are to be considered when determining on-ground weed management activities in the Southern Midlands Municipality.

- Status of weed in accordance with Weeds of National Significance, Weed Management Act 1999 and State Government Weed Management Plans developed in accordance with the Act;
- Southern Tasmanian Weed Strategy;
- NRM South Natural Resource Management Strategy;
- Controlling small and / or isolated outlying infestations;
- Infestations that are likely to spread rapidly (and infest new areas);
- Size of the infestation (it is often better to control smaller, more manageable infestations than to tackle larger ones);
- Council roadside reserve weed control program.
- Infestations threatening significant areas of high conservation value remnant vegetation;
- Infestations in and around urban/rural residential areas that pose a threat to surrounding remnant vegetation and agricultural land; and

Other factors to be taken into account include:

- Local knowledge of the site (including information regarding usage and values of the site);
- Past history of the site (including previous control attempts);
- Available resources;
- Level of landholder support and commitment; and
- Common Sense!

APPENDIX 2:

Priorities for the Southern Midlands Council – Weed Management

The following is a list of priority weed control works and management actions to be undertaken in 2017.

- Employ a contractor to undertake gorse, blackberry, Paterson's curse and broom weed control work on all Council roads in the municipality and Council land as appropriate within the constraints of the Council annual budget allocated to weed control.
- Undertake weed control works in the area surrounding Lake Dulverton and in the Dulverton Walkway Corridor. Control Cumbungi infestations when they occur in Lake Dulverton.
- Work with the State Government to encourage strategic management of weeds along the Tunnack Road, Midland Highway and Mud Walls Road.
- In partnership with the State Government examine the issue of reserved roads (in the areas surrounding Oatlands and other townships) and their impact on weed and fire management.
- Undertake weed control work at the Chauncy Vale Wildlife Sanctuary in consultation with the Management Committee and other relevant parties.
- Liaise with Parks and Wildlife to undertake weed control works at the 'old Tunnack tip site' and the Tunbridge Lagoon Nature Reserve.
- Work with the Levendale Community to increase awareness of Spanish Heath and its potential impact in the community.
- The Landcare Office continue to provide information and advice to assist landholders identify and manage weeds, (working with DPIPWE officers, when appropriate).
- Landcare Office to continue to work with DPIPWE in relation to all declared weeds in Southern Midlands (see next page for further options).
- Monitor the spread of Boneseed in surrounding municipalities. Control any new infestations as a matter of urgency. Annually check and remove any Boneseed plants at Dysart.
- Work with DPIPWE officers to control and raise awareness of Nassella species, mainly comprising Serrated tussock (one known infestation at Spring Hill), Chilean needle grass (one known infestation at Tea Tree) and Texan needle grass.

Paterson's curse – priority action options

- OPTION 1 – No specific reference to Paterson's curse in the priority weed management activity listing for 2017. Existing awareness raising activities would continue eg articles in the Council ratepayer's newsletter.
- OPTION 2 – Council increase the number of specific Paterson's Curse awareness raising activities eg individual ratepayer letters. Work with DPIPWE and invest the resources to issue requirement notices to landholders to **contain** Paterson's curse within property boundaries (in accordance with Zone B requirements). Follow up non-compliance issues.
- OPTION 3 – Council works with the community and DPIPWE to **eradicate** Paterson's curse. Part of the process would be to recognise Paterson's Curse as a Zone A weed in which case eradication becomes the principle objective rather than containment. If Paterson's Curse was to be recognised as a Zone A weed, DPIPWE officers could facilitate the issue of notices to landholders requiring them to **eradicate** Paterson's curse from their property. Council would need to invest the resources in the follow up of compliance issues, over the longer term. The main resource required would be a part-time Council officer dedicated to this issue over 4 months per year.

Thistles (declared species) – priority action options

- OPTION 1 – No specific reference to thistle species in the priority weed management activity listing for 2017. Existing awareness raising activities would continue eg articles in the Council ratepayer's newsletter.
- OPTION 2 – Council increase the number of specific thistle awareness raising activities eg individual ratepayer letters. Work with DPIPWE and invest the resources to issue requirement notices to landholders to contain or eradicate (depending on zoning). Follow up non-compliance issues.

APPENDIX 3:

Weed Management Act 1999

Weed Management Plans have been developed by DPIPWE for declared weeds in Tasmania.

The plan for each weed is separated into two zones. Each Municipality is categorised into one of two zones, being Eradication for Zone A municipalities, whereby eradication is the principle management objective, OR Containment for Zone B municipalities, whereby containment is the principle management objective.

In relation to the **Southern Midlands**, the following have been listed as Zone A or B weeds.

Zone A (eradication - principle objective)

Botanical Name	Common Name	Type of Weed	Distribution
<i>Amsinckia species</i>	Amsinckia species	Agricultural weed	Isolated
Amsinckia infestations have been found near Kempton. On-going control is being undertaken by landholders. Eradication remains an appropriate aim.			
<i>Cardaria draba</i>	White weed	Agricultural weed	Isolated
Since the declaration of White weed as a Zone A weed the distribution has moved from isolated to extensive – particularly in the Mangalore and Bagdad areas.			
<i>Carduus nutans</i>	Nodding thistle	Agricultural weed	Isolated
There are isolated Nodding thistle infestations near Oatlands. Eradication is still a realistic aim.			
<i>Carthamus lanatus L.</i>	Saffron thistle	Agricultural weed	Isolated
There are isolated Saffron thistle infestations near Woodbury. Eradication is still a realistic aim.			
<i>Chrysanthemoides monilifera</i>	Boneseed	Environmental weed	Dysart
Only one known infestation in the Southern Midlands, however it is in the Brighton Municipality – awareness raising activities would be worthwhile. Eradication must remain the aim.			
<i>Cortaderia species</i>	Pampas grass	Agricultural weed	Isolated
Pampas grass – eradication is still a realistic aim.			
<i>Elodea canadensis</i>	Canadian pondweed	Aquatic weed	No record
No record – monitor Lake Dulverton.			
<i>Nassella species</i>	Serrated tussock, Chilean needle grass and Texan needle grass	Agricultural/Environmental weed	S.T.- Spring Hill, C.N.G.- Tea Tree
DPIPWE officers are doing extensive work to raise awareness of these species. Eradication is realistic and must be pursued.			
<i>Onopordum species</i>	Cotton thistles	Agricultural weed	Isolated
Cotton thistle is on the move in the Northern Midlands – will be important to raise awareness and treat any outbreaks with eradication as the overall aim.			
<i>Senecio jacobaea</i>	Ragwort	Agricultural weed	Isolated
There was a recent Ragwort infestation near Melton Mowbray on the Midlands Highway. The infestation was fully controlled and eradication must remain the aim.			

Zone B (containment – principle objective)

Botanical Name	Common Name	Type of Weed	Distribution
<i>Cirsium arvense</i>	Californian thistle	Agricultural weed	Localised
<i>Cytisus scoparius</i>	English broom	Environmental weed	Localised
<i>Rubus fruticosus</i>	Blackberry	Agricultural/Environmental weed	Localised
<i>Echium plantagineum</i>	Paterson's curse	Agricultural weed	Widespread
<i>Ercia lusitanica</i>	Spanish heath	Environmental weed	Localised
<i>Carduus pycnocephalus</i>	Slender thistle	Agricultural weed	Widespread
<i>Carduus tenuiflorus</i>	Slender thistle	Agricultural weed	Widespread
<i>Foeniculum vulgare</i>	Fennel	Environmental weed	Widespread
<i>Genista monspessulana</i>	Montpellier broom	Environmental weed	Widespread
<i>Lycium ferocissimum</i>	African boxthorn	Agricultural/Environmental weed	Widespread
<i>Marrubium vulgare</i>	Horehound	Agricultural weed	Widespread
Salix species except <i>S. babylonica</i> , <i>S. x. calodendron</i> , <i>S. x. reichardtii</i>	Willow	Environmental weed	Widespread
<i>Ulex europaeus</i>	Gorse	Agricultural/Environmental weed	Widespread

14.3 Cultural

Strategic Plan Reference – Page 24

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

Nil.

14.4 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.

14.5 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.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE)

15.1 Community Health and Wellbeing

Strategic Plan Reference – Page 26

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

Nil.

15.2 Youth

Strategic Plan Reference – Page 26

4.2.1 Increase the retention of young people in the municipality.

Nil.

15.3 Seniors

Strategic Plan Reference – Page 27

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

Nil.

15.4 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.

15.5 Volunteers

Strategic Plan Reference – Page 27

4.5.1 Encourage community members to volunteer.

Nil

15.6 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).

Nil.

15.7 Public Health

Strategic Plan Reference – Page 28

4.7.1 Monitor and maintain a safe and healthy public environment.

Nil.

15.8 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.

Nil.

15.9 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.

15.10 Education

Strategic Plan Reference – Page 29

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

Nil.

*The meeting was suspended for a short break at 10.41 a.m.
The meeting reconvened at 10.57 a.m.*

Supplementary Agenda Item 20.2 was then brought forward.

20.2 SIGNAGE AT ENTRANCE TO OATLANDS

Discussions were held regarding a sandstone sign at the entrance to Oatlands (photos of Ross township entrance signage were presented as an example).

Council agreed in-principle to erecting a sandstone sign, subject to receiving costings and quotes for consideration during budget discussions.

Deputy General Manager A Benson will liaise with stonemason Rob Whitney and obtain a quote and alternative design in sandstone for an Oatlands sign and report back to Council at a budget workshop.

Clr E Batt left the meeting at 10.43 a.m.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Retention

Strategic Plan Reference – Page 30

5.1.1 Maintain and strengthen communities in the Southern Midlands.

16.1.1 MEMORIAL AVENUE TREES

Deputy General Manager A Benson provided a presentation (refer attachment) to the meeting on the draft Memorial Avenue Precinct Development at Kempton - Concept Plan.

It was requested to include the presentation/concept plan in the upcoming Kempton Streetscape Plan meeting scheduled for the 3rd May 2017 to receive further community input.

RESOLVED that the information be received.



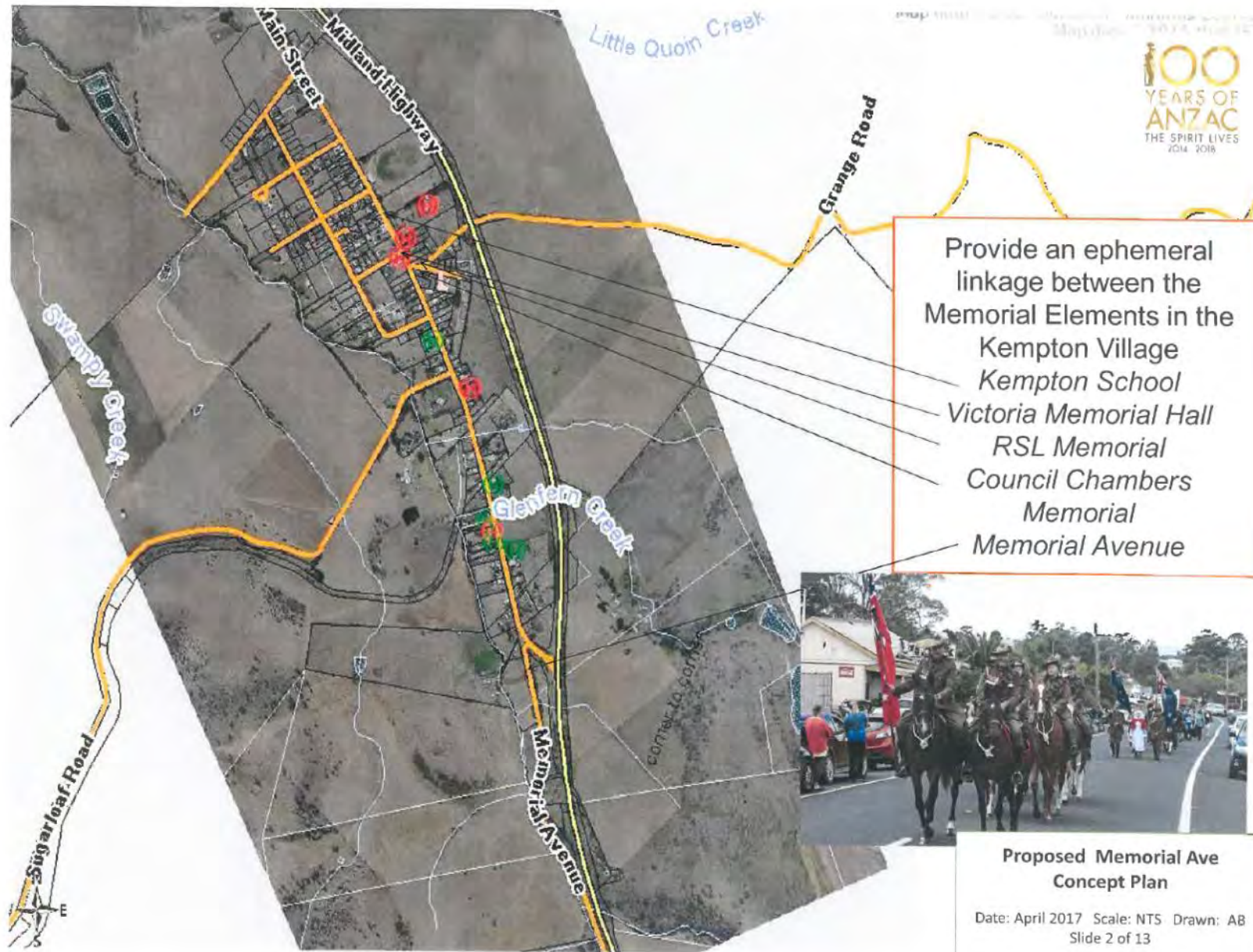
Memorial Avenue Precinct Development Kempton

