

SOUTHERN
MIDLANDS
COUNCIL



COUNCIL MEETING AGENDA

28th October 2015
10.00 am

Municipal Offices
85 Main Street, Kempton

COUNCIL MEETING

AGENDA

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Dear Sir/Madam

NOTICE OF MEETING

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

**Municipal Offices
85 Main Street, Kempton
Wednesday 28th October 2015
10.00 a.m.**

I certify under s.65(2) of the Local Government Act 1993 that the matters to be discussed under this agenda have been, where necessary, the subject of advice from a suitably qualified person and that such advice has been taken into account in providing any general advice to the Council.

COUNCILLORS PLEASE NOTE:

- **Public Question Time has been scheduled for 12.30 p.m.**

Yours faithfully


**Mr T F Kirkwood
GENERAL MANAGER**

OPEN COUNCIL AGENDA

1. PRAYERS

Rev Dennis Cousens to recite the Lords Prayer.

2. ATTENDANCE

3. APOLOGIES

4. APPLICATION FOR LEAVE OF ABSENCE

Nil

5. MINUTES

5.1 ORDINARY COUNCIL MINUTES

The Minutes of the previous meeting of Council held on the 23rd September 2015, as circulated, are submitted for confirmation.

DECISION

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

5.2 SPECIAL COUNCIL MINUTES

Nil.

5.3 SPECIAL COMMITTEES OF COUNCIL MINUTES

5.3.1 Special Committees of Council - Receipt of Minutes

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

- Minutes of the Southern Midlands Council Audit and Risk Committee held 30th September 2015.

RECOMMENDATION

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

DECISION

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

5.3.2 Special Committees of Council - Endorsement of Recommendations

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

- **Southern Midlands Council Audit & Risk Committee meeting - 30 September 2015**

RECOMMENDATION

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

DECISION

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

5.4 JOINT AUTHORITIES (ESTABLISHED UNDER DIVISION 4 OF THE LOCAL GOVERNMENT ACT 1993)

5.4.1 Joint Authorities - Receipt of Minutes

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

- **Southern Tasmanian Councils Authority – meeting held 10th August 2015**
- **Southern Waste Strategy 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.

RECOMMENDATION

THAT the minutes of the above Joint Authority meeting be received.

DECISION

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

5.4.2 Joint Authorities - Receipt of Reports (Annual and 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** – Quarterly Report dated June 2015
- **Southern Waste Strategy Authority** – Quarterly Report dated June 2015

RECOMMENDATION

THAT the reports received from the Joint Authorities be received.

DECISION

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

6. NOTIFICATION OF COUNCIL WORKSHOPS

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

It is reported that no Council workshops have been held since the last ordinary meeting of Council.

RECOMMENDATION

THAT the information be received.

DECISION

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

7. QUESTIONS WITHOUT NOTICE

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

Comments / Update will be provided in relation to the following:

- 1.
- 2.
- 3.
- 4.

PUBLIC COPY

8. DECLARATIONS OF PECUNIARY INTEREST

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2005*, the chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the Agenda.

Accordingly, Councillors are requested to advise of a pecuniary interest they may have in respect to any matter on the agenda, or any supplementary item to the agenda, which Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2005*.

9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2005*, the Council, by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the general manager has reported –

- (a) the reason it was not possible to include the matter on the agenda; and
- (b) that the matter is urgent; and
- (c) that advice has been provided under section 65 of the Act.

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

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

10. PUBLIC QUESTION TIME (SCHEDULED FOR 12.30 PM)

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

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

- (1) *Members of the public may give written notice to the General Manager 7 days before an ordinary meeting of Council of a question to be asked at the meeting.*
- (2) *The chairperson may –*
 - (a) *address questions on notice submitted by members of the public; and*
 - (b) *invite any member of the public present at an ordinary meeting to ask questions relating to the activities of the Council.*
- (3) *The chairperson at an ordinary meeting of a council must ensure that, if required, at least 15 minutes of that meeting is made available for questions by members of the public.*
- (4) *A question by any member of the public under this regulation and an answer to that question are not to be debated.*
- (5) *The chairperson may –*
 - (a) *refuse to accept a question; or*
 - (b) *require a question to be put on notice and in writing to be answered at a later meeting.*
- (6) *If the chairperson refuses to accept a question, the chairperson is to give reasons for doing so.*

Councillors are advised that, at the time of issuing the Agenda, no Questions on Notice had been received from members of the Public.

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

10.1 PERMISSION TO ADDRESS COUNCIL

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

- Nil

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

11.1 Special Committee's of Council – Purchasing Arrangements

Deputy Mayor A O Green has submitted the following Motion:

“That Council form a working group to develop a policy for Special Committees of Council to be able to purchase consumables and capital items through Southern Midlands Council's purchasing structures, with particular consideration toward GST arrangements.”

Deputy Mayor A O Green's Comments:

Under current arrangements, the management committees of Council-owned halls do not have the ability to claim input credits from purchases of everyday consumables, or even larger purchases. Currently Council does not provide a facility for sub-committees to benefit from Council's ability to claim input credits. Many of the sub-committees operate on limited budgets, and the ability to claw back the 10% GST would make a material difference to these bodies. The working group would consider practical ways to assist the committees, in consultation with the relevant sub-committees, and develop a policy for consideration by Council.”

General Manager's Comments:

It is appropriate for a working group to consider this issue and report to Council accordingly.

At present, there is an informal policy whereby, if requested, a Council Purchase Order will generally be issued for purchases greater than \$1,000. This means that the Invoice is then issued to Council, payment made by Council, and the Management Committee is invoiced the net amount (i.e. cost less GST). The nominated amount of \$1,000 recognises that there is a GST component of \$90.91. This is effectively a saving to the Committee, but offset by the cost of processing payment; preparing and issuing an Invoice to the Management Committee; processing payment and issue of receipt to Management Committee. The current practice is influenced not only by the amount of GST that can be claimed, but also takes into account that it occurs infrequently and does not justify having to consider paying GST on income received (i.e. Hall hire, catering, and other income for services provided). This is an issue that will need to be considered by the working group, including the practicality of capturing this information on a monthly basis to complete the Business Activity Statement.

DECISION

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

PUBLIC COPY

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

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

12.1 DEVELOPMENT APPLICATIONS

12.1.1 Development Application (DA 2015/110) for a proposed Industry (Rural) - drying and packing shed facility in a Watercourse Protection Special Area at Bowhill Road (CT 150772/3), Otlands owned by Waverley Pty Ltd

ITEM WITHDRAWN AT THE REQUEST OF THE APPLICANT

12.1.2 Development Application (DA 2015/118) for a proposed permit to legalise existing greyhound boarding and training facility at 45 Green Valley Road, Bagdad (CT 44661/7), owned by Christie Maree Burt, Applicant Rodney Walker

File Ref: T2283972

AUTHOR PLANNING OFFICER (DAVID CUNDALL)
DATE 19 OCTOBER 2015

ENCLOSURE 1. Development Application Plans and Drawings
2. Representations

PROPOSAL

The Applicant Mr Rodney Walker has applied to the Council for a Permit under the *Land Use Planning and Approvals Act 1993* (“the Act”) to legalise an existing greyhound boarding and training facility.

This has been an ongoing compliance matter. The kennels and facility have been in operation without a permit for an unconfirmed length of time. The owner was issued a “Notice of Intention to Issue an Enforcement Notice” per Section 65B of the Act in August 2015.