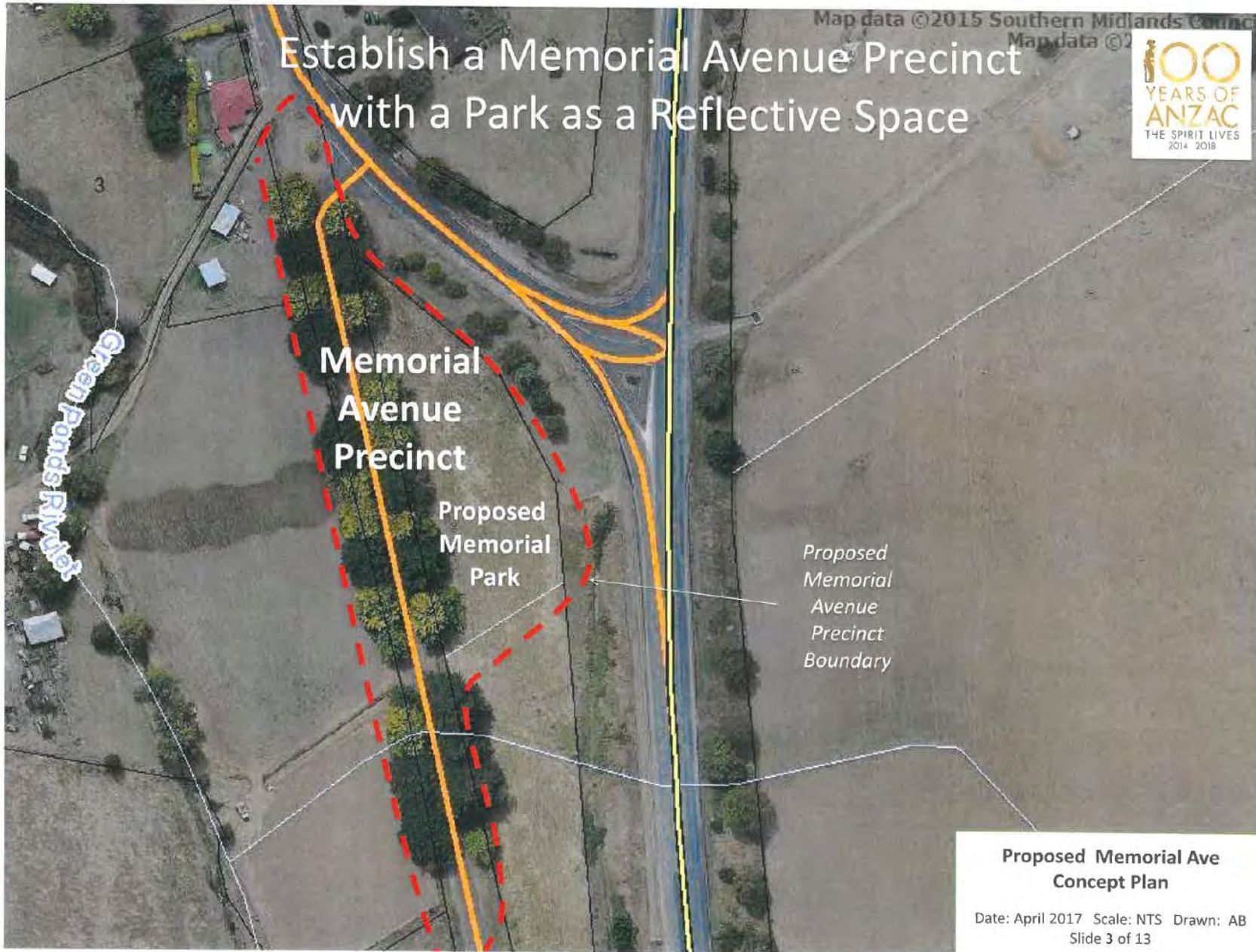
Concept Plan

developed by

The Memorial Trees Committee

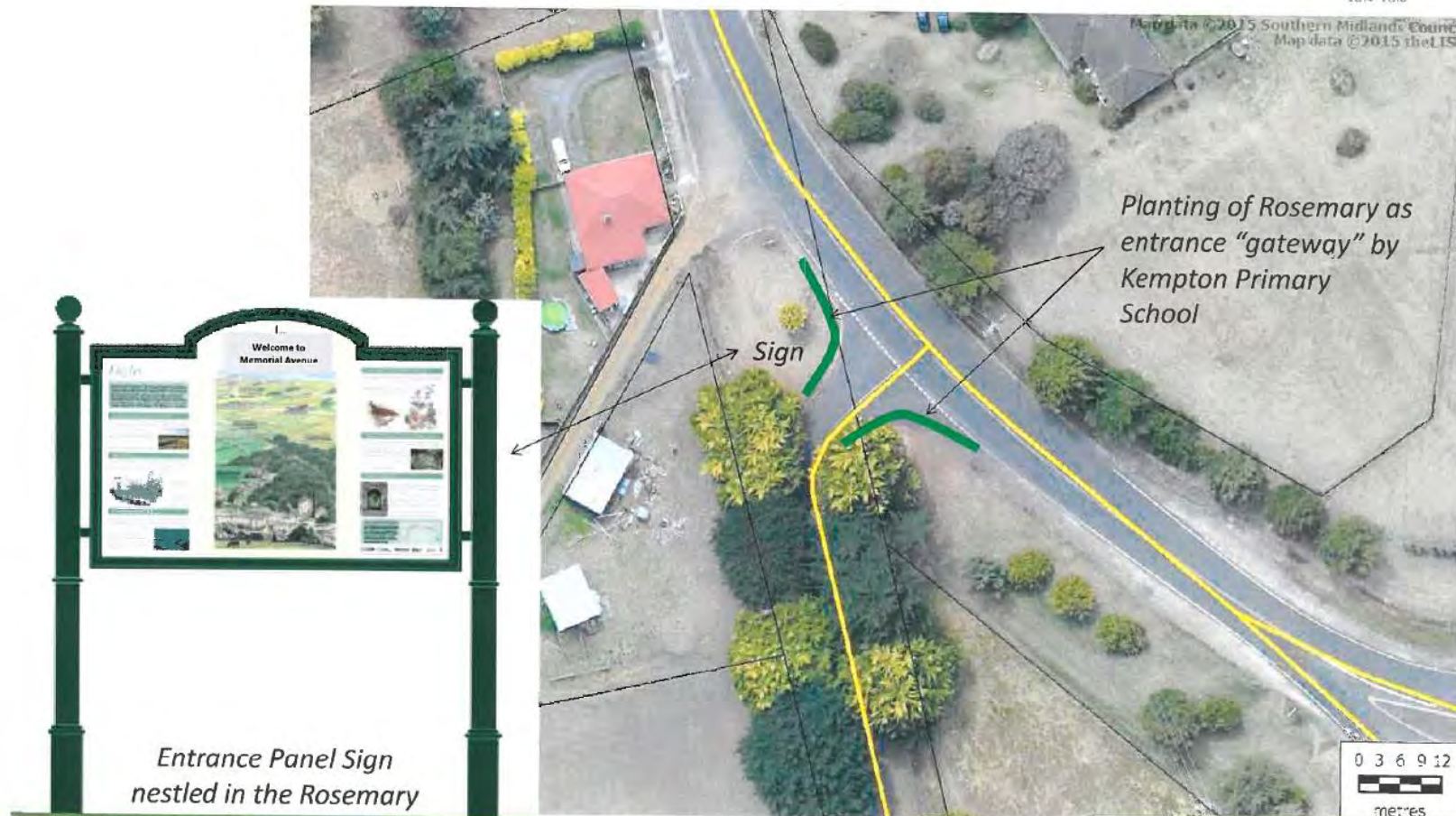
April 2017







Memorial Avenue Entrance & Signage



*Entrance Panel Sign
nestled in the Rosemary*

Proposed Memorial Ave Concept Plan

Date: April 2017 Scale: NTS Drawn: AB
Slide 5 of 13

Structure in the Park - A Reflective Retreat

Located in Memorial Park



The Pre-embarkation Camps in Egypt
circa 1914



Proposed Marque Styled Structure to reflect the Pre-embarkation Camps in Egypt

A Grant funding application has been lodged for the construction of this element of the Concept Plan through the State Government's Community Infrastructure Fund – Minor Grant Program with it sited in the proposed Memorial Park

**Proposed Memorial Ave
Concept Plan**

Date: April 2017 Scale: NTS Drawn: AB
Slide 6 of 13

Rosemary Plantings at Memorial Avenue

Provided and Propagated by Kempton Primary School Students



*Within the Memorial Park
(maybe, if the Community take ownership & maintain it)*



Planting at the Entrance of Memorial Avenue

Proposed Memorial Ave Concept Plan

Date: April 2017 Scale: NTS Drawn: AB
Slide 7 of 13

Sculpture Thoughts for the Memorial Ave Site

Located in Memorial Park

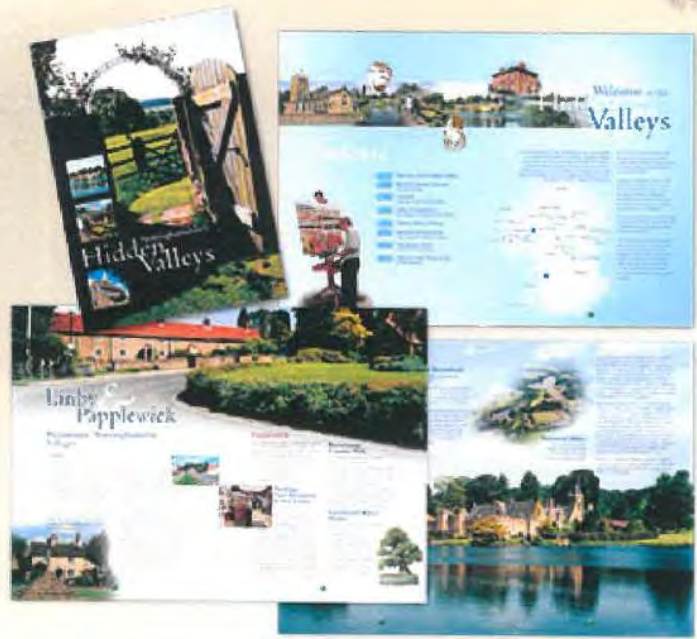
Similar in Style to the *Shadows of the Past* on the Heritage Highway
created by Folko Kooper from Rural Design, Mangalore



Proposed Memorial Ave Concept Plan

Date: Mar 2017 Scale: NTS Drawn: AB
Slide 8 of 13

Site Interpretation Examples in Memorial Park



**Proposed Memorial Ave
Concept Plan**
Date: April 2017 Scale: NTS Drawn: AB
Slide 9 of 13



Existing Fence Setback from the Memorial Trees



Proposed Memorial Ave Concept Plan

Date: April 2017 Scale: NTS Drawn: AB
Slide 10 of 13

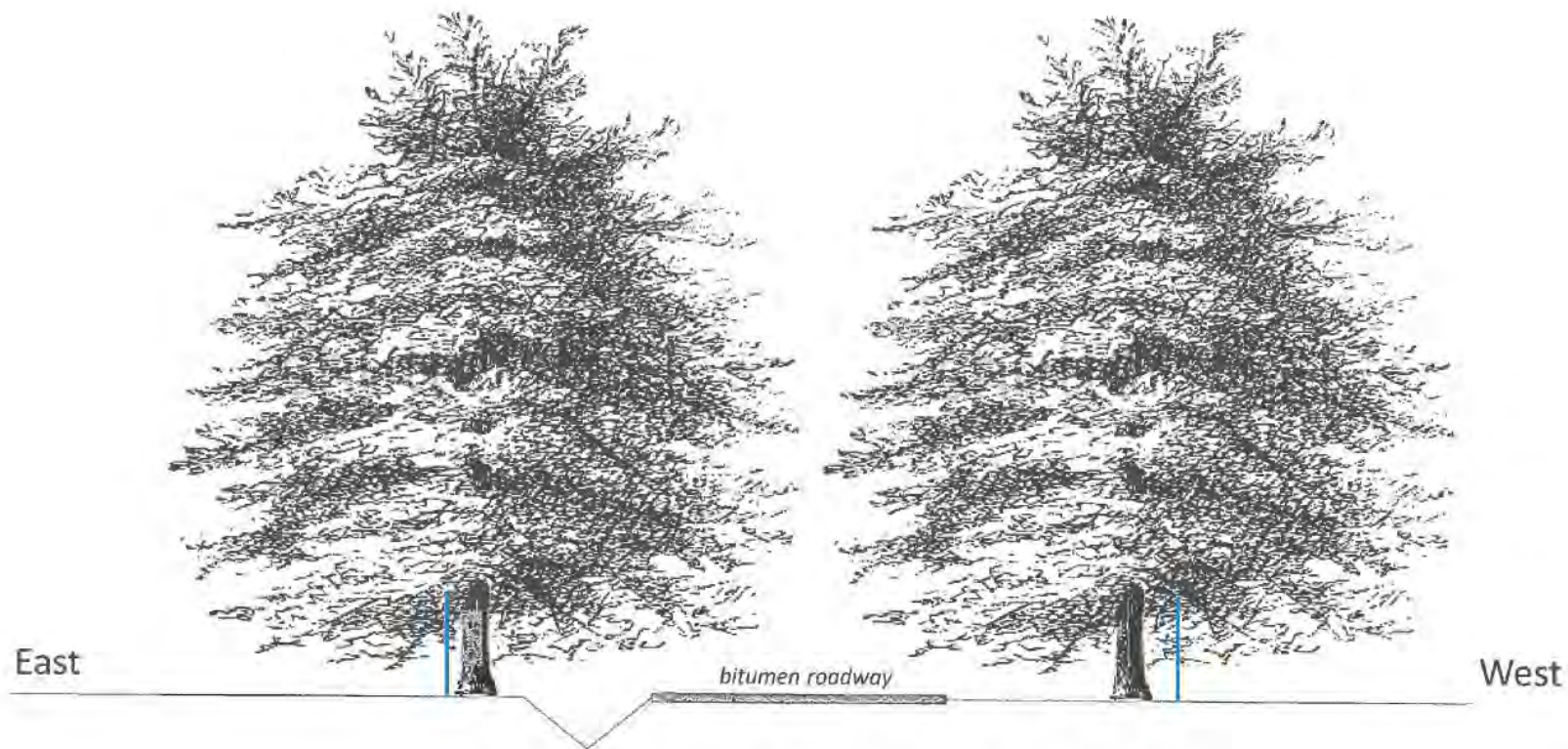
Proposed Fencing Options to be Setback from the Trees



Maintenance considerations need be taken into account as a Community / Council responsibility

**Proposed Memorial Ave
Concept Plan**

Date: April 2017 Scale: NTS Drawn: AB
Slide 11 of 13



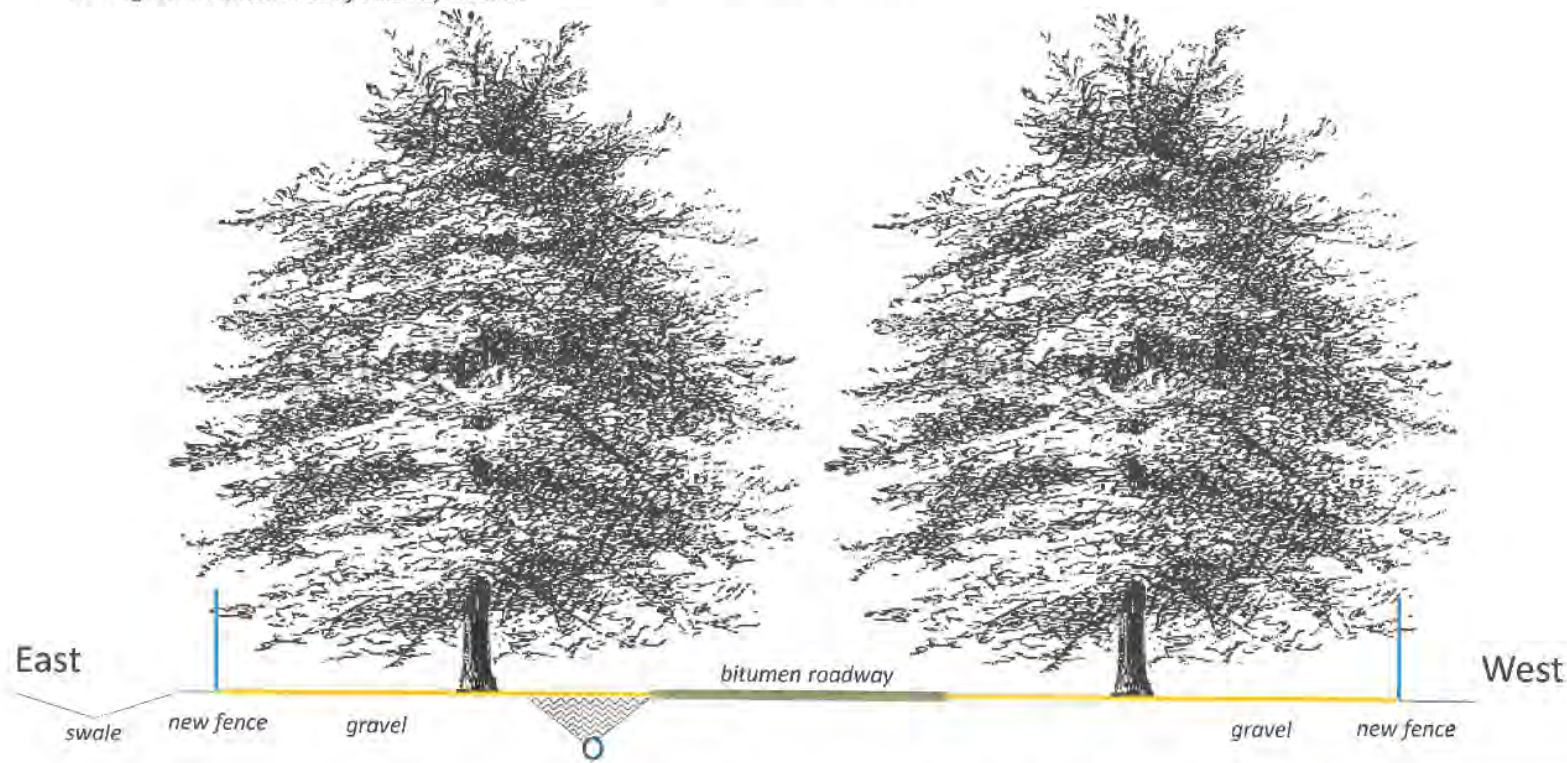
Existing Memorial Avenue Cross Section

**Proposed Memorial Ave
Concept Plan**

Date: April 2017 Scale: NTS Drawn: AB
Slide 12 of 13

NOTE:

1. Relocate the fence line on each side to be 4m from the centre of the trees
2. Construct new fences to specification.
3. Fill the existing open drain and provide a subsoil drain to the invert
4. Provide sand coloured gravel to the base of the tress from the fence line to the edge of the road pavement for the length of the Avenue 75mm deep.
5. Construct a cut-off drain at the highway batter plus shallow swales in Memorial Park to divert surface runoff to the stormwater drains in Memorial Avenue
6. Regular maintenance of trees by Council



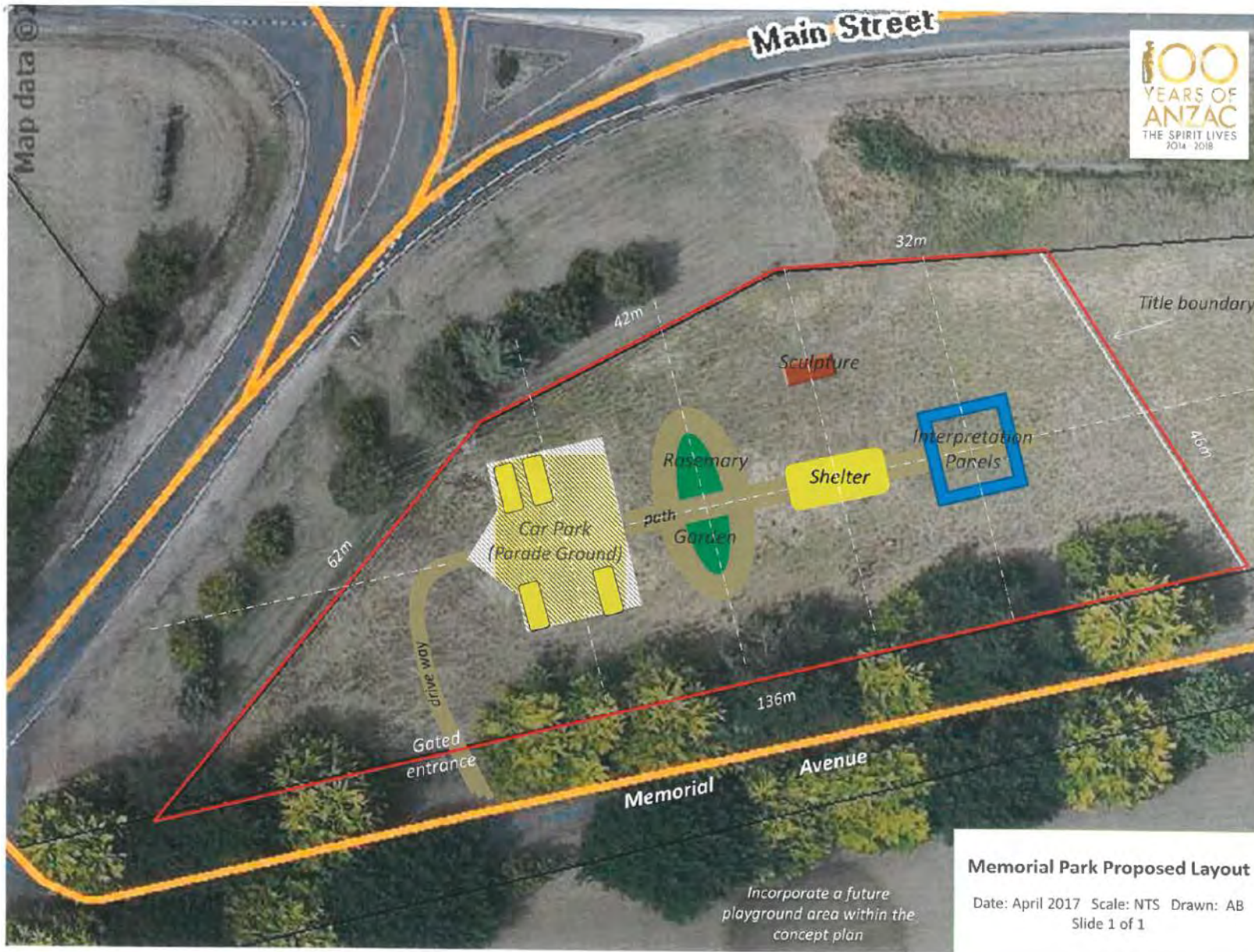
Proposed Memorial Avenue Cross Section

Proposed Memorial Ave
Concept Plan

Date: April 2017 Scale: NTS Drawn: AB
Slide 13 of 13







17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 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.

17.2 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.

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

Please note that a report was not available due to the Administrator of the Common Services Joint Venture being on leave.

17.2.2 SUB-REGION COLLABORATION STRATEGY – STANDING ITEM

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 19 APRIL 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 four 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 Cllr R Campbell

THAT the information be received.

CARRIED

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

17.2.3 LOCAL GOVERNMENT ASSOCIATION TASMANIA – ANNUAL GENERAL MEETING & GENERAL MEETING

Author: EXECUTIVE ASSISTANT (ELISA LANG)

Date: 19 APRIL 2017

Attachment:

LGAT Call for Submission of Motions form

ISSUE

1. Notification of the Annual General Meeting and General Meeting of Local Government Association of Tasmania (LGAT).
2. To identify any issues which can form a 'Notice of Motion' for inclusion on the LGAT General Meeting agenda.

DETAIL

The LGAT Annual General Meeting and General Meeting is being held on Wednesday, 26th July 2017 at the Wrest Point Casino, Hobart.

Council is invited to submit motions on matters connected with the objectives of the Association or of common concern to members for inclusion on the agenda of the General Meeting.

Motions are required to be received at LGAT by no later than close of business on the 9th May 2017.

RECOMMENDATION

THAT Council consider and identify any Motions for submission to the LGAT General Meeting by the 9th May 2017.

DECISION

Moved by Clr D Fish, seconded by Clr R Campbell

THAT the information be received.

CARRIED

Vote For	Councillor	Vote Against
√	Mayor A E Bisdee OAM	
√	Dep. Mayor A O Green	
√	Clr A R Bantick	
√	Clr R Campbell	
√	Clr D F Fish	



Call for Submission of Motions
*To be included in the
General Meeting Agenda papers
Wednesday 26 July, 2017*

Councils are invited to submit motions for debate.

Motions can:

- address the objectives of the Association
- relate to matters of common concern to Councils
- recommend priorities to be followed by LGAT in pursuit of the State Agenda
- direct LGAT to undertake certain priorities
- refer to public policy generally.

*LGAT staff are happy to assist you in developing your motion.
Please phone 03 6233 5964 in the first instance.*

Name of Council :

Contact person (name, title)

Phone: **Fax:** **Email:**

Motion: (should clearly articulate the action required of LGAT or the policy position for the sector)

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Background Comments: (Detailed background comment is required to ensure a complete understanding of what is being sought)

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For Information Only:

Has a similar motion been considered by the General Meeting in the last 12 months?

Yes/No

Does the motion align with LGAT's strategic plan? Yes/No

If Yes – which Strategic Priority Area?

A copy of the LGAT Strategic Plan is available at - <http://www.lgat.tas.gov.au/page.aspx?u=751>

Must be received by no later than close of business, Tuesday 9 May, 2017

17.2.4 DEPARTMENT OF PREMIER AND CABINET (LOCAL GOVERNMENT DIVISION) – LOCAL GOVERNMENT (TARGETED REVIEW) AMENDMENT BILL 2017

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 12 APRIL 2017

Attachment:

Summary Table of Amendments

Enclosure:

Local Government Amendment (Targeted Review) Bill 2017

ISSUE

Council to consider proposed amendments to the *Local Government Act 1993* which form part of a targeted review being undertaken by the State Government.

BACKGROUND

The majority of the proposed amendments have been previously foreshadowed by the Local Government Association of Tasmania,

DETAIL

Key areas of interest are likely to include:

1. The introduction of powers to make Ministerial Orders to expand and clarify matters in relation to the function of the Mayor, functions of councillors, appointment and performance monitoring of the General Managers, functions of the General Manager, liaison between Mayors and General Managers. There are no draft orders at this stage and it should be noted that they must be developed in consultation with the sector.
2. The role of the Mayor has been expanded.
3. There are detailed provisions in relation to gifts and benefits. These were not part of the original consultation or the Steering Committee report but appear to align with the requirements of State Government.
4. There is clarification that qualified advice must be provided in writing.
5. Model Financial Statements are introduced with a transitional period.
6. The scope of the Local Government Board review has been broadened to include matters such as governance and performance.
7. The Director would be provided the power to issue Performance Improvement Directions following an investigation possibly preventing the need for a Board of Inquiry or LG Board Review.
8. The Minister would have the power to suspend individual councillors prior to or during a Board of Inquiry Process. Individual councillors (as opposed to the whole council only) may be dismissed following a BoI process.
9. Election timeframes have been increased to allow for longer postal delivery times.
10. Electoral advertising is to include internet based advertising.
11. Minor boundary adjustments can be made without a LG review process.

The LGAT has requested a tracked version of the Act for ease of review however this has not been received to date.

From a management perspective, it is difficult to provide comment in relation to some of the content of the Bill. It is therefore proposed that Council work through the Bill, focussing on any particular areas of concern; or where further clarification may be required. If considered necessary, a Workshop may be warranted.