Mr Walker owns 20 dogs, comprising of 15 racing greyhounds, 4 terrier cross dogs, and 1 smithfield cross. There are also up-to 12 other greyhounds kennelled and trained on the land at any one time for clients of Mr Walker. At the time of inspecting the kennels on Tuesday the 13th of October 2015, Council Officers counted 31 dogs on the property. This was 26 greyhounds and the 5 pet dogs.

Mr Walker is seeking a permit to board, breed and train up to 32 dogs on the land at any one time. There may be more than this amount if there is a litter of pups. Officers have counted up to 40 dogs on the property during previous visits to the land.

The application has been lodged under the *Southern Midlands Interim Planning Scheme*.

Mr Walker has also applied for a Kennel Licence under Division 7 of the *Dog Control Act 2000* for the keeping of more than two (2) dogs on the land. This is a legal requirement. Council Officers must make a separate recommendation on the granting of a Licence to the General Manager.

The land is a 5ha parcel of land, accessed from Green Valley Road, west of Swan Street, Bagdad. The land is intersected by the Horfield Creek. The land on the eastern side of the creek contains a dwelling, sheds, kennels and kennel runs and some vegetation. The land to the west is open sloping pasture and has a single kennel run containing 5 dogs.

The land is zoned Rural Resource and is subject to the Waterway and Coastal Protection Code and the Landslide Code (a low level landslide hazard on the steeper slopes of the land). The kennel area is not subject to this low level landslide hazard, however, most of the Kennel area is located in the waterway protection area.

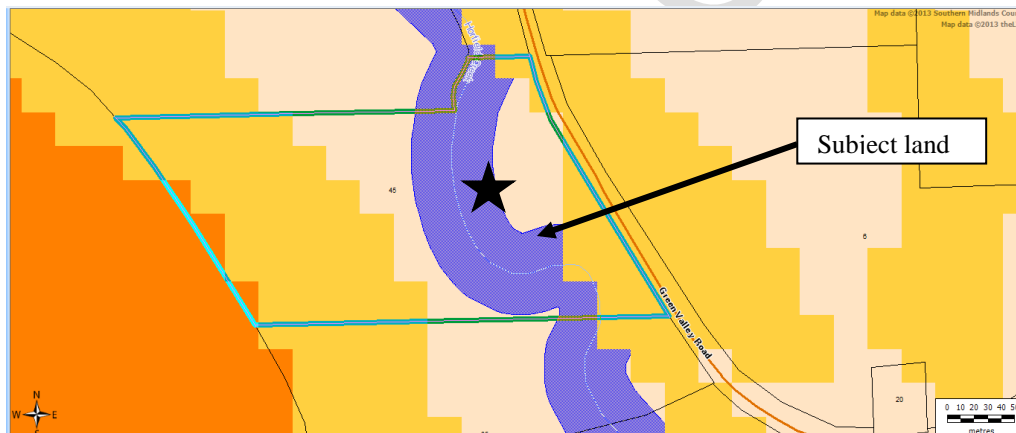
The granting of a permit is considered at the discretion of Council. Under the Planning Scheme the proposal is defined as “domestic animal breeding, boarding and training”. Such land use and development is at the discretion of Council in the Rural Resource Zone and waterway protection area.

The Development Application was advertised for the statutory 14 day time period under the Act and received five (5) representations objecting and raising concerns with the granting of a permit. Such letters also raise concern with the granting of a licence under the *Dog Control Act 2000*. This report will consider the representations as they relate to land use and development.

This report will assess the proposal against the relevant provisions of the Act and the Scheme. The Application is recommended for approval subject to conditions and advice.

THE SITE

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



Map 1_The land, coloured light brown, is the Rural Resource Zone. The subject property is highlighted and marked with an arrow and annotation. The location of the proposed shed is marked by the black star. The blue coloured area is the waterway protection area alongside the Horfield Creek. The golden colours are the low hazard landslip areas.



Map 2 _ Aerial image of the land showing the location of the existing dwelling, sheds and kennel areas marked by the black star.

Description of the Facility

The land has been used to kennel up to 40 dogs at a time. The Applicant, Mr Walker, has applied for up to 32 dogs on the land. Of this number, he claims 20 belong to him and the other 12 belong to clients.

Alongside the creek there are three separate 180m² open air kennel yards. At the time of inspection two yards had 4 greyhounds and the third yard had 5 greyhounds.

There is a 300m² outbuilding that contains individual, caged enclosures for greyhounds and also two separate rooms containing dogs. At the time of inspection there were 8 greyhounds in these enclosures (one in each enclosure). In another section of the shed there were 2 brooding females that had access to a fenced outdoor kennel run, and in another section of the shed were 4 more dogs kept in another internal room enclosure. If the door was open these dogs would have access to an outdoor kennel run. This kennel run was also used as a washout area for the kennel and contains a deep cesspit covered by a heavy sheet of iron.

Near to the shed is another pen that contained 4 of the pet dogs. There was also a small terrier type dog that was roaming around the house and shed area.

Inside the shed is a meat butchering and dog food storage area. The meat is not in sealed containers. The meat is prepared on a table sitting on a partly concreted floor.

Wastewater run-off from the concrete floor of the shed pools in certain places and does not flow directly to a specific discharge point. There are then two waste water pits that

receive waste water from the shed. These are basically large holes in the ground. One is exposed and the other has the heavy iron lid. The lid does not completely cover the pit.

THE APPLICATION

The Applicant has submitted a set of site plans, written description and environmental effects report to accompany the Development Application form.

Council Officers have conducted multiple site visits and held several meetings with the Applicant.

USE/DEVELOPMENT DEFINITION

The proposed use and development of the land is defined, under the Planning Scheme, as 'domestic animal breeding, boarding and training'. Such use/development is defined as:

***Domestic animal breeding, boarding and training :**
use of land for breeding, boarding or training domestic animals. Examples include an animal pound, cattery and kennel*

Use/Development Status under the Planning Scheme

Domestic animal breeding, boarding and training is a discretionary use and development in the Rural Resource Zone and Waterway Protection Area. Accordingly a permit may be granted by Council with or without conditions or Council may refuse to grant a permit.

Accordingly, the proposal is a discretionary use and development and was advertised in accordance with Section 57 of the Act.

PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised on the 12th September 2015 for fourteen (14) days and received five (5) representations objecting to the proposal and raising concerns with the activity.

The representation is attached in its entirety to this report for the Council's information only as 'Attachment 2 – Representations'. The names and personal details in the representations have been otherwise omitted from the contents of this report. The representations are tabled below.

All the representations raise the issue of burning animal waste on the land and the emissions of smoke and odour. Council has taken action on this matter in the past. There must be no burning of such waste on the land. If a permit is granted then this will be strictly enforced.

The other major concern is the substandard condition of the kennels and the welfare of the dogs. Officers agree that the kennels are currently substandard. This is further detailed in this report. If a permit is granted then ongoing monitoring of this operation is essential. This must include regular site visits by Council's Animal Management Officer until the kennels are managed to an acceptable standard.

Council's Animal Management Officer also recommends a reduction in the number of dogs on the land. A reduction in the number of dogs is likely to reduce noise nuisances and also improve the general hygiene of the area.

Representation 1

Am writing regarding the permit for a kennel license at 45 Green Valley Road. I object on the grounds that his present dogs are neglected, they howl all night.

Also his dogs have destroyed our stock and Garth Denne had to be called.

The biggest concern is that he kills and burns other animals for feed. The result being a sickening stench far and wide. I feel sorry for the dogs he already has.