Human Resources & Financial Implications – To be considered.

Community Consultation & Public Relations Implications – Nil

Policy Implications – Policy position.

Priority - Implementation Time Frame – The LGAT intend to prepare a fully representative sector submission and seeking feedback by 1st May 2017.

RECOMMENDATION

THAT Council review the *Local Government Amendment (Targeted Review) Bill 2017* with the intent of identifying issues or concerns that can be conveyed to the Local Government Association of Tasmania for inclusion in a sector submission.

DECISION

Moved by
seconded by

THAT Council convey comments (to be provided) to the Local Government Association of Tasmania for inclusion in a sector submission.

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	√	

Attachment 1 – Local Government (Targeted Review) Amendment Bill 2017

ACT AMENDMENTS	
The people who lead and serve our community	
Reference in Act	Details on the amendment
Interpretation	
Section 3	<p><u>Interpretation</u></p> <p>The interpretation section has had minor amendments to include new and amended definitions to give effect to other areas within the Act that have been amended:</p> <ol style="list-style-type: none"> 1. amending the definition of ‘absolute majority’ so that it reflects situations where a councillor or several councillors are suspended. 2. a new definition for ‘audit panel’. This amendment will require minor consequential amendments to relevant offence sections within the Bill where audit panel members are to be included. 3. A new definition of ‘model financial statements’. This amendment is covered in more detail later in the Bill. 4. Amending ‘electoral advertising’. In particular, the definition of ‘electoral advertising’ has been amended to include advertising on the internet. This is to reflect that the Internet continues to play a larger role in electoral campaigns in federal, state and local government elections. This amendment aims to capture internet advertising as it is not currently captured and amending the Act will ensure the legislation reflects and accommodates what is already occurring in the sector. 5. Increasing the timeframes for postal voting in local government elections by 1 week. 6. Introducing a definition for “performance improvement direction”. Performance improvement directions are explained in more detail later in this document.
Municipal Areas	
Section 16	<p><u>Boundary Adjustments</u></p> <p>This section has been amended such that a Local Government review is not required to approve minor boundary adjustments. This will make the process for minor boundary adjustments more efficient. The section has also been</p>

Attachment 1 – Local Government (Targeted Review) Amendment Bill 2017

ACT AMENDMENTS	
The people who lead and serve our community	
Reference in Act	Details on the amendment
	amended so that the process for boundary adjustments is clearer.
Mayors and Deputy Mayors	
Section 27	<p><u>Role of the Mayor</u></p> <p>The role of the mayor has been expanded under the legislation. The amendments are to give mayors a greater leadership responsibility and further distinguish the role of mayor as distinct to the role of elected members.</p>
Subsection 27(2)(a)	<p><u>Deputy Mayors</u></p> <p>The word “absent” has been amended to better reflect the broad circumstances in which mayors sometimes need deputy mayors to act in the role of mayor.</p>
Section 27A	<p><u>Ministerial Orders - Functions of the Mayor</u></p> <p>A new provision has been inserted which provides the Minister for Planning and Local Government (the Minister) with the power to make an order to expand and clarify the role of the mayor.</p> <p>The Minister, with consultation from the sector, can implement (or amend) such an order where there may be a need to clarify these matters. A Ministerial Order would be binding without adding further detail into the legislation. Further, amending a Ministerial Order would not require any amendments to the legislation and it therefore affords both the Minister and the sector more flexibility.</p>
All Elected Members	
Section 28AA	<p><u>Ministerial Orders</u></p> <p>A new provision which provides the Minister with the power to issue a Ministerial Order to clarify functions of councillors for example, what are strategic matters that should be decided by councillors and operational matters that are the</p>

Attachment 1 – Local Government (Targeted Review) Amendment Bill 2017

ACT AMENDMENTS	
The people who lead and serve our community	
Reference in Act	Details on the amendment
	function of the general manager (council administration) to decide.
Audit Panel Members	
Sections 53, 54A, 55B, 338A, 339 and 339A	These sections have been amended to ensure that the relevant offence provisions also apply to members of an audit panel. The relevant offences are: failure to declare a pecuniary interest, disclosure of information, improper use of information and misuse of office.
Gifts and Donations	
Part 5A Section 56A	<u>Requirement to notify of gift/donation</u> This new provision requires a councillor to notify the general manager of a council if they receive a gift or a donation as prescribed under the regulations. The <i>Local Government (General) Regulations 2015</i> will be amended to provide the details around the notification of gifts and donations.
Part 5A Section 57	<u>Gifts and Donations Register</u> This new provision establishes that a gift and donation register must be kept by the general manager of a council. The <i>Local Government (General) Regulations 2015</i> will be amended to prescribe the details for the register, including what items need to be disclosed, when and how, and any thresholds or limitations.
General Manager	

ACT AMENDMENTS

The people who lead and serve our community

Reference in Act	Details on the amendment
Section 61	<p><u>Appointment of a General Manager</u></p> <p>This section has been amended so that councils need to take into account any relevant Ministerial Orders when they are appointing a person as general manager.</p>
Section 61A	<p><u>Ministerial Orders – Appointment and Performance</u></p> <p>A new provision which provides the Minister with the power to issue a Ministerial Order that details the high-level principles regarding the selection, reappointment and the monitoring of and appraisal of performance for general managers.</p>
Section 61B	<p><u>Appointment of Acting General Managers</u></p> <p>This section has been amended to clarify the appointment/reappointment of acting general managers. The current provisions are unclear and may create confusion around this process. This amendment will reduce ambiguity.</p>
Section 62A	<p><u>Ministerial Orders - Functions</u></p> <p>A new provision which provides the Minister with the power to make a Ministerial Order to clarify the functions and powers of the general manager.</p>
Section 62B	<p><u>Ministerial Order – Liaison</u></p> <p>A new provision which provides the Minister with the power to make a Ministerial Order that provides clarity around the requirement for general managers to “liaise” with mayors.</p> <p>Such a Ministerial Order would cover, more broadly, the nature of the liaison between the general manager and the mayor and better describe expectations around the nature of the liaison required between mayors and general managers.</p>
Section 65	<p><u>Written advice Qualified Persons</u></p>

Attachment 1 – Local Government (Targeted Review) Amendment Bill 2017

ACT AMENDMENTS	
The people who lead and serve our community	
Reference in Act	Details on the amendment
	<p>This section has been amended to ensure that any qualified advice, including verbal advice, is provided to the councillors in writing.</p> <p>This amendment aims to ensure that such advice is adequately recorded and is accurate. Providing qualified advice in writing ensures that all elected members receive the same advice, supports effective decision making and is important for transparency and accountability.</p>
Annual Report	
Section 72	<p>An existing requirement under subsection 84(2)(da) has now been moved to section 72 such that this is reported under the Annual Report.</p> <p>This amendment ensures best practice in financial management in line with Australian Accounting Standards (AASB 124).</p>
Model Financial Statements	
Section 83A	<p>This is a new section that requires councils to issue their financial statements in line with model financial statements issued by the Director of Local Government for each financial year. The Tasmanian Auditor-General will be required to provide a set of model financial statements to the Director of Local Government to issue.</p> <p>There will be a transitional period provided to allow councils enough time to prepare for the requirement of model financial statements.</p> <p>Model financial statements will reduce complexity within the legislation because they will necessarily incorporate any other changes in accounting standards or other relevant legislation. They will also help make this financial information easier to compare across councils.</p>
Subsectio	Subsection 84(2)(b) has been removed because the new model financial statements will necessarily incorporate

Attachment 1 – Local Government (Targeted Review) Amendment Bill 2017

ACT AMENDMENTS	
The people who lead and serve our community	
Reference in Act	Details on the amendment
n 84(2)(b)	related parties disclosures under the accounting standards (AASB 124), therefore avoiding any unnecessary duplication within the legislation.
Local Government Board	
Section 214A	<p><u>Scope of Review</u></p> <p>This section has been amended to clarify the scope of a Local Government Board review.</p> <p>The amendment clarifies the intention of this provision and reflects the changes that are being made to section 226 around the operations of the council to include matters such as governance and performance.</p>
Performance Improvement Directions	
NEW Part 12B	<p><u>Performance Improvement Direction</u></p> <p>A Performance Improvement Direction (PID) is a new, simple and streamlined mechanism that will be used to require a council, a councillor or some councillor(s) to do something to rapidly improve their performance.</p> <p>Generally, a PID will act as an (optional) intermediary step between the Director of Local Government investigating a matter and the Minister requiring a Local Government Board Review or Board of Inquiry into the council, councillor or councillor(s) in question.</p> <p>PIDs are intended to be an efficient and cost effective method of improving council performance in appropriate circumstances where the Minister is of the view that a Local Government Board Review or Board of Inquiry may not be necessary, or may prevent the need for a Board of Inquiry or Local Government Board review.</p>
Board of Inquiry	

Attachment 1 – Local Government (Targeted Review) Amendment Bill 2017

ACT AMENDMENTS

The people who lead and serve our community

Reference in Act	Details on the amendment
Subsection 215(5)	<p><u>Suspension of councillors</u></p> <p>This section has been amended so that an individual councillor, or a number of councillors, or all councillors may be suspended and such a suspension can occur at any time during the Board of Inquiry process. It also clarifies that councillors remain suspended until such time as a decision is made by the Minister or the Governor following the final report of a Board of Inquiry.</p> <p>These amendments would give the Minister greater flexibility and allow Boards of Inquiry to be tailored to specific and sometimes changing circumstances. It may also improve efficiency and mitigate any impacts upon the community while an inquiry is ongoing.</p>
Section 217	<p><u>Requests for information</u></p> <p>This section provides the Board of Inquiry with the power to require a person to provide written answers to a formal request for information.</p> <p>This amendment will allow Boards of Inquiry to operate more efficiently and ensure that information is provided in a timely manner such that the process is not hindered.</p>
Section 225	<p><u>Result of Inquiry</u></p> <p>Several subsections of section 225 have been amended to ensure that individual councillor(s) are also captured under these provisions such that the Minister has the power to direct an individual councillor.</p>
Section 226	<p><u>Dismissal of councillors - Individuals</u></p> <p>This section has been amended to clarify that individual councillors can also be dismissed (rather than all councillors). This amendment will provide the Minister with the flexibility to dismiss an individual councillor, several or all councillors.</p>
Section 226(1A)	<p>This section has been amended to further clarify what is intended by the phrase “operation of the council”. This phrase is to include one or more of the matters listed, including the administrative operation or the governance of the council.</p>

Attachment 1 – Local Government (Targeted Review) Amendment Bill 2017

ACT AMENDMENTS

The people who lead and serve our community

Reference in Act	Details on the amendment
	The amendment will ensure the phrase operates as intended to capture these areas of operation.
Sections 230 & 231	These two sections have been amended to clarify that the commissioner is only appointed when <u>all</u> of the councillors are either dismissed or suspended.
Election Dates	
Sections 260, 269 and 274	<p><u>Elections</u></p> <p>All the dates under these sections have been increased by 1 week.</p> <p>This is to accommodate changes in Australia Post's services which have increased the time taken for mail to be delivered. This amendment will allow greater time for local government postal votes to be returned.</p>
Electoral Advertising	
Subsection 278(3)	This subsection has been amended to delete 'broadcast' as it is unnecessary duplication with an exclusion described in subsection 278(4)(b).
Performance Improvement Directions	
Section 341	<p><u>Immunity from Liability</u></p> <p>This section has been amended to clarify and ensure it operates efficiently in light of other statutory immunities available under the <i>Statutory Authorities (Protection from Liability) Act 1993</i>.</p>

Attachment 1 – Local Government (Targeted Review) Amendment Bill 2017

ACT AMENDMENTS	
The people who lead and serve our community	
Reference in Act	Details on the amendment
References to Act	
Section 348A	This section clarifies references within the Act to orders and regulations and their status.
Office of Councillors	
Schedule 5, Clause 3(f)	<p>This amendment is designed to address an unintended technical consequence that arises from the current operation of Schedule 5, Clause 3 (Vacation of Office).</p> <p>It impacts councillors who are moving residence from their elected municipality into another municipality but who are eligible to be enrolled on the general managers electoral roll in respect to their elected municipality and therefore remain eligible to hold office. The Act does not provide enough time for changes in their electoral details to occur and could result in a councillor becoming automatically vacated from office due to this technicality.</p> <p>The aim of this amendment is to provide a transitional period to give councillors who are eligible to remain in office the time to ensure they can update their electoral details so that they are not automatically vacated.</p> <p>The automatic vacation provision will continue to operate if the councillor is not entitled to remain in office, due to their electoral status.</p>

Attachment 1 – Local Government (Targeted Review) Amendment Bill 2017

ADDITIONAL MATTERS

The following have not been included in the draft amendment Bill however are being considered for inclusion. These have been identified since the conclusion of the Steering Committee’s recommendations to the Minister and are generally aimed at strengthening existing provisions, rather than introducing materially new provisions. The Department of Premier and Cabinet would appreciate your feedback on these additional matters.

Reference in Act	Details on the amendment
Section 339A (Misuse of Office)	Considering clarifying this provision so that it also includes an “attempt” to procure, the doing, or not doing anything to gain an advantage or to avoid a disadvantage.
Section 339E (Complaints against non-compliance or offence)	<p>Considering clarifying this provision so that:</p> <ul style="list-style-type: none"> the Director of Local Government has the power and ability to refer such matters of non-compliance to third parties or other investigative authorities where the Director considers the matter may more appropriately be handled within their jurisdiction; the matters which the Director can investigate are clarified; and the Director, in determining the procedure for handing complaints or investigating matters, can also authorise a person to undertake an investigation. <p>These amendments could make the investigation provisions clearer.</p>
Financial Administration	<p>Considering including a similar provision to the <i>Public Account Act 1986</i> that allows general managers to continue to run the council and expend funds until the council adopts the estimates in the situation where a council does not approve its estimates prior to 1 July of any year.</p> <p>This would allow councils to continue to operate efficiently in such circumstances.</p>
Financial Administration & Section 3 (Interpretation)	<p>Considering including a definition of ‘senior positions’ within a council as it is currently not defined and could be further clarified to avoid confusion. This could encapsulate those senior employees who are direct reports to a general manager.</p> <p>This would assist in the efficient operation of section 72 (Annual Report) and other relevant financial administration provisions under the Act.</p>
Petitions (Part	Considering including within the Act a power to prescribe for online petitions. This recommendation was made by

Attachment 1 – *Local Government (Targeted Review) Amendment Bill 2017*

Reference in Act	Details on the amendment
6)	the Steering Committee, however there are practical difficulties in implementing this recommendation, including the cost of information technology to validate the process. This amendment would require further detail and prescription under a future amendment to the regulations.

17.3 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.

17.3.1 MONTHLY FINANCIAL STATEMENT (MARCH 2017)

Author: FINANCE OFFICER (COURTNEY PENNICOTT)

Date: 19 APRIL 2017

ISSUE

Refer enclosed Report incorporating the following: -

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

Note: Expenditure figures provided are for the period 1st July 2016 to 31st March 2017 – approximately 75% of the period.

CURRENT EXPENDITURE ESTIMATES (OPERATING BUDGET)

Strategic Theme – Growth

Sub-Program – Business - expenditure to date (\$191,116 – 81.25%). 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 – Lifestyle

Sub-Program – Public Health – expenditure to date (\$16,864 – 210.54%). 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 (\$46,608 – 136.98%). Expenditure includes \$7,000 Donation to MILE, Ten Days in the Island \$3,000, Melton Mowbray Community Association \$2,000, Bagdad Community Club Oval Re-Stabilisation \$4,700 and funds for the kitchen extension at the Tunbridge Community Club \$11,000.

Strategic Theme – Organisation

Sub-Program – Sustainability - expenditure to date (\$1,698,119 – 79.52%). Expenditure includes annual costs associated with computer software maintenance (GIS/NAV) and licensing \$63,023, audit fees \$18,300, 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 Deputy Mayor A Green, seconded by Cllr D Fish

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	√	
Cllr A R Bantick	√	
Cllr R Campbell	√	
Cllr D F Fish	√	

STATEMENT OF COMPREHENSIVE INCOME				
FOR THE PERIOD				
1st JULY 2016 to 31st MARCH 2017				
	Annual Budget	Year to Date as at 31st MARCH	%	Comments
Income				
General rates	\$ 4,870,842	\$ 4,883,727	100.3%	Budget includes Interest & Penalties to be imposed to end of June 2017
User Fees (refer Note 1)	\$ 933,626	\$ 757,738	81.2%	
Interest	\$ 145,000	\$ 92,578	63.8%	
Government Subsidies	\$ 15,600	\$ 11,751	75.3%	Heavy Vehicle Licence Fees & Road Rescue MAIB reimbursements
Contract Income	\$ 0	\$ 0	0.0%	
Other (refer Note 2)	\$ 238,000	\$ 126,612	53.2%	
Sub-Total	\$ 6,203,068	\$ 5,872,406	94.7%	
Grants - Operating	\$ 3,280,756	\$ 2,507,242	76.4%	FAGS \$2,401,830 Court House \$40 Tunbridge Lanscape \$9522 Aus Day \$3000 Commissariat \$92,850
Total Income	\$ 9,483,824	\$ 8,379,648	88.4%	
Expenses				
Employee benefits	\$ (3,915,055)	\$ (2,426,904)	62.0%	Less Roads - Resheeting Capitalised
Materials and contracts	\$ (2,982,446)	\$ (2,578,779)	86.5%	Less Roads - Resheeting Capitalised, Includes Land Tax
Depreciation and amortisation	\$ (2,719,500)	\$ (2,039,625)	75.0%	Percentage Calculation (based on year-to-date)
Finance costs	\$ (49,436)	\$ (28,210)	57.1%	
Contributions	\$ (197,903)	\$ (98,952)	50.0%	Fire Service Levies
Other	\$ (163,261)	\$ (181,532)	111.2%	Incls Rate Discounts \$23,689(annual cost)
Total expenses	\$ (10,027,601)	\$ (7,354,000)	73.3%	
Surplus (deficit) from operations	\$ (543,777)	\$ 1,025,648	-188.6%	
Grants - Capital (refer Note 3)	\$ 1,448,681	\$ 578,442	39.9%	
Sale Proceeds (Plant & Machinery)	\$ 0	\$ 201,618	0.0%	
Net gain / (loss on disposal of non-current assets)	\$ 0	\$ 0	0.0%	
Surplus / (Deficit)	\$ 904,904	\$ 1,805,708	199.5%	

NOTES				
1. Income - User Fees (Budget \$658,662) includes:				
- All other Programs	\$ 358,406	\$ 297,664	83.1%	Actual Income Received (i.e. excluding Debtors)
- Private Works	\$ 251,220	\$ 218,341	86.9%	
- Callington Mill	\$ 324,000	\$ 241,733	74.6%	
	\$ 933,626	\$ 757,738		
2. Income - Other (Budget \$355,854) includes:				
- Tas Water Distributions	\$ 228,000	\$ 125,916	55.23%	
- HBS Dividend	\$ 10,000	\$ -	0.0%	
- Other	\$ -	\$ 696	0.0%	
	\$ 238,000	\$ 126,612	53.2%	
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	\$ 562,960	38.9%	To be claimed in March 2017
	\$ 1,448,681	\$ 578,442	39.9%	
Note:				
Operating Grants				
- Court House	\$ -	\$ 540		
- Tunbridge Landscaping	\$ -	\$ 9,522		
- Australia Day	\$ -	\$ 3,000		
- Commissariat	\$ -	\$ 92,850		
- Communities For Children	\$ -	\$ -		
- School Community Garden	\$ -	\$ -		
		\$ 105,912		

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

PROGRAM	TOTAL	REVISED BUDGET (GRANTS & OTHER REIMBURSEMENTS)	ACTUAL AS AT 31st MARCH 2017 75%	VARIANCE (+/-)	% BASED ON REVISED BUDGET 100%
INFRASTRUCTURE					
Roads	3,069,775	3,069,775	2,334,805	734,970	76.06%
Bridges	350,787	350,787	256,232	94,555	73.05%
Walkways	212,810	212,810	152,641	60,169	71.73%
Lighting	85,680	85,680	60,051	25,629	70.09%
Irrigation	0	0	0	0	0.00%
Drainage	105,123	105,123	64,166	40,957	61.04%
Waste	626,104	626,104	460,983	165,121	73.63%
Public Toilets	57,603	57,603	37,278	20,325	64.72%
Communications	0	0	111	-111	0.00%
Signage	9,400	9,400	4,503	4,897	47.91%
INFRASTRUCTURE TOTAL:	4,517,282	4,517,282	3,370,771	1,146,512	74.62%
GROWTH					
Residential	0	0	0	0	0.00%
Tourism	254,602	254,602	116,770	137,832	45.86%
Business	985,226	235,226	191,116	44,110	81.25%
Mill Operations	502,735	502,735	359,777	142,958	71.56%
Agriculture	0	0	400	-400	0.00%
Integration	7,500	7,500	0	7,500	0.00%
GROWTH TOTAL:	1,750,064	1,000,064	668,063	332,000	66.80%
LANDSCAPES					
Heritage	265,140	265,140	161,494	103,646	60.91%
Natural	141,498	141,498	97,024	44,474	68.57%
Cultural	10,500	10,500	0	10,500	0.00%
Regulatory	785,355	785,355	591,593	193,762	75.33%
Climate Change	16,221	16,221	0	16,221	0.00%
LANDSCAPES TOTAL:	1,218,714	1,218,714	850,111	368,603	69.75%
LIFESTYLE					
Youth	221,481	221,481	75,646	145,835	34.15%
Elderly	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	30,958	9,042	77.40%
Access	0	0	0	0	0.00%
Public Health	8,010	8,010	16,864	-8,854	210.54%
Recreation	435,855	435,855	316,445	119,410	72.60%
Animals	73,819	73,819	44,021	29,798	59.63%
Education	0	0	0	0	0.00%
LIFESTYLE TOTAL:	789,165	789,165	490,200	298,965	62.12%
COMMUNITY					
Retention	0	0	0	0	0.00%
Capacity	34,025	34,025	46,608	-12,583	136.98%
Safety	56,650	56,650	30,221	26,430	53.35%
Consultation	7,300	7,300	3,818	3,482	52.31%
Communication	12,125	12,125	8,492	3,633	70.04%
COMMUNITY TOTAL:	110,100	110,100	89,139	20,961	80.96%
ORGANISATION					
Improvement	8,750	8,750	64	8,686	0.73%
Sustainability	2,135,394	2,135,394	1,698,614	436,780	79.55%
Finances	263,133	263,133	159,244	103,888	60.52%
ORGANISATION TOTAL:	2,407,277	2,407,277	1,857,922	549,354	77.18%
TOTALS	10,792,601	10,042,601	7,326,206	2,716,395	72.95%

CAPITAL EXPENDITURE PROGRAM 2016-17
AS AT 31 MARCH 2017

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
INFRASTRUCTURE						
	ROAD ASSETS					
	Resheeting Program					
		Roads Resheeting	\$ 500,000	\$ 500,766	\$ (76,189)	Budget Reduced as per Council Meeting October 2016
	C1020053	Bluff Road		\$ 47,255		RTR
	C1020054	Inglewood Road		\$ 28,168		RTR
	Reseal Program					
		Roads Resealing (as per agreed program)	\$ 700,000	\$ -	\$ 609,484	Budget Reduced as per Council Meeting October 2016
	C1010025	Union Street		\$ 1,453		
	C1010063	Eldon Road 330m		\$ 28,933		
	C1010064	Rekuna Road		\$ 5,183		
	C1010065	Marlborough Sreet		\$ 17,645		
	C1010066	Glenslg Street		\$ 19,171		
	C1010068	Lemont Road		\$ -		
	C1010069	Ellesmere Road		\$ -		
	C1010048	Oatlands & Kempton Reseal		\$ 18,131		
	Reconstruct & Seal					
	C1010002	Green Valley Road (approx 500 metres - area widened)	\$ 158,000	\$ 67,537	\$ 90,463	WIP 30/6/16 \$66,931 - Budget includes \$83K c/fwd
	C1010054	Inglewood Road (final seal of prev. reconstructed section)	\$ 21,600	\$ 14,795	\$ 6,805	
	C1010055	Woodsdale Road (near 'glue pot' - final seal)	\$ 11,880	\$ 12,660	\$ (780)	
	C1020055	Yarlington Road (Smarts Hill - 150 metres)	\$ 22,500	\$ 820	\$ 21,680	Budget c/fwd
	C1010032	Green Valley Road (approx 1.35 kilometres - 3 Sections)		\$ 158,626	\$ (158,626)	RTR
	C1010027	Stonor Road (near railway line- 530 metres)		\$ 67,273	\$ (67,273)	RTR
	C1010062	Ely Street		\$ 5,749	\$ (5,749)	
	Construct & Seal (Unsealed Roads) Incls. widening component					
	C1020052	Eldon Road (areas between Bridge & Reynolds Rd junction)	\$ 169,000	\$ 109,108	\$ 59,892	
	C1020051	Lower Marshes Road, Jericho (approx. 600 metres)	\$ 90,000	\$ 69,242	\$ 20,758	
	C1020025	Shene Road	\$ -	\$ 2,095	\$ (2,095)	
		Station Street, Tea Tree	\$ 19,500	\$ -	\$ 19,500	Budget c/fwd
	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	Budget c/fwd
	C1020032	Hasting Street Junction	\$ 15,000	\$ 959	\$ 14,041	Budget c/fwd
	Unsealed - Road Widening					
		Estate Road (vicinity of Mallow)	\$ 30,000	\$ -	\$ 30,000	
		Hall Lane, Bagdad - widening	\$ 15,000	\$ -	\$ 15,000	Budget c/fwd
		Chauncy Vale Road, Bagdad	\$ 20,000	\$ -	\$ 20,000	Budget c/fwd
	Junction / Road Realignment / Other					
	C1010037	Campania - Reeve St / Clime Street (includes Footpath)	\$ 140,000	\$ 26,434	\$ 113,566	WIP 30/6/16 \$16,779 - Budget includes \$40K c/fwd
		Stonor Road - Benching (vicinity of Halls)	\$ 15,000	\$ -	\$ 15,000	
	C1020050	Sugarloaf / Cliftonvale Road Junction (Black Spot Investigation)	\$ 35,000	\$ 14,293	\$ 20,707	WIP 30/6/16 \$2,810
	C1020033	Yarlington Road - Realignment	\$ 240,000	\$ 15,023	\$ 224,977	WIP 30/6/16 \$11,023
	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	\$ 17,478	\$ 192,522	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
	C1010028	Woodsdale Road - Landslip Area (vicinity Scott's Quarry)	\$ 15,000	\$ 29,314	\$ (14,314)	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
			\$ 2,524,980	\$ 1,309,405	\$ 1,215,575	