Representation 2

I OBJECT to the proposal of Mr Rodney Walker of 45 Green Valley Road Bagdad for the proposal of permit and licence to legalise existing kennels for greyhound boarding and training facility.

We find Mr Rodney Walker IRRESPONSIBLE to take this role on.

As shown in the Mercury Newspaper dated Friday August 28th 2015, Racing Integrity Stewards and RSPCA inspectors visited the property of Mr Walker.

From this a family member has been disqualified and fined... Due to IN APPROPRIATE standard to greyhounds.

Mr Walker Lights a fire on his property once a week to burn the remains of dead animal carcasses, offal, dog faeces and skins ranging from all sorts of animals.

Animals are slaughtered in his yard, cut up for greyhound food and is all at PUBLIC view..

Southern Midlands Council has been notified on a number of occasions for this matter.

Mr Walker STILL lights the fire from week to week.

The Health/Environment Department have been notified and are awaiting further instructions to take action to the matter.

This ALL needs to STOP!!!!

Representation 3

I wish to object against the granting of this Licence.

The Applicant has had greyhounds contained on his property since he moved in.

There are no proper facilities for the poor animals.

The greyhounds are in a distressed state, being contained in substandard facilities. They fight and howl most of the time.

There is quite often a foul smell from the burning of carcasses. The smell is too gross to be dog carcasses, so I assume they are the carcasses of the horses they kill, to feed the dogs.

The house and dwellings are in a disgusting state, and I am surprised that the RSPCA has not removed all animals.

In the time the occupants have been there, I have not seen one greyhound being walked, but I have seen many contained in a run.

I would invite Council to visit the property, go up to the front door of the house, take a deep breath, and then decide if these people should have the opportunity to participate in this

industry.

The whole property offers a great risk to the neighbours.

Thank you kindly for giving me the opportunity to comment.

Representation 4

We are writing to OBJECT to the proposal by Rodney Walker of 45 Green Valley Road Bagdad to seek permission to legalise existing kennels - greyhound boarding and training facility at that address. The STENCH from the regular burning of equine carcasses is disgusting also smouldering for many hours. We have to close all our windows bring washing in and outside entertaining has to move inside gardening, washing the car etc is unbearable.

Representation 5

Hi I am writing in regards to the application from R Walker for Greyhound kennels We have only been neighbours for 6 months and so far I have found him a good decent neighbour.

The main concerns I have are:

1. In regard to boundary fencing as we already have his horses and pig trespassing.
2. The disposal of what I have been told is horse burning on his property as it emits smog and a foul smell which enters your home and I have asthmatic children
3. The amount of extra dogs that might arrive as the noise level at present is ok at times a bit too much but I understand as they are dogs .
4. Hygiene is the final concern as with that many animals it has a possibility of being problematic if not dealt with, I have doubts it is as thorough at all times as claimed.

ASSESSMENT - THE SOUTHERN MIDLANDS INTERIM PLANNING SCHEME

Rural Resource Zone

The land is located in the Rural Resource Zone. The proposal is a discretionary land use in this zone. The proposal must then satisfy the requirements of the following performance criteria:

Discretionary Use – Performance Criteria	Council Officer Assessment
<p>A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:</p> <p>(a) the characteristics of the proposed non-agricultural use;</p> <p>(b) the characteristics of the existing or likely agricultural use;</p> <p>(c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use;</p> <p>(d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.</p>	<p><i>The proposal is unlikely to fetter agricultural land use on adjoining land. Persons that have lodged a representation have claimed that some of the pet dogs have roamed from the property boundaries. This could potentially cause harm to stock in the area.</i></p> <p><i>A requirement of the Kennel Licence is that all dogs residing on the land must be contained on the land or otherwise under the effective control of the dog owner.</i></p> <p><i>At the time of inspecting the kennels on the 13th October 2015 all dogs, aside from 1 small terrier, were adequately contained on the land by separately fenced areas or housed in the shed.</i></p> <p><i>If a dog leaves this property, and the matter is reported to Council then this would be a breach of the Kennel Licence. Continual breach of the Kennel Licence may lead to its revocation by the General Manager or that further fencing around the kennel area is required.</i></p>

Watercourse Protection Special Area

The purpose of the waterway protection area is to ensure that buildings and works in proximity to a waterway will not have an unnecessary or unacceptable impact on natural values. The proposal must then satisfy the requirements of the following performance criteria:

Buildings and Works – Performance Criteria	Council Officer Assessment
<p>Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) avoid or mitigate impact on natural values; (b) mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values; (c) avoid or mitigate impacts on riparian or littoral vegetation; (d) maintain natural streambank and streambed condition, (where it exists); (e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (f) avoid significantly impeding natural flow and drainage; (g) maintain fish passage (where applicable); (h) avoid landfilling of wetlands; (i) works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided. 	<p><i>Improvements to the disposal of waste is necessary to best comply with this criteria. This includes the installation of an approved wastewater system for animal waste and the regular disposal of all other animal waste from the land.</i></p>

ENVIRONMENTAL HEALTH

Burning of Waste

Council's Environmental Health Officer has attended this property on numerous occasions. This has been in response to concerns and complaints from neighbours regarding odour and smoke being emitted from the land. The source of the smoke and odour was the burning of animal waste and carcasses. Council Officers have ordered Mr Walker to stop burning such waste on the land. The representations received have however claimed there has been recent weekly burning of waste on the land.

Under no circumstances can the burning of such waste continue on this property. If a permit is granted it must specify that all such waste is bagged and removed from the land for disposal at an appropriate refuse site. If any burning was to continue, upon the granting of a permit, then this is both a violation of the permit and a violation of environmental legislation. The burning of such waste is prohibited by the *Environmental Management and Pollution Control (Distributed Atmospheric Emissions) Regulations 2007*.

Wastewater disposal

The two existing wastewater pits used to receive wastewater run-off and bodily waste from the shed and the dogs is unacceptable. The pits likely constitute a nuisance under Section 199 of the *Local Government Act 1993* as exposure to this type of waste poses a health risk to the public. This includes the applicant, the landowner and anyone else who may visit the property. Any unreasonable levels of odour emitted from the land, created by these pits and created by other unhygienic practices, may also constitute a nuisance under the *Environmental Pollution Control Act 1994*.

The only solution is to completely fill and rehabilitate the location of these wastewater pits and for the landowner to install a modern, healthy wastewater system that can process animal waste. Such a system can be designed and installed by an appropriately qualified person. This would alleviate the concerns of Council Officers. Any permit granted must include a condition to this effect with a specified timeframe to install such a system.

The floor of the shed must be completely concreted and drained to a discharge point(s) to receive animal bodily waste and waste product from the butchering of animals for dog food.

Waste Disposal

At the time of the last inspection there were multiple parts of decomposing animals lying around the sheds, kennels, and nearby paddocks. There was also a large pile of bones and decomposing animal remains piled in the blackberries near one of the kennel runs. It is assumed these are the leftover animal parts from butchering animals for dog food.

These decomposing remains and piles of bones is an unacceptable health an environmental hazard. These are a health risk to the public. The waste products are

likely to attract rodents. This practice likely constitutes a statutory nuisance under Section 199 of the *Local Government Act 1993*.

This practice is unacceptable. Any permit granted must ensure such waste is removed from the land as soon as practical.

Food Storage and Handling

The storage of raw meat in open containers must cease. The dirt floor in the food preparation and butchering area must be concreted and drained to a single discharge point. This will allow for the regular washing out of this area and the disposal of such washout water in an approved wastewater system.