BRIDGE ASSETS	C1030012	Sandy Lane (B4193)	\$ -	\$ 841	\$ (841)		
	C1030006	Fields Road Bridge (B1851)	\$ -	\$ 1,469	\$ (1,469)	WIP 30/6/15	
	C1030040	Jones Road (B5083)	\$ -	\$ 3,237	\$ (3,237)		
	C1030044	Grahams Creek Road (Grahams Creek B2510)	\$ 81,740	\$ 1,665	\$ 80,075	WIP 30/6/16	
	C1030046	Kheme Road (Biralee Creek T468)	\$ -	\$ 8,550	\$ (8,550)		
	C1030048	Muddy Plains Rd (Summerfield Creek)	\$ -	\$ 963	\$ (963)		
	C1030049	Inglewood Road (Tin Dish Rivulet B42)	\$ -	\$ 21,550	\$ (21,550)		
	C1030050	Nala's Road - (Kitty's Rivulet B4275)	\$ -	\$ 841	\$ (841)		
	C1030051	Old Tier Road (B4490)	\$ -	\$ 7,984	\$ (7,984)		
	C1030054	Bellevale Road (B2723)	\$ -	\$ 6,342	\$ (6,342)		
	C1030055	Link Road (Craigbourne Creek B3820)	\$ 91,960	\$ 309	\$ 91,651		
			Hardings Road (White Kangaroo Rivulet B1096)	\$ 163,550	\$ -	\$ 163,550	
	C1030056	Noyes Road (Limekiln Creek T268.00051)	\$ 41,270	\$ 1,624	\$ 39,646		
	C1030057	Reynolds Road (Burns Creek B5301)	\$ -	\$ 536	\$ (536)		
			\$ 378,520	\$ 55,910	\$ 322,610		
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					
	C1040005	- Reeve Street - 500 metres	\$ 71,614	\$ 78,006	\$ (6,392)	WIP 30/6/16 \$8,386 - Budget c/fwd	
		- Review Management Plan (Site Plan) / Walking Tracks (Bush	\$ 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	\$ 12,671	\$ 2,329		
		- Wellington Street	\$ -	\$ -	\$ -		
		Tunbridge Township					
	- Tunbridge Main Road (Renew Kerb & Gutter)	\$ 15,000	\$ 8,002	\$ 6,998			
			\$ 341,171	\$ 101,710	\$ 239,461		
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	\$ 4,124	\$ 30,876	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	\$ 4,124	\$ 78,376		

	WASTE		Oatlands WTS - Concrete Pad(s)	\$ 5,000	\$ -	\$ 5,000	
			Wheellie Bins & Crates	\$ 7,500	\$ 5,450	\$ 2,050	
				\$ 12,500	\$ 5,450	\$ 7,050	
	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	\$ 10,000	\$ -	\$ 10,000	Budget c/fwd
		C1130001	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		Callington Mill (Precinct Master Plan Implementation)	\$ 12,500	\$ 3,550	\$ 8,950	Budget c/fwd
		C3010010	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
	2016-17	G3010010	Commissariat (79 High Street)	\$ 384,250	\$ 174,237	\$ 210,013	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
	Wood Stove (Women's Kitchen)		Oatlands Gaol - Minor 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	\$ 31,708	\$ 3,292	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	\$ 215,797	\$ 297,753	
	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	\$ -	\$ 12,742	\$ (12,742)	Grant \$15,482
		C3020006	Tunbridge Circle Landscaping	\$ -	\$ 9,146	\$ (9,146)	WIP 30/6/16 \$111
				\$ 5,000	\$ 22,575	\$ (17,575)	
	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	\$ 9,583	\$ 10,417	
			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	\$ 8,000	\$ 11,534	\$ (3,534)	
		C4070011	Oatlands Town Hall	\$ -	\$ 864	\$ (864)	
			Rec Ground - Campania (Stormwater - eastern side)	\$ 3,000	\$ -	\$ 3,000	
		C4070016	Rec Ground - Colebrook Recreation Ground (Amenities)	\$ 45,000	\$ 8,529	\$ 36,471	WIP 30/6/16 \$22,337 - Budget includes \$35K c/fwd
			Rec Ground - Colebrook Recreation Ground (U/Ground Power)	\$ -	\$ 11,048	\$ (11,048)	Aurora Electrical Supply (Jones Electrician)
			Rec Ground - Colebrook Recreation Ground (Bore Installation)	\$ -	\$ 8,642	\$ (8,642)	
		C4070033	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 - Parattah (Facility Development)	\$ 14,000	\$ -	\$ 14,000	Budget c/fwd
		G4070015	Stables & Carriage Shed	\$ -	\$ 724	\$ (724)	
			Tunbridge Park - Perimeter Fence (Safety)	\$ 7,500	\$ -	\$ 7,500	
				\$ 179,500	\$ 69,652	\$ 109,848	
COMMUNITY	CAPACITY	C5020001	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	
		C6020009	Computer System (Hardware / Software)	\$ 40,000	\$ 50,098	\$ (10,098)	
			Telephone / Comms System	\$ -	\$ -	\$ -	
		C9990002	Town Hall (General - Incl. Office Equip/Furniture)	\$ 8,000	\$ 14,265	\$ (6,265)	
		C6020010	Municipal Revaluation	\$ -	\$ 7,000	\$ (7,000)	
		G6030001	Australia Day Grant	\$ -	\$ 2,986	\$ (2,986)	
				\$ 83,500	\$ 74,350	\$ 9,150	

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	\$ 14,072	\$ (4,572)	
	Radio System	\$ 2,000	\$ -	\$ 2,000	
	Plant Replacement Program				
	Refer separate Schedule (Gross)	\$ 660,000	\$ 215,421	\$ 444,579	
	Light Vehicles (Gross)	\$ 320,000	\$ 71,897	\$ 248,103	
	(Trade Allowance - \$180K)			\$ -	
	St Peters Pass Quarry Rehabilitation	\$ -	\$ 49,406	\$ (49,406)	
	Mini Excavator & Trailer (1.7 tonne)	\$ 45,000	\$ 44,925	\$ 75	
		\$ 1,051,500	\$ 395,721	\$ 655,779	
	GRAND TOTALS	\$ 5,341,795	\$ 2,261,801	\$ 3,079,994	
				\$ 3,079,994	
			\$ 1,556,401	Acc 23099	
			\$ 327,201	WIP Cfd	
			\$ 1,883,602		
	Difference		\$ 378,199		
			\$ 0	No dimensions	
	WIP		\$ 3,942	Kandara Court Subdivision (Stage 2)	
	WIP		\$ 7,479	Depot - Glenelg Street	
	WIP		\$ 501	Burnett St - Loop Main	
	WIP		\$ 110,646	Midlands Aquatic Centre - Design Concept Plans	
			\$ (500,766)	Resheeting (ex Operating)	
	Total		\$ (378,199)		
	Difference		\$ -		

SOUTHERN MIDLANDS COUNCIL				
SUMMARY OF RATES AND CHARGES LEVIED, REMITTED AND COLLECTED				
	This Financial Year 11th April 2017		Last Financial Year 10th April 2016	
Arrears brought forward as at July 1		\$ 415,003.63		\$ 369,292.54
ADD current rates and charges levied		\$ 4,822,762.74		\$ 4,597,622.95
ADD current interest and penalty		\$ 64,319.19		\$ 57,904.04
TOTAL rates and charges demanded	100.00%	\$ 5,302,085.56	100.00%	\$ 5,024,819.53
LESS rates and charges collected	81.71%	\$ 4,332,203.43	80.91%	\$ 4,065,387.87
LESS pensioner remissions	4.13%	\$ 219,215.09	4.37%	\$ 219,448.33
LESS other remissions and refunds	0.40%	\$ 21,422.70	-0.09%	-\$ 4,684.38
LESS discounts	0.45%	\$ 23,698.85	0.47%	\$ 23,779.48
TOTAL rates and charges collected and remitted	86.69%	\$ 4,596,540.07	85.65%	\$ 4,303,931.30
UNPAID RATES AND CHARGES	13.31%	\$ 705,545.49	14.35%	\$ 720,888.23

	INFLOWS (OUTFLOWS) (July 2016)	INFLOWS (OUTFLOWS) (August 2016)	INFLOWS (OUTFLOWS) (September 2016)	INFLOWS (OUTFLOWS) (October 2016)	INFLOWS (OUTFLOWS) (November 2016)	INFLOWS (OUTFLOWS) (December 2016)	INFLOWS (OUTFLOWS) (January 2017)	INFLOWS (OUTFLOWS) (February 2017)	INFLOWS (OUTFLOWS) (March 2017)	INFLOWS (OUTFLOWS) (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	- 206,180.87	- 267,280.77	- 288,866.95	- 2,506,822.08
Materials and contracts	- 707,028.22	- 350,244.61	- 376,434.79	- 305,429.52	- 329,988.88	- 403,284.36	- 237,049.10	- 294,514.08	- 130,902.49	- 3,134,876.05
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	- 78,638.23	- 18,141.66	- 25,100.25	- 374,972.67
	- 1,000,623.28	- 645,065.77	- 692,703.39	- 793,623.05	- 636,679.30	- 729,511.28	- 521,868.20	- 579,936.51	- 444,869.69	- 6,044,880.47
Receipts										
Rates	85,211.38	452,517.01	1,715,223.75	234,210.92	405,159.02	330,302.60	395,221.13	326,076.19	456,459.94	4,400,381.94
User charges	89,356.35	53,919.90	65,676.88	96,628.51	72,301.37	67,987.54	8,089.24	223,086.23	90,718.40	751,585.94
Interest received	11,234.37	10,668.37	10,059.41	10,166.27	10,704.87	10,311.60	10,392.78	9,844.32	9,516.31	92,898.30
Subsidies	-	-	-	-	-	-	11,751.00	-	-	11,751.00
Other revenue grants	40.00	-	9,522.25	15,482.00	-	-	92,850.00	800,610.00	556,969.00	1,475,473.25
GST Refunds from ATO	-	-	-	-	-	-	-	-	-	-
Other	116,774.85	5,053.27	28,304.37	115,358.80	835.21	94,700.28	842.45	13,328.54	57,978.54	403,163.91
	302,616.95	1,329,259.55	1,828,786.66	471,846.50	487,330.05	503,302.02	501,283.22	1,346,288.20	1,171,642.19	7,135,254.34
Net cash from operating activities	- 698,006.33	684,193.78	1,136,083.27	- 321,776.55	- 149,349.25	- 226,209.26	- 20,584.98	766,351.69	726,772.50	1,090,373.87
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	- 275,734.66	- 405,099.93	- 276,196.65	- 1,460,443.65
Proceeds from sale of property, plant & equipment	107,301.79	17,417.27	18,181.82	-	-	-	57,272.73	1,444.64	-	201,618.25
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	- 218,461.93	- 403,655.29	- 276,196.65	351,885.60
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	- 239,046.91	362,696.40	450,575.85	1,397,542.70
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	9,409,650.97	9,170,604.06	9,533,300.46	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	9,170,604.06	9,533,300.46	9,983,876.31	9,983,876.31

18. INFORMATION BULLETINS

Information Bulletins dated the 31st March, 7th April and 13th April 2017 have been circulated since the previous meeting.

RECOMMENDATION

THAT the Information Bulletins dated the 31st March, 7th April and 13th April 2017 be received and the contents noted.

DECISION

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

THAT the Information Bulletins dated the 31st March, 7th April and 13th April 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 R Campbell	√	
Clr D F Fish	√	

19. MUNICIPAL SEAL

Nil.

20. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

20.3 LETTER FROM RATEPAYER REGARDING TASMAN HIGHWAY

The Mayor tabled correspondence received from Runnymede resident Sally Tame regarding concerns about the number of accidents near Black Charlie's Opening on the Tasman Highway.

DECISION

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

THAT Council write to the Minister for State Growth expressing Council's support to implement safety measures at Black Charlies Opening on the Tasman Highway.

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	√	

12.12 Officer Reports – Works & Technical Services (Engineering)

12.12.1 MANAGER - WORKS & TECHNICAL SERVICES REPORT

Author: MANAGER WORKS & TECHNICAL SERVICES (JACK LYALL)

Date: 19 APRIL 2017

ROADS PROGRAM

Maintenance grading is continuing. One grader is working in the Bagdad area, the other is working in the Colebrook area.

The corner realignment project at Yarlinton Road has commenced. The major culvert will be installed late April 2017 and will be included for inspection as part of the Councillors Roads Tour.

The Mudwalls Road and Lovely Banks Road junction 'black spot' project has also commenced and will be scheduled for inspection as part of the above mentioned tour.

WASTE MANAGEMENT PROGRAM

All sites operating well.

TOWN FACILITIES PROGRAM

Ongoing maintenance.

QUESTIONS WITHOUT NOTICE TO MANAGER, WORKS & TECHNICAL SERVICES

Questions to the Manager, Works and Technical Services were deferred until later in the meeting.

RECOMMENDATION

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

DECISION

Moved by Clr A Bantick, seconded by Deputy Mayor A Green

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 R Campbell	√	
Clr D F Fish	√	

RECOMMENDATION

THAT the Meeting be closed to the public to consider Regulation 15 matters, and that members of the public be required to leave the meeting.

DECISION

Moved by Clr A Bantick, seconded by Clr D Fish

THAT the Meeting be closed to the public at 11.45 a.m. to consider Regulation 15 matters, and that members of the public be required to leave the meeting.

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	√	

CLOSED COUNCIL MINUTES

21. BUSINESS IN “CLOSED SESSION”

21.1 CLOSED COUNCIL MINUTES

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

21.2 APPLICATION FOR LEAVE OF ABSENCE

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

21.3 AUDIT PANEL MINUTES

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

21.4 PROPERTY MATTER - OATLANDS

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

21.5 REQUEST FOR REMISSION OF RATES PENALTY & INTEREST

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

21.6 WASTE MANAGEMENT REVIEW

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

RECOMMENDATION

THAT Council move out of “Closed Session”.

DECISION

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

THAT Council move out of “Closed Session” at 12.31 p.m.

CARRIED

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

OPEN COUNCIL MINUTES

9. PUBLIC QUESTION TIME (12.33 PM)

Councillors were advised that no Questions on Notice had been received from members of the Public.

Mayor A E Bisdee OAM invited questions from members of the public.

Natalie Geard - Broadmarsh

Natalie Geard welcomed Council on behalf of the Broadmarsh/Elderslie Progress Association (BEPA) and acknowledged the supportive relationship between Council and BEPA, in particular A Benson and K Woodward.

Council was advised of significant improvements to infrastructure at the Broadmarsh Hall over recent months, with works undertaken through the SMC Small Grants Fund and Federal Grants programs. A wide range of events/functions/fundraisers are regularly held at the Hall.

Some recent and planned improvements to the Hall include the upgrade to the kitchen servery area; \$10,000 funding received for installation of solar panels on the hall; obtaining a defibrillator for Broadmarsh; planned upgrades to the childrens playground area and tennis courts; submission of grant funding with the Community Infrastructure Fund through the State Government.

Some issues that the BEPA consider important are to continue running events that the community are engaged in and the desire to continually upgrade the facilities. Some areas of concern relate to the speed limit in the vicinity of the hall. Another area of concern was the limited mobile phone/NBN coverage in the area, it is a real issue for residents in the area and a request was made for Council to assist BEPA in corresponding with relevant telecommunication providers.

A question was also asked in regard to Pattersons Curse in the area and if Council have a plan in place? It was advised that the Draft Weed Management Strategy is currently under review by Council.

Terry Loftus – Oatlands

Question regarding Agenda Item 18 - Information Bulletins and whether the information bulletins are available to members of the public? It was advised that the information bulletins provided to Councillor's contain private and confidential information and they are not available to the public.

Mr Loftus advised that the water supply to the Oatlands township has an odour and is unpalatable with a number of residents raising the same issue. Mr Loftus requested Council raise this issue direct with TasWater for further investigation. It was advised that Council would liaise with TasWater direct regarding Oatlands water (upon receipt of comments by T Loftus to A Benson via e-mail).

Rowena McDougall - Baden

Question regarding Community Consultation (with reference made to the Good Governance Guide for Local Government in Tasmania) and why does Council not consult widely with the entire community on items that directly affects them e.g Callington Mill and the location of the new pool at Oatlands?.

A further question was asked regarding a recent Council workshop relating to Callington Mill and why wasn't feedback sought by the local community? Why doesn't council provide better consultation for community members and ratepayers for a fair opportunity to be heard before a decision has been made e.g location of the pool site?

The Mayor advised that Councillors are available for consultation at any stage and Council holds an open public forum at every council meeting where members of the public may also raise any issues. Any issues that community members have can also be raised directly through Councillors and Council offices at any stage.

Alan and Linda Cooper - Woodbury

Mr Cooper addressed Council regarding issues with the planned St Peters Pass highway upgrades, specifically in the Woodbury House area (as per submission provided to each Councillor). Mr and Mrs Cooper have concerns relating to the upgrades on heritage grounds and specifically regarding access issues to the property; structural integrity of the buildings with vibrations/heavy machinery being detrimental and could impact on their heritage buildings.

Mr Cooper requested Council to consider and support their objections as it stands.

The Manager, Development and Environment Services (David Cundall) advised that at this stage a Special Meeting of Council has been proposed for the 12th May 2017 to consider the Development Applications for highway upgrades in the vicinity of St Peters Pass from the Department of State Growth. The representation period has now closed which will be sent to State Growth for feedback. A decision on the development application may be made on the 12th May 2017 but if State Growth requires further time to consider issues then an alternative date may be arranged.

John Blackwell - Broadmarsh

Question regarding sealing of roads (e.g Clifton Vale Road and Blackbrush Road) which now services a large number of residents and whether every few years they could be included in the sealing program? This will be forwarded to the Manager, Works & Technical Services for consideration.

Question regarding Royden Road bridge and advice that this bridge is failing and would like this bridge included in Council's bridge program. The Deputy General Manager advised that he will investigate further regarding Royden Road bridge as Council's Bridge Renewal Program is almost complete.

Question regarding the BEPA Hall Committee and repairs made to the downstairs toilets and a proposal from the committee to open these toilets for members of the public; would Council consider undertaking the maintenance and cleaning of these toilets if this occurred? The Deputy Mayor recommended BEPA undertake a risk assessment of utilising the toilets for public access due to a number of issues associated with this, prior to committing to utilising them as public toilets.

*General Manager (Tim Kirkwood) entered the meeting at 1.17 p.m.
The meeting was suspended for lunch at 1.21 p.m.
Clr Edwin Batt returned to the meeting at 1.24 p.m.
The meeting reconvened at 1.56 p.m.*

12.12.1 MANAGER - WORKS & TECHNICAL SERVICES REPORT

QUESTIONS WITHOUT NOTICE TO MANAGER, WORKS & TECHNICAL SERVICES

Clr Fish – request to include Woodbury House on the Councillors Roads Tour on the 1st May 2017.

Clr Batt – question regarding costings for additional verge mowers.

Clr Batt – question regarding Kempton street lights.

Deputy Mayor – issues at Campania Service Station for tractors/trucks entering due to the drop down into the service station and whether a mirror can be installed (in conjunction with the Department of State Growth). This will also be included on the Councillors Roads Tour schedule for the 1st May 2017.

Clr Campbell – Stonehenge Road, maintenance required.

Clr Campbell – Woodsdale Road (section up from Football Ground), pavement starting to crack in road and split in sections.

Clr Campbell – signs for Parattah township require replacement. It was advised that the Department of State Growth are responsible for this signage.

Clr Campbell – has the Council crusher been sold? It was advised that this will go to tender on an 'as is where is' basis.

Clr Campbell – issues with hooning/limited vision on Inglewood Road (vicinity of viaduct).

Clr Fish – limited vision from southern entrance of Oatlands when exiting in a truck due to the location of the signage, the same was also an issue at Kempton (northern and southern entrances).

Manager, Development & Environment Services (David Cundall) left the meeting at 2.27 p.m.

Manager, Works & Technical Services (Jack Lyall) left the meeting at 2.28 p.m.

12.7.1 TASWATER – STATE GOVERNMENT OWNERSHIP

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 24th APRIL 2017

Attachment:-

*Extract from the Minutes of the Council Meeting held 29th March 2017 (incl. attachments)
Presentation – Chairman (Miles Hampton) – TasWater (made 19th April 2017)
TasWater Chairman - Letter dated 21st April 2017*

ISSUE

Council to consider its policy position in relation to the future ownership of TasWater.

BACKGROUND

Council, at its meeting held 29th March 2017, considered a preliminary report in relation to the State Government's proposal to take ownership of TasWater.

Council resolved as follows:

“THAT Council:

- a) defer adopting a policy position pending receipt of further information and advice which is to be provided by the State Government Treasurer to a meeting of the Local Government Association of Tasmania scheduled for 7th April 2017; and*
- b) in the interim, the LGAT be informed of Councils' concerns including there being a significant reduction in Council's overall equity with no compensation (i.e. value of TasWater in the Balance Sheet); the potential impact on debt to equity ratio(s) and overall sustainability of Council; and the position taken by the State Government is contrary to the advice and recommendations of the current Chairman of TasWater.”*

DETAIL

Councillors have been provided with a copy of the Treasurer's presentation made to the Local Government Association of Tasmania meeting held 7th April 2017.

The following are the Motions that were passed at the LGAT Meeting:

1. Moved Break O'Day / seconded Waratah-Wynyard
That Members note the Minister's presentation and agree that further input will be sought from Councils as to the way forward.

Carried.

2. Moved Northern Midlands / Circular Head

That LGAT convene a Special General Meeting on TasWater following the Owners' Representative Group Meeting on 11 May and invite Miles Hampton to address the meeting.

Carried.

3. Moved Devonport / Southern Midlands

That in the first instance the information provided by the Treasurer be provided to TasWater with a request that it prepare revised financial modelling based on the relative information now available.

That the Owner Representative Group be encouraged to strongly consider providing permission to TasWater to interact with Treasury to ensure proper modelling of the takeover proposal being put by the State Government.

Carried

A copy of the Presentation made by the Chair of TasWater on 19th April 2017 is included as an attachment. It was acknowledged during the briefing that some of the figures presented require review as a result of the additional information provided by the Treasurer to the LAGT meeting held 29th March 2017, but having said that, this would only further enhance the financial position of TasWater.

It is clearly evident that there are two contrasting positions being put forward.

Reference is made to the follow-up letter issued by the TasWater Chair dated 21st April 2017. This certainly puts a strong and positive case for Local Government to support retaining ownership by TasWater, hence the recommendation at the base of this report mirrors the recommendation put forward by the Chairman.

Human Resources & Financial Implications – Refer detail contained in the previous report, noting both the Treasurers presentation and the presentation made by the Chair of TasWater.

Community Consultation & Public Relations Implications – To be considered.

Policy Implications – Policy position.

Priority - Implementation Time Frame – A Southern Midlands Council policy position is sought at this meeting to enable a decision to be made at the LGAT Meeting scheduled for 11th May 2017.

RECOMMENDATION

THAT:

- a) the information be received;
- b) the Southern Midlands Council reject the takeover proposal by the State Government for the following reasons:
 - i) The underlying premise for the change is a crisis that does not exist;
 - ii) Customers and ratepayers will ultimately be worse off under the Treasurer's Plan;
 - iii) The cost of the three year acceleration at \$590M in additional debt and \$160M transferred from other sectors is not warranted and will unnecessarily divert monies to water and sewerage which are better invested elsewhere;

- iv) Council would only be receiving what it would receive under the current TasWater Plan with no upside post the end of the 10 year plan period and no recognition of the investment made by your communities over may decades; and
- v) The deal is subject to the vagaries of future political cycles.

DECISION

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

THAT

- a) the information be received;
- b) the Southern Midlands Council reject the takeover proposal by the State Government for the following reasons:
 - i) The underlying premise for the change is a crisis that does not exist;
 - ii) Customers and ratepayers will ultimately be worse off under the Treasurer's Plan;
 - iii) The cost of the three year acceleration at \$590M in additional debt and \$160M transferred from other sectors is not warranted and will unnecessarily divert monies to water and sewerage which are better invested elsewhere;
 - iv) Council would only be receiving what it would receive under the current TasWater Plan with no upside post the end of the 10 year plan period and no recognition of the investment made by communities over may decades;
 - v) The deal is subject to the vagaries of future political cycles.

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	√	

Attachment

[START EXTRACT FROM MINUTES - 29 MARCH 2017]

13.7.1 TASWATER – STATE GOVERNMENT OWNERSHIP

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 24 MARCH 2017

Attachment:-

1. *Taking Control of TasWater*
2. *LGAT - Councils to Carefully Consider State Government Ownership Model for TasWater*

ISSUE

Council to consider its policy position in relation to the future ownership of TasWater.

*Clr D Marshall left the meeting at 12.03 p.m.
Clr D Marshall returned to the meeting at 12.05 p.m.*

DETAIL

On 7th March 2017, the Premier of Tasmania, the Hon. Will Hodgman MP and Minister for Local Government, the Hon. Peter Gutwein MP announced that the State Government would take over responsibility for, and control of, TasWater.

In the Premier's address on the first day of State Parliament for the year the Government announced it would take over TasWater from 1 July 2018. A 'Taking Control of TasWater' document attached was issued by the Minister for Local Government on 7 March 2017. This document summarises the State Government's decision to intervene in Tasmania's water and sewerage.

The Local Government Association of Tasmania (LGAT) issued a media release, titled, 'Councils to carefully consider State Government ownership model for TasWater' following the Premier's announcement (attached). It has subsequently issued numerous Press Releases, copies of which have been provided in recent Information Bulletins.

The State Government's announcement of its intention to take over TasWater from 1 July 2018 is centred around the perceived significant challenges that TasWater faces in meeting environmental, public health, dam safety and water regulations under the stewardship of Tasmania's Councils.

It is the State Government's view that the current situation cannot be allowed to continue, therefore they have decided to take control of TasWater in order to address the situation. In outlining its proposal to take over TasWater, the State Government has highlighted a number of benefits. They are:

1. Councils will receive not one dollar less than the returns that they have been promised by TasWater up until 2024-25 after which, Councils will receive one half of the value of total returns from TasWater indefinitely.
2. The legislation for the takeover of TasWater will contain explicit provisions to prevent a future privatisation of TasWater.
3. No employees will lose their job as a result of the change in ownership. TasWater employees will be transferred to the new TasWater government business and their employment terms and conditions will be retained.
4. Concessions to low income Tasmanians and pensioners remain as they are, firmly in place.

The State Government's commitment, through legislation, to ensure the above benefits occur provides a reasonable outcome in order to address the challenges facing Tasmania's water and sewerage infrastructure.

The unknown factor in the information provided to date by the State Government is what returns may be expected after 2024/25 and whether the State Government will be providing equity in return to their 50% share of distributions.

Human Resources & Financial Implications – If the government succeeds in taking over TasWater, the future of distributions beyond 2024/25 is unknown.

Council's investment in TasWater (as at 30th June 2016) was valued at \$11.968 million. This represents 0.76% of the Water Corporation's net asset value at balance date.

In 2016/17, Council budgeted to receive \$228,000 in distributions from the Corporation. It should also be acknowledged that in August 2016, Council received a recommendation from the Chairman of TasWater (and agreed) to a revised 10 year infrastructure renewal / upgrade plan. This would result in a reduction in Council dividends effective from 1st July 2018. From that date, TasWater would freeze annual distributions to Owner Councils at \$20 million (currently \$30 million). This reduced Council's annual entitlement to an estimated \$160,000.

Community Consultation & Public Relations Implications – To be considered.

Policy Implications – Policy position.

Priority - Implementation Time Frame – The LGAT has scheduled a meeting for 7th April 2017 and the Treasurer, the Hon. Peter Gutwein, has been requested to provide additional detail in support of the State Government's position. With this in mind, and in the absence of whatever information may be provided to that meeting, it may be premature to determine a final position at this meeting.

RECOMMENDATION

THAT Council consider its policy position in relation to the proposed takeover of TasWater by the State Government.

DECISION

Moved by Clr D Fish, seconded by Clr R Campbell

THAT Council:

- a) defer adopting a policy position pending receipt of further information and advice which is to be provided by the State Government Treasurer to a meeting of the Local Government Association of Tasmania scheduled for 7th April 2017; and
- b) in the interim, the LGAT be informed of Councils' concerns including there being a significant reduction in Council's overall equity with no compensation (i.e. value of TasWater in the Balance Sheet); the potential impact on debt to equity ratio(s) and overall sustainability of Council; and the position taken by the State Government is contrary to the advice and recommendations of the current Chairman of TasWater.