Any permit issued must include a condition that the storage and handling of meat must be in accordance with the requirements of Council's Environmental Health Officer. This must include the concreting and drainage of the floor and the storage of meat in sealed containers. This should reduce the public health risk to persons and animals to a more acceptable level.

FURTHER MATTERS FOR COUNCIL TO CONSIDER

Kennel Licence – Dog Control Act 2000

Though the granting of a Kennel Licence is not a decision of the elected Council, Officers believe it is important to keep the Council updated and informed on such matters to then inform the community. Accordingly this section of the report will provide a brief overview of the Kennel Licence process and rationale.

In accordance with Division 7 of the *Dog Control Act 2000* a person, without a licence, must not keep or allow to be kept on any premises:

- (a) more than 2 dogs over the age of 6 months; or
- (b) more than 4 working dogs over the age of 6 months.

Council can refuse to grant a Kennel Licence or can grant a Kennel Licence subject to conditions. If the dog owner refuses to abide by those conditions or breaches those conditions then the General Manager can revoke the Licence. A Kennel Licence must be renewed each year. The Kennel Licence also seeks to regulate the treatment and kennel conditions of the dogs. The required conditions for a Kennel are clearly stated in Council's *Dog Management Policy 2011*.

The General Manager (and Council Officers) must therefore take into consideration the following specific matters under the Dog Control Act:

- A general manager is to take into account any objections received.
- A general manager may grant an application for a licence if satisfied that –
 - adequate provisions for the health, welfare and adequate control of all dogs on the premises are provided or are likely to be provided; and

- nuisance to any other persons is unlikely to occur; and
 - requirements under laws relating to public health and environmental protection are likely to be satisfied.
- A general manager is to issue a licence specifying –
 - the maximum number of dogs that may be kept on the premises; and
 - the breed or kind of dog to which it applies; and
 - any conditions as the general manager may determine; and
 - the expiry date of the licence.
 - A general manager may refuse to grant an application for a licence if of the opinion that –
 - the premises to which the licence relates are unfit for the purpose for which they are to be used; or
 - it is in the public interest that the licence not be issued.
 - A general manager is to refuse to grant an application for a licence if not satisfied that the requirements of the Kennel licence and Act are likely to be met.
 - A person must not keep or permit to be kept any dog over the age of 6 months of a breed or kind to which a licence applies otherwise than in accordance with the licence.

Council Officer's will recommend the granting of a licence subject to conditions. These conditions mirror many of the concerns of Council's Environmental Health Officer regarding the general sanitation of the premises. The conditioning of the licence will also include a timeframe to ensure that certain improvements to the operation are undertaken within an appropriate period. Council's Animal Management Officer was concerned there was insufficient bedding and water for the dogs at the time of inspecting the kennels. The Officer was also concerned the dogs located in the kennel shed have insufficient access to an outdoor area. Also the disposal of waste and general sanitation of the property requires improvement.

Despite a history of non-compliance Mr Walker has made improvements to the kennel operation since previous visits to the land in 2014. The recent October inspection was an unannounced visit. The Kennel runs and concrete kennels did not contain any faeces at the time of inspection. A previous cesspit had been filled and rehabilitated and other animal waste had been removed from the property. There is still work that must be undertaken if a Kennel Licence is to be upheld.

ONGOING COMPLIANCE

The concerns of Council Officers, regarding environmental health can be alleviated through operational changes to the kennels. This must include the following:

- Removal of all animal waste from the land for disposal at nearby refuse site. This must be undertaken as soon as possible.
- The closure and rehabilitation of the two existing cesspits and the installation of an approved wastewater system installed by a suitably qualified plumber and to the satisfaction of Council's Environmental Health Officer.
- The concreting and drainage of the shed floor. This is to drain the kennel area and the food preparation area into the wastewater system.
- The storage of meat for dog food in sealed containers.
- The weekly removal of all waste generated by the Kennels to a refuse site.
- No more burning of waste on the land.
- The ongoing abatement of any noise nuisance from the dogs and the abatement of any odour or other air emission generated by the activity to the effect that all such emissions are contained and treated within the property boundary.

In this particular situation, Officers recommend that the only way to ensure compliance with such requirements is that a Council Officer is tasked with ongoing inspections of the kennels.

This is the duty of the Animal Control Officer, however, given the concerns with this operation, such inspections will need to happen more frequently until Officers are satisfied that the health risks and welfare of the dogs is improved to an acceptable level.

CONCLUSION

The report has assessed a Development Application for a greyhound complex used for the boarding, breeding and training of dogs at 45 Green Valley Road Bagdad. The applicant, Mr Walker, was issued an intention to issue an infringement notice due to non-compliance with the Planning Scheme. The Applicant is therefore seeking "retrospective" approval as the land has been used for kennels for an unconfirmed amount of time without a permit from the Council.

The Application received five (5) representations objecting to the proposal and raising multiple concerns. The primary concern is the burning of animal waste on the land, the general hygiene of the operation and other associated health risks and concerns for animal welfare.

Council Officers have detailed the concerns of the persons that lodged the representation in this report and have recommended suitable conditions to be placed on the permit seeking to reduce the environmental harm and better conformity with the relevant legislation.

The land use is a discretionary land use in the Rural Resource Zone and Waterway Protection area, however, it seems unlikely that the ongoing use of this land will fetter agricultural land use on the adjoining land or cause environmental harm once all requirements of the permit have been met.

Officers are also satisfied that if a Licence is granted for the kennel per Division 7 of the *Dog Control Act 2000* then Council has the legal mechanism to revoke the Licence and removal of all but 2 dogs from the land.

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

RECOMMENDATION

THAT, in accordance with the provisions of the *Southern Midlands Planning Scheme 1998* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council approve the application to legalise the existing greyhound boarding and training facility at 45 Green Valley Road, Bagdad (CT 44661/7), owned by Christie Maree Burt, Applicant Rodney Walker 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.

Wastewater Disposal and Management

- 2) Wastewater from the shed must discharge to a single on-site waste disposal system designed and installed by a suitably qualified person. This must be constructed within ninety (90) days of the issue of this permit and used to service the kennels. A plan of the system must be prepared by a qualified person and submitted to Council for approval prior to the installation of the system. The system must be installed and used to the satisfaction of the Manager of Development and Environmental Services; and
- 3) The two (2) existing wastewater pits located alongside the existing shed must be backfilled and rehabilitated to the satisfaction of the Manager of Development and Environmental Services within ninety (90) days of the issue of this permit.

- 4) The floor of the shed used for the kennelling of the dogs and the preparation and butchering of meat for dog food must be concreted, drained and plumbed to the approved wastewater system per condition 2 of this permit. The drainage works must be completed within ninety (90) days of the issue of this permit.

Disposal of Waste

- 5) All existing animal waste (bones, carcasses etc) located on the land must be removed from the property and disposed of at an approved location (i.e. authorized refuse disposal site or authorized waste collection service) to the satisfaction of the Manager of Development and Environmental Services. The removal of such waste must be completed within thirty (30) days of the issue of this permit. The applicant must contact council to arrange an inspection of the property once this action has been completed.
- 6) All animal waste (bones, carcasses) including animal excreta is to be bagged and removed from the property and disposed at an approved location (i.e. authorized refuse disposal site or authorized waste collection service) to the satisfaction of the Manager of Development and Environmental Services. All waste generated by the kennels must be removed from the land once a week.
- 7) No burning of any waste generated by the activity will be permitted on the land.

Dog Food Preparation and Storage of Meat

- 8) All meat kept on the premises for consumption must be stored in sealed containers to the satisfaction of the Manager of Development of Environmental Services. All animal by products must be bagged and removed from the land in accordance with condition 6 of this permit.

The following advice applies to this permit:

- A. This permit does not imply that any other approval required under any other legislation has been granted.
- B. A Council Officer will inspect the property within thirty (30) of the issue of this permit to ensure ongoing compliance with the conditions of this permit.

DECISION

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

12.2 SUBDIVISIONS

Nil

12.3 MUNICIPAL SEAL (PLANNING AUTHORITY)

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

Nil

12.4 PLANNING (OTHER)

Nil.

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 ROADS

Strategic Plan Reference – Page 13

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

Nil.

13.2 BRIDGES

Strategic Plan Reference – Page 14

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

Nil.

13.3 WALKWAYS, CYCLE WAYS AND TRAILS

Strategic Plan Reference – Page 14

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

Nil.

13.4 LIGHTING

Strategic Plan Reference – Page 14

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

Nil.

13.5 BUILDINGS

Strategic Plan Reference – Page 15

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

Nil.

13.6 SEWERS

Strategic Plan Reference – Page 15

1.6.1 Increase the capacity of access to reticulated sewerage services.

Nil.

13.7 WATER

Strategic Plan Reference – Page 15

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

Nil.

13.8 IRRIGATION

Strategic Plan Reference – Page 15

1.8.1 Increase access to irrigation water within the municipality.

Nil.

13.9 DRAINAGE

Strategic Plan Reference – Page 16

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

Nil.

13.10 WASTE

Strategic Plan Reference – Page 17

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

13.10.1 Southern Tasmanian Councils Authority (STCA) – Model to incorporate the Southern Waste Strategy Authority (SWSA) within the STCA

AUTHOR GENERAL MANAGER (TIM KIRKWOOD)
DATE 21st OCTOBER 2015

ATTACHMENT: Nil

ISSUE

Council to appoint a representative to participate on the STCA Working Group which has been established to determine appropriate governance arrangements for a regional waste group contained within the STCA, including Terms of Reference and a draft Budget.

BACKGROUND

The future of the SWSA has been the subject of debate for a considerable period, and extends back to when the Hobart City Council elected to withdraw from the SWSA.

From Council's perspective, its most recent decision was to support the ongoing operation of the SWSA for the 2015/16 period, primarily for the reason that this:

- a) would maintain the SWSA as a legal entity, and ensure that a regional waste organisation continues to exist; and
- b) would provide sufficient time to develop a model that would operate under the STCA, but on the proviso that all twelve southern Councils participate.

The decision was also subject to the development of operating arrangements which provide for input by all Councils (at elected member and officer level), and have a sufficient level of delegation whereby it can progress initiatives and programs in a timely and efficient manner, provided they are within the allocated budget.

DETAIL

The STCA, at its meeting held in August 2015, endorsed the establishment of a Working Group and appointed Mayor Kerry Vincent (Sorell Council) as its chair.

An invitation has been extended to each member Council to nominate a representative.

As mentioned, the role of the Working Group Council is to:

- a) determine appropriate governance arrangements for a regional waste group contained within the STCA;
- b) develop the Terms of Reference;
- c) prepare a draft Budget to commence operations from 1st July 2016.

Note: The draft Budget will also need to identify the basis on which contributions would be determined and the quantum of contribution of funds by member Councils.

Human Resources & Financial Implications – Participation in the SWSA is at a minimal cost, being an annual levy of approximately \$1700.00, plus an additional allowance of \$800.00 payable for the Garage Trail initiative. For this level of contribution, the SWSA has provided significant achievements and recognition for the Southern Midlands in terms of promoting waste minimisation; and exposure through education and marketing programs.

Community Consultation & Public Relations Implications –N/A.

Policy Implications – N/A.

Priority - Implementation Time Frame – It is expected that the first meeting of the Working group will be held in early November 2015.

RECOMMENDATION

THAT Council nominate a representative to participate in the STCA Working Group.

DECISION

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

13.11 INFORMATION, COMMUNICATION TECHNOLOGY

Strategic Plan Reference – Page 17

1.11.1 Improve access to modern communications infrastructure.

Nil.

13.12 OFFICER REPORTS – WORKS & TECHNICAL SERVICES (ENGINEERING)

13.12.1 Manager - Works & Technical Services Report

File Ref: 3/075

AUTHOR MANAGER – WORKS & SERVICES (JACK LYALL)

DATE 21 OCTOBER 2015

ROADS PROGRAM

Minor maintenance grading is being undertaken in the Tunbridge area with some gravel being placed as required.

Bitumen patching occurring at Woodsdale Road.

Road reasement has commenced in the Oatlands and Kempton areas, with further reconstruction work to take place in December 2015.

General potholing work is being undertaken on sealed and unsealed roads.

BRIDGE PROGRAM

Jones Road Bridge, Elderslie commencing on Monday 26th October 2015 by Bridge Pro, with completion estimated to take one week.

Sandy Lane Bridge, Oatlands to be installed on the 3rd November 2015.

Old Tier Lane Bridge, Woodbury to be installed on the 24th November 2015.

WASTE MANAGEMENT PROGRAM

Dysart – There will be a major clean-up of dumping and green waste area by Council staff in conjunction with the operator of the site.

Other sites operating well.

TOWN FACILITIES PROGRAM

General Maintenance is continuing.

RECOMMENDATION

THAT the information be received.

DECISION

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

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

14.1 RESIDENTIAL

Strategic Plan Reference – Page 18

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

Nil.

14.2 TOURISM

Strategic Plan Reference – Page 19

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

Nil.

14.3 BUSINESS

Strategic Plan Reference – Page 20

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

2.3.1b Increase employment within the municipality.

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

Nil.

14.4 INDUSTRY

Strategic Plan Reference – Page 21

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

Nil.

14.5 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. |

14.5.1 Campania Structure Plan

AUTHOR MANAGER STRATEGIC PROJECTS

DATE 21 October 2015

ATTACHMENT Campania Structure Plan - Steering Committee Minutes, Meeting No.4.

ENCLOSURE The Campania Structure Plan 2015

ISSUE

Endorsement of the Campania Structure Plan 2015.

DISCUSSION

A 'structure plan' has been developed for the township of Campania over the course of 2015. The plan is needed to address a number of development issues including long-term town expansion and population growth, strengthening the school, solving use and development issues at Flour Mill Park, future development of the former school farm land, recreation needs and social sustainability. The overall aim is to establish a blueprint for the economic, social and physical development of the town.

The project has been guided by a project steering committee and undertaken by consultants JMG Engineers & Planners. Funding was provided by Council, the Department of State Growth and the Department of Education, with each having representation on the steering committee, which was chaired by Council.

The project commenced in mid-March and included a series of well-attended open community planning workshops ('charrettes') in late April and early May. The consultants also ran a student session at the Campania District School, gathering significant input from the younger members of the community. Suggestion boxes were also placed in local shops during this time to provide an opportunity for all members of the public to comment, including those who could not attend the workshop sessions. Input was also obtained from TasWater (responsible for town water supply and sewerage provision) and the Department of State Growth (responsible for Colebrook Main Road / Reeve Street).

The consultants then prepared a draft plan which was the subject of a three-week general public consultation period in late August / early September. This included an information

‘drop-in’ session at the Campania Hall. Only three submissions were received in regard to the penultimate draft, (and two of these were from TasWater and the Department of State Growth). The low number of submissions may have been due to the fact that many interested members of the public attended the workshops, and perhaps considered that their input had been satisfactorily incorporated into the document. The plan was then amended, as determined by the steering committee, after considering the submissions and the assessment of those submissions by the project consultants.

The project steering committee has finalised the Campania Structure Plan and it is hereby submitted to Council for consideration for endorsement.

It is noted that structure plans are not statutory documents and have no legal standing. Their purpose is to support future amendments to statutory documents (such as planning schemes) and direct Council’s non-statutory decision-making and allocation of resources, all within an holistic framework.

RECOMMENDATION

THAT Campania Structure Plan 2015 be endorsed by Council to guide the future development of the township of Campania.

DECISION

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

CAMPANIA STRUCTURE PLAN PROJECT

STEERING COMMITTEE MEETING NO.4

Wednesday 7 October 4:00 pm
Campania Memorial Hall

MINUTES

1. PRESENT / WELCOME

Cr David Marshall, Shane Bogus (Dept. of Education), Damian Mackey, David Cundall.

2. APOLOGIES

Deputy Mayor Alex Green, Anna Viney (Campania District School), David Laskey (Dept. of State Growth).

3. SUBMISSIONS RECEIVED: PUBLIC CONSULTATION

- Ros and Robin Brown (Campania Post Office/Petrol Station/Shop)
- TasWater
- Department of State Growth (State Roads)

4. CONSIDERATION OF SUBMISSIONS

- The committee considered the report from project consultants JMG dated 23 September 2015.

5. STEERING COMMITTEE MEMBER DISCUSSION

- Steering committee members discussed the submissions and the report on them from JMG.
- Damian Mackey relayed comments from Alex Green and David Laskey, which were unable to attend the meeting at the last minute.

6. ENDORSEMENT OF PLAN

RESOLVED: To:

- A. Endorse the Campania Structure Plan 2015, subject to the following changes:

- i. Include a strategy to work with the Department of State Growth (State Roads) to develop and implement appropriate improvements to Reeve Street (Colebrook Main Road), in acknowledgement of the traffic safety and parking issues developing in the vicinity of the post office / shop / petrol station.
 - ii. Include a strategy to encourage TasWater to develop its formal Strategic Plan for future water and sewerage serving Campania within a timeframe consistent with the future development of the former school farm land.
 - iii. Include a strategy for Council to develop a stormwater system management plan for Campania within a timeframe consistent with the future development of the former school farm land - and meeting the requirements of the *Urban Drainage Act 2013*.
 - iv. Change the heading of Strategy 1 from 'Improve the township's main intersection' to '*Improve the township's core physical infrastructure*' and include items under i, ii and iii, above, under that heading.
 - v. Amend *Appendix B – Implementation Plan* to match the above changes.
 - vi. Amend the text under section 2.4.1 to reflect TasWater's advice that upgrades are necessary to the wastewater treatment plant due to poor performance, not just to provide for additional capacity, and also to correctly state the capacity of the township's water reservoirs.
 - vii. Correct typographical errors, as noted at the meeting.
- B. Recommend that Council endorse the plan as a guide to the future development of Campania.

7. NEXT STEPS

The final plan is to be referred to Council by the project steering committee, seeking endorsement.

Subject to the final document being endorsed by Council, the steering committee has fulfilled its task and will meet no more.

Cr Marshall thanked the members of the steering committee for their time and valuable input into the project.

8. OTHER BUSINESS

RESOLVED: That project consultants JMG be thanked for their good work on the project.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

15.1 HERITAGE

Strategic Plan Reference – Page 22

- | | |
|-------|--|
| 3.1.1 | Maintenance and restoration of significant public heritage assets. |
| 3.1.2 | Act as an advocate for heritage and provide support to heritage property owners. |
| 3.1.3 | Investigate document, understand and promote the heritage values of the Southern Midlands. |

15.1.1 Heritage Project Program Report

AUTHOR MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

DATE 21 OCTOBER 2015

ISSUE

Southern Midlands Heritage Projects – report from Manager Heritage Projects

DETAIL

During the past month, Southern Midlands Council heritage projects have included:

- Hosting of a Heritage Tasmania forum at the Oatlands Supreme Court House (see flyer in Councillor Information Bulletin).
- Co-ordinating accommodation & access to heritage sites for SMC Artist in Residence, Henrietta Manning
- Liasing with Heritage Highway group re possible promotions for Oatlands and Mangalore
- Recording and editing oral history
- Liasing with Deborah Elliott re opening of Kempton watch house as history room on Sundays
- Researching & writing paper for publication re corruption and rioting at Jericho, Jerusalem and Oatlands probation stations
- Covering staff leave for Callington Mill as required
- Conducting ongoing research for potential future interpretive use including history of a number of black West Indians transported from Barbados and St Kitts who spent time in the Midlands area.
- Finalising Southern Midlands Convict Sites installations.

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

- Planning of a masonry conservation open day in conjunction with the Royal Tasmanian Botanical Gardens and Heritage Tasmania.
- Implementation of the Premaydena Officers Quarters project.

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

- The first-year of the Glamorgan-Spring Bay project for 5x5x5, with trackbuilding, revegetation and conservation works commenced on the Paradise Probation Station and 'convict road' at Orford.
- Final planning for the implementation of the first-year Derwent Valley Council project for 5x5x5, being conservation and maintenance of a portion of the Willow Court perimeter wall.

RECOMMENDATION

THAT the information be received.

DECISION

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

15.2 NATURAL

Strategic Plan Reference – Page 23/24

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

15.2.1 Landcare Unit, GIS & Climate Change – General Report

AUTHOR NRM PROGRAMS MANAGER (MARIA WEEDING)
DATE 21 OCTOBER 2015

ISSUE

Southern Midlands Landcare Unit and GIS Monthly Report.

DETAIL

- The Mt Pleasant Recreation Ground underground irrigation system has been installed – thanks to a few volunteers that have given up a few days of time. The system is operational and is proving to be very valuable in the current prevailing dry weather conditions. There is still some work to be done at the Tas Irrigation outlet where the line branches off to support the Leamington property water requirements. Waiting on a special solenoid valve to arrive before the system will be fully completed. An insulated cage around the outlet meters and valves etc immediately post the Tas Irrigation tap will need to be installed prior to the next winter period.
- A meeting of the Midlands Water Scheme irrigators representative group was held on September 25th 2015. The Tas Irrigation water fees for the 15/16 season have been reduced for the variable component. The fixed cost fees are similar to those for the 14/15 year.
- A Green Army team was engaged to undertake works at Lake Dulverton and Chauncy Vale in the week commencing 21st September. Approximately 8 to 10 people worked over 4 days. Tree planting, maintenance and watering was done at Oatlands. Track work, weeding and maintenance work was undertaken at Chauncy Vale.
- Work continues on the Dulverton Walking track and the foreshore immediate to Oatlands township. On the township foreshore, most of the steep bank area where the tree pine trees along from the toilet block were recently removed has now been replanted with low growing natives. The balance will be planted in winter 2016 when it is hoped that the soil will be of better moisture capacity. Other steep banks along the foreshore have also been landscaped. Watering of the plants has had to be accommodated due to the excessive hot and unseasonal weather conditions.

- Comment from the SMC Landcare Unit on the Draft NRM South Strategy was submitted to NRM South. There no major issues identified in the Strategy, except comment was made that parts of the Southern Midlands is recognised as an Australian classified biodiversity hotspot, and the NRM Sth Strategy should recognise this. Also, it was suggested that the climate change data used in the Strategy should reference some work that has been specific to Tasmania – rather than the broader context work that is currently referenced.
- Graham Green has been working from the Kempton Office.

RECOMMENDATION

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

DECISION

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

15.3 CULTURAL

Strategic Plan Reference – Page 24

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

Nil.

15.4 REGULATORY (OTHER THAN PLANNING AUTHORITY AGENDA ITEMS)

Strategic Plan Reference – Page 25

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

15.4.1 Proposed Amendment to the Development Assessment Committee: Delegations (Second Consideration).

File Ref: Development Assessment Committee - Policy

AUTHOR MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES (D MACKEY)

DATE 21 October 2015

ATTACHMENTS 1. Proposed Amended Development Assessment Committee Delegations Policy

ISSUE

At the August 2015 meeting Council first considered an amendment to the policy that sets the delegated powers of the Development Assessment Committee. Under Council's policy setting procedures, policies and amendments to policies must be considered at two Council meetings.

This is the second consideration of the amended policy.

BACKGROUND

Council's Development Assessment Committee has the following delegations:

- To approve a compliant application for a permitted development or use.
- To approve a compliant application for a discretionary development or use where no representations have been received objecting to the proposal.

- To forward certified planning scheme amendments to the Tasmanian Planning Commission in cases where no representations were received and no changes are otherwise considered necessary.
- To refuse a planning permit in cases where an application must go before full Council for determination, the timeframe for which is outside the statutory timeframe for Council to determine the application and the applicant has refused to grant an extension of time after being requested to do so.

A recent case has highlighted another area for which it is considered appropriate for the Development Assessment Committee to have delegated power: minor amendments to planning permits.

MINOR AMENDMENTS

Under Section 56 (1) of the *Land Use Planning & Approvals Act 1993*, a request for a 'minor amendment' to a planning permit may be submitted to Planning Authority.

Under Section 56 (2), the Planning Authority may grant the request if it is satisfied that the amendment:

- (aa) is not an amendment of a condition or restriction, specified in the permit, that is required, imposed or amended by the Appeal Tribunal; and*
- (a) does not change the effect of a condition or restriction, specified in the permit, that is required, imposed or amended by the Appeal Tribunal; and*
- (b) will not cause an increase in detriment to any person; and*
- (c) does not change the use or development for which the permit was issued other than a minor change to the description of the use or development.*

If a minor amendment is issued, Council must notify:

- the person who made the request / owner of the land,
- the owner or occupier of any property which adjoins the land; and
- any person who lodged a representation in relation to the original application for the permit.

Under Section 61 (3A) of the Act, such persons may lodge an appeal at the Planning Appeal Tribunal against the decision of the Planning Authority within 14 days.

DISCUSSION

It is proposed that the Development Assessment Committee have delegated power to approve applications for minor amendments to planning permits in cases where:

- (a) The planning permit is for a use or development that is permitted under the planning scheme; or
- (b) The planning permit is for a use or development that is discretionary under the planning scheme and no representations were received during the initial public notification period; and
- (c) the Development Assessment Committee is satisfied that the minor amendment complies with the requirements of S.56(2) of the *Land Use Planning & Approvals Act 1993*.

In terms of S.56(2) of the Act, it should be noted that only subsections (b) and (c) would be relevant because subsections (aa) and (a) refer to cases that have gone to the Planning Appeal Tribunal and therefore must have been discretionary and must have had representations lodged against them. Requests for amendments to such permits would go to full Council.

The delegation of this power would provide the Development Assessment Committee with the same level of responsibility that it already has in dealing with planning applications. It would mean that the Committee has the power to approve amendments to permits that were approved by the Committee in the first place. Without this delegation, such matters would have to go to full Council for determination.

Human Resources & Financial Implications

The proposed delegation would reduce the amount of Council resources expended on dealing with most applications for minor amendments to planning permits.

Community Consultation & Public Relations Implications

The proposed delegation will significantly speed up the processing of applications for most minor amendments. This would likely be viewed favourably by development community.

Policy Implications

The proposed delegation accords with the intent of Council's current delegations policy, whereby straightforward planning matters, where there is no public interest, are dealt with at officer level.

RECOMMENDATION

THAT the Delegations Policy for the Development Assessment Committee be amended by the inclusion of the following additional text, (as indicated by the underlined text in Attachment 1):

Approval of Minor Amendments

Pursuant to Section 22 of the *Local Government Act 1993* Council delegates to the Development Assessment Committee the authority to approve applications for minor amendments to planning permits in cases where:

- (a) the planning permit is for a use or development that is permitted under the planning scheme; or**
- (b) the planning permit is for a use or development that is discretionary under the planning scheme and no representations were received during the initial public notification period; and**
- (c) the Development Assessment Committee is satisfied that the minor amendment complies with the requirements of S.56(2) of the *Land Use Planning & Approvals Act 1993*.**

DECISION

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

ATTACHMENT 1

PROPOSED DEVELOPMENT ASSESSMENT COMMITTEE DELEGATIONS POLICY (Proposed new text shown underlined).

X.X DELEGATION: COUNCIL TO THE DEVELOPMENT ASSESSMENT COMMITTEE (A Special Committee appointed pursuant to Section 24 of the *Local Government Act 1993*)

Meeting Date:	26 / 08 / 2015 DECISION: <u>C/xx/xx/xxx/xxxx</u>
Date Void & Comment:	

Introduction:

The Southern Midlands Council, in accordance with Section 24 of the *Local Government Act 1993*, has established a Special Committee to be known as the Development Assessment Committee.

The roles, functions and responsibilities; delegation; membership; and other operating procedures of the Special Committee are detailed in the attached document.

Delegation to the Development Assessment Committee:

2.1 Granting of Planning Permits:

Pursuant to Section 22 of the *Local Government Act 1993* Council delegates to the Development Assessment Committee the authority to grant a planning permit under the *Land Use Planning & Approvals Act 1993*, with or without conditions, in relation to applications for a use or development for which:

- (a) under the provisions of the planning scheme, Council is bound to grant a permit, (ref: Permitted Uses - Section 58 *Land Use Planning & Approval Act 1993*); or
- (b) under the provisions of the planning scheme, Council has a discretion to refuse or permit and no representations in the form of objections have been received during the statutory public notification period, (ref: Discretionary Uses - Section 57 *Land Use Planning & Approvals Act 1993*); and
- (c) are assessed as being in conformity with the development standards and other relevant provisions of the planning scheme.

2.2 Forwarding of Certified Planning Scheme Amendments:

Pursuant to Section 22 of the *Local Government Act 1993* Council delegates to the Development Assessment Committee the authority to forward certified planning scheme amendments to the Resource Planning and Development Commission in cases where:

- (a) no representations in the form of objections have been received within the statutory public notification period; and
- (b) no amendments are otherwise considered necessary.

2.3 Approval of Minor Amendments

Pursuant to Section 22 of the *Local Government Act 1993* Council delegates to the Development Assessment Committee the authority to approve applications for minor amendments to planning permits in cases where:

- (a) the planning permit is for a use or development that is permitted under the planning scheme; or
- (b) the planning permit is for a use or development that is discretionary under the planning scheme and no representations were received during the initial public notification period; and
- (c) the Development Assessment Committee is satisfied that the minor amendment complies with the requirements of S.56(2) of the *Land Use Planning & Approvals Act 1993*.

2.4 Nullification of 2.1, 2.2 and 2.3:

Delegation under points 2.1, 2.2 and 2.3 above, only has effect for cases where a Councillor has not, prior to the issuing of a Planning Permit or prior to the forwarding of the amendment, requested that the application or amendment be referred to full Council for determination.

2.5 Refusing Planning Permits where Applicant Refuses to Grant Extension of Time

Pursuant to Section 22 of the *Local Government Act 1993* Council delegates to the Development Assessment Committee the authority to refuse a planning permit under the *Land Use Planning & Approvals Act 1993* in the following circumstances:

- (a) The application is not one for which the Development Assessment Committee has delegation to grant a permit under 2.1 and therefore should be determined by full Council, and
- (b) The applicant has been requested to provide Council with an extension of time pursuant to Sections 57(6)(b)(i), 57(6)(b)(ii) and/or 57(6A) of the *Land Use Planning & Approvals Act 1993* in order that full Council may determine the application at the next available ordinary Council meeting, and
- (c) The applicant has refused to grant an extension of time or has not provided a response, after being requested to do so.

Notes:

In reference to the *Building Act 2000*, a **permit authority** means a person or body authorised for that purpose by the council of the municipal area in which the relevant building work, building, plumbing work or plumbing installation is located or, if the council has not made such an authorisation, the general manager of the council.

Through separate delegation, the Southern Midlands Council, pursuant to Section 11 of the *Building Act 2000*, has authorised and appointed the Senior Administration Officer (Development & Environmental Services) to act as the "Permit Authority – Building".

Through separate delegation, the Southern Midlands Council, pursuant to Section 11 of the *Building Act 2000*, has authorised and appointed the Building Compliance Officer / Plumbing Inspector to act as the "Permit Authority – Plumbing".

In terms of backup provisions, in the absence of either officers, the General Manager is authorised to act as both the “Permit Authority – Building” and “Permit Authority - Plumbing”, and may delegate this authority to another officer accordingly.

The common seal of the Southern Midlands Council has been hereunto affixed, pursuant to a resolution of the Southern Midlands Council passed the xx day of xx, 2015. (Ref: C/xx/xx/xxx/xxxxx)

..... **Mayor**
..... **Councillor**
..... **General Manager**

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ATTACHMENT

Committee Name	Development Assessment Committee
Decision No.	C/13/07/065/19408
File Reference.	6/061
Type	THAT in accordance with the provisions of Section 24 of the Local Government Act 1993 a Council Committee be established to be known as the Development Assessment Committee.
Roles, Functions & Responsibilities	<p>1 <u>Decision Making:</u></p> <p>(i) The Chair will ensure that the Committee does not decide on the granting of a permit unless the appropriate professional advice has been obtained.</p> <p>(ii) The Development Assessment Committee has the authority, with the consent of the General Manager, to seek external professional advice as considered necessary.</p> <p>(iii) In cases where there is not unanimous support at a meeting for the granting of a permit, the application is to be referred to full Council for determination.</p> <p>(iv) The Development Assessment Committee has the authority to refer applications to any Access Advisory Committee established by Council under the DDA Act, for determination in regard to access provisions.</p> <p>2 <u>Functions:</u></p> <p>(i) A forum for the joint consideration and discussion of all development applications received by Council with view to coordinating assessment, inspections, agenda preparation and processing of applications.</p> <p>(ii) Determination of certain applications and other matters in accordance with powers delegated from Council.</p> <p>(3) <u>Councillor Involvement:</u></p> <p>(i) Councillors are permitted to attend meetings of the Development Assessment Committee.</p> <p>(ii) A summary of the <i>register of applications</i> is to be forwarded to all Councillors fortnightly.</p> <p>4 <u>Delegation</u></p> <p>4.1 Pursuant to Section 22 of the <i>Local Government Act 1993</i> Council delegates to the Development Assessment Committee the authority to grant a planning permit under the <i>Land Use Planning & Approvals Act 1993</i>, with or without conditions, in relation to applications for a use or development for which:</p>

	<p>(a) under the provisions of the planning scheme, Council is bound to grant a permit, (ref: Permitted Uses - Section 58 <i>Land Use Planning & Approval Act 1993</i>); or</p> <p>(b) under the provisions of the planning scheme, Council has a discretion to refuse or permit and no representations in the form of objections have been received during the statutory public notification period, (ref: Discretionary Uses - Section 57 <i>Land Use Planning & Approvals Act 1993</i>); and</p> <p>(c) are assessed as being in conformity with the development standards and other relevant provisions of the planning scheme.</p> <p>4.2 Pursuant to Section 22 of the <i>Local Government Act 1993</i> Council delegates to the Development Assessment Committee the authority to forward certified planning scheme amendments to the Resource Planning and Development Commission in cases where:</p> <p>(a) no representations in the form of objections have been received within the statutory public notification period; and</p> <p>(b) no amendments are otherwise considered necessary.</p> <p>4.3 <u>Pursuant to Section 22 of the <i>Local Government Act 1993</i> Council delegates to the Development Assessment Committee the authority to approve applications for minor amendments to planning permits in cases where:</u></p> <p>(a) <u>the planning permit is for a use or development that is permitted under the planning scheme; or</u></p> <p>(b) <u>the planning permit is for a use or development that is discretionary under the planning scheme and no representations were received during the initial public notification period; and</u></p> <p>(c) <u>the Development Assessment Committee is satisfied that the minor amendment complies with the requirements of S.56(2) of the <i>Land Use Planning & Approvals Act 1993</i>.</u></p> <p>4.4 Delegation under points 4.1 and 4.2 <u>and 4.3</u> above, only has effect for cases where a Councillors has not, prior the issuing of a Planning Permit or prior to the forwarding of the amendment, requested that the application or amendment be referred to full Council for determination.</p>
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	<p><u>4.5</u> Pursuant to Section 22 of the <i>Local Government Act 1993</i> Council delegates to the Development Assessment Committee the authority to refuse a planning permit under the <i>Land Use Planning & Approvals Act 1993</i> in the following circumstances:</p> <p>(a) The application is not one for which the Development Assessment Committee has delegation to grant a permit under 4.1 and therefore should be determined by full Council, and</p> <p>(b) The applicant has been requested to provide Council with an extension of time pursuant to Sections 57(6)(b)(i), 57(6)(b)(ii) and/or 57(6A) of the <i>Land Use Planning & Approvals Act 1993</i> in order that full Council may determine the application at the next available ordinary Council meeting, and</p> <p>(c) The applicant has refused to grant an extension of time or has not provided a response, after being requested to do so.</p>
Membership Structure	<ul style="list-style-type: none"> • Chair: Manager Development & Environmental Services (Proxy: General Manager) • Development Control / Planning Officer • Permit Authority (Building) • Permit Authority (Plumbing) • Manager – Works & Technical Services (Proxy: Works Coordinator – W&TS) • Environmental Health Officer • Other Council officers to be in attendance as appropriate
Chairperson	<ul style="list-style-type: none"> • Chair: Manager Development & Environmental Services Proxy - General Manager
Term of Appointment	No term
Quorum	A quorum for the Development Assessment Committee is three (3) members.
Proxies	See under membership structure
Meetings Frequency & Minutes	<ol style="list-style-type: none"> 1. Meetings are to be held on a weekly basis. 2. Minutes of meetings are to be prepared in accordance with a proforma. 3. The minutes will constitute a <i>register of applications</i> under consideration by the Development Assessment Committee and is to indicate applicable assessment and determination timeframes and whether delegation of approval applies.
Pecuniary Interest	Committee Members

Members & Recording	(ref: Part 5 Local Government Act 1993) Committee members with a direct or indirect pecuniary interest in a matter before the Committee must declare that interest