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	√	

Taking Control of TasWater



Taking Control of TasWater

Why has the State Government decided to intervene in Tasmania's water and sewerage?

Tasmania's enviable reputation and indeed our brand for having a clean and safe environment is at risk because our water and sewerage system is not up to the standard it should be.

Despite substantial reform to the structure of the Tasmanian water and sewerage industry and the regulatory framework over the past decade, TasWater continues to face significant challenges in meeting environmental, public health, dam safety and water regulations under the stewardship of Tasmania's Councils.

Owned by Tasmania's 29 local Councils, TasWater has not made sufficient progress in meeting the objectives of earlier reforms.

Despite the obvious and urgent need for substantial investment in water and sewerage infrastructure, 25 towns remain on Boil Water or Do Not Consume alerts, only one of Tasmania's 78 Level Two sewerage plants is 100 per cent compliant with EPA discharge to waters limits and in recent years the rate of sewage overflows to the environment has been higher than seven times the national average.

The fact is local Councils have been paid significant returns during their period of ownership, receiving money from TasWater that has not been able to be reinvested in desperately needed upgrades to infrastructure.

While TasWater's Board did take the extraordinary step last year to override their local Council owners and reduce distributions to them to help increase spending on infrastructure, it's not enough and more needs to be done. Councils have not delivered on their fundamental duty to ensure TasWater delivers safe drinking water and sewerage services.

Clean, safe water and a first-world sewerage system are important for public health, our lifestyle, our brand and our economy.

It's simply not good enough that visitors to our State need to check if tap water is safe to drink and the water is safe to swim in. It's not good enough for affected residents who have to fill plastic bottles from communal water tanks in order to have clean water in their homes.

The Government has repeatedly raised these concerns with the Local Council Owners over the last three years. The situation cannot be allowed to continue and the State Government has decided to take control of TasWater in order to fix it.

*Tasmanians expect
and deserve better.*

Do Not Consume/Boil Water Notice

Tasmanian towns operating with Do Not Consume/Boil Water Notices or public health alerts at 3/3/17



Clear Benefits

<p>LOWER PRICES</p>	<ul style="list-style-type: none"> • Price increases for consumers will be lower. • The Government will target future price increases to be within a 2.75 to 3.5 per cent range - well below the current level of 5 per cent projected by TasWater and its Council Owners. • Over 6 years an average customer can expect to save up to \$548.
<p>NO NEED FOR RATE INCREASES</p>	<ul style="list-style-type: none"> • Councils will receive not one dollar less than the returns that they have been promised by TasWater up until 2024-25, after which, Councils will receive one half of the value of total returns from TasWater indefinitely.
<p>WATER AND SEWERAGE FIXED SOONER</p>	<ul style="list-style-type: none"> • On taking control of TasWater on 1 July next year, our plan is to bring forward and complete the remainder of the \$1.5 billion capital program over a 5 year period to ensure water and sewerage infrastructure is fixed faster.
<p>NO CHANGE FOR EMPLOYEES</p>	<ul style="list-style-type: none"> • No employees will lose their jobs as a result of the change in ownership. • TasWater employees will be transferred to the new TasWater government business and their employment terms and conditions will be retained.
<p>NO PRIVATISATION</p>	<ul style="list-style-type: none"> • The legislation for the takeover of TasWater will contain explicit provisions to prevent a future privatisation of TasWater.

Options Considered

When the State Government met recently with all local Council TasWater owners to discuss accelerating the investment in water and sewerage services in Tasmania, five options were considered.

OPTIONS	PROS	CONS
Status Quo	<ul style="list-style-type: none"> No action required 	<ul style="list-style-type: none"> No improvement from current situation Not acceptable to State Government
Federal injection of funds	<ul style="list-style-type: none"> Significant Federal funding would accelerate expenditure on water and sewerage No further impost on local government 	<ul style="list-style-type: none"> Unrealistic given state of Federal Budget Current Federal election cycle Effectively just "kicks the can down the road"
Councils reduce returns (Dividends/ ITE/Guarantee Fees)	<ul style="list-style-type: none"> Accelerates capital expenditure on water and sewerage 	<ul style="list-style-type: none"> Councils lose revenue Some Councils can manage Others more difficult
Increase Prices	<ul style="list-style-type: none"> Accelerates capital expenditure on water and sewerage 	<ul style="list-style-type: none"> Consumers already facing 30 per cent increase over six years Many households already facing significant cost increases Not acceptable to State Government
Tasmanian Government intervention	<ul style="list-style-type: none"> Tasmanian Government greater capacity to contribute than Councils Accelerates capital expenditure on water and sewerage 	<ul style="list-style-type: none"> Budgetary impact on Tasmanian Government TasWater ownership structure complicates State Government intervention

Options Considered

The State Government made it clear to local Councils that neither the status quo option nor increasing prices were acceptable outcomes. Councils also indicated that they would like more to be done.

While the State Government will always argue for Tasmania's fair share of Federal funding, as no Australian Government funding has been forthcoming to date, this option is not realistic in the short term, and in effect just "kicks the can down the road". On this basis, this was also rejected as a viable option.

Councils rejected the option of reducing their TasWater returns to provide for an accelerated timeframe for investment in infrastructure.

The final option of State Government intervention is the only realistic way to address the challenge we face to bring Tasmania's water and sewerage infrastructure up to an acceptable level over a shorter timeframe.

Tasmanian Government Control of TasWater

"The State Government has decided that the best way to resolve Tasmania's inadequate water and sewerage infrastructure is to assume ownership and control over TasWater.

"This will facilitate a faster solution to the problem and resolve the long term underinvestment that has led to the current unsatisfactory situation."

The Treasurer, Hon Peter Gutwein MP

Key Benefits of State Government Ownership

The transfer of TasWater into State Government ownership will facilitate improved water and sewerage infrastructure and lower costs to Tasmanians. The key benefits are outlined below.

Substantial increase in investment in water and sewerage infrastructure

On taking control of TasWater on 1 July next year, our plan is to bring forward and complete the remainder of the \$1.5 billion capital program over a 5 year period which will allow TasWater to fix water and sewerage infrastructure earlier than under current local government ownership.

The State Government can achieve this increased expenditure without adversely impacting water and sewerage charges or Council rates, by using the underlying strength of its financial position.

TasWater has the capacity to take on more debt and under State ownership it will have a lower cost of borrowing. This means it can borrow

more for less and invest more to fix Tasmania's water and sewerage infrastructure sooner. In addition, the State will use its strong financial position to support TasWater should that be required.

As it stands at the moment, the Government's target of increased investment over five years can only begin once it assumes control on 1 July 2018. However, subject to Councils' agreement as the current owners of TasWater, work can begin immediately on the planning and scoping of the future infrastructure program. It is hoped that Councils will put the interests of Tasmanians before politics and agree that this work commence immediately.

Water and Sewerage prices will be lower under State Ownership

Upon assuming ownership, the State Government will set a price increase of 2.75% for the 2018-19 year and will target price increases of between 2.75% and 3.5% per annum in future years.

This is materially below the price increases projected by the Council Owners of around 5% over 6 years.

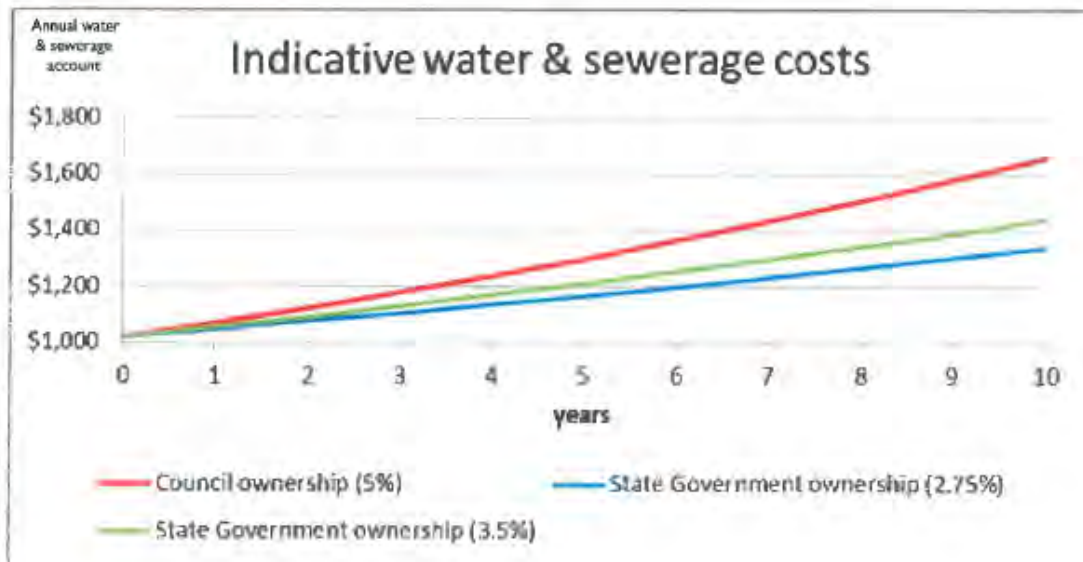
An average customer, over 6 years, could expect to save around \$548 at 2.75% and \$370 at 3.75%

compared to the 5% growth in prices forecast by the Council Owners.

The chart below shows the indicative price increases based on the current average water and sewerage bill of \$1,020 and applying average price increases of between 2.75%, 3.5% and 5.0%.

In addition, the State Government will continue to provide water and sewerage concessions to eligible pensioners, currently worth \$9 million per annum.

Key Benefits of State Government Ownership



Council rates will not be impacted by the transfer of ownership

The State Government will legislate to ensure that distributions continue to be provided to local government over the period to 2024-25 as already announced by TasWater.

They will receive \$30 million for 2016-17 and 2017-18 and for the seven year period following 1 July 2018 (the date on which the State Government expects to assume ownership) Councils will continue to receive annual distributions of \$20 million per annum.

This is the same amount proposed by TasWater last year. Local government will not "receive one dollar less" over this period.

Following this period, local government will receive half of any future distributions from TasWater.

Councils will no longer own or be responsible for water and sewerage in Tasmania and yet they will still receive returns from TasWater. This is a risk-free return for local Councils in perpetuity.

The long timeframe over which Councils will receive a guaranteed return, followed by a 50% share of returns into the future, will ensure that Councils have adequate time to plan and will not need to increase rates as a result of the Government assuming control.

Summary of Key Matters

1. The Government intends to establish a new government business to provide water and sewerage services in Tasmania, through legislation to be introduced in the 2017 Spring session of Parliament and for the new business to commence operations on 1 July 2018;
2. We will transfer the operating business and all its employees to the new government business;
3. The current price determination will be extended to 30 June 2019 with the price increase set at 2.75% for customers on the target tariff;
4. From 1 July 2019, the Treasurer will determine water and sewerage prices with the Regulator providing guidance by continuing to conduct water and sewerage price investigations;
5. The Government will target future price increases to be within a 2.75% to 3.5% range;
6. The Regulator will remain responsible for setting customer service standards and the retention of all other regulation, including environmental, public health, dam safety and water;
7. A legislated obligation to provide Councils with payments of \$20 million per year from 2018-19 over a seven year period, to provide Councils with the same returns as announced by TasWater last year;
8. A commitment from the Government that it will receive no net returns from the entity over this period; and, following this period, Councils will receive one half of any returns from the entity in perpetuity;
9. On taking control of TasWater on 1 July next year, our plan is to bring forward and complete the remainder of the \$1.5 billion capital program over a 5 year period;
10. After the targeted investment phase, it is expected that investment levels will remain elevated as projects that currently sit outside of TasWater's 10 year plan are progressed;
11. No employees will lose their jobs as a result of the change in ownership. TasWater employees will be transferred to the new TasWater government business and their employment terms and conditions will be retained; and
12. The legislation for the takeover of TasWater will contain explicit provisions to prevent a future privatisation of TasWater.

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MEDIA RELEASE

FOR IMMEDIATE RELEASE

7 March 2017

Councils to Carefully Consider State Government Ownership Model for TasWater

The Local Government sector is committed to carefully considering the model of State Government ownership proposed in the Premier's State of the State address in Parliament today and awaits further detail.

"It appears the Government has recognised a number of concerns raised by the Owners' Representatives' Group when they met with him on 24 February," said LGAT President, Mayor Doug Chipman.

"In particular, the model outlined has acknowledged the importance of the return to councils and their communities, the need to keep water prices as low as possible, and a broad concern regarding future privatisation."

"However, the detail will be important. TasWater's council owners are confident that TasWater could deliver the robust 10-year capital plan and would like to better understand the feasibility and impacts of an accelerated program," Mayor Chipman said.

"Councils will also be keen to hear and consider any alternative proposals from the State opposition."

"Regardless of any future model for delivering water and sewerage services in Tasmania, the work of the skilled and professional Board and staff of TasWater is very much appreciated."

"The Local Government Association of Tasmania has invited the Treasurer, Peter Gutwein to attend the LGAT General Meeting on 7 April, by which time each council will have had the opportunity to consider the detail," he said.

Ends....

**For media enquiries, please contact
LGAT President, Mayor Doug Chipman on 0409 704 835**

[END EXTRACT FROM MINUTES - 29 MARCH 2017]

DECISION

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

THAT the Meeting be closed to the public to consider Regulation 15 matters, and that members of the public be required to leave the meeting”.

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	√	

CLOSED COUNCIL MINUTES

BUSINESS IN “CLOSED SESSION”

20.1 CALLINGTON MILL

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

DECISION

Moved by Cllr R Campbell, seconded by Cllr D Fish

THAT Council move out of “Closed Session”.

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	√	

OPEN COUNCIL MINUTES

22. CLOSURE

The meeting closed at 3.10 p.m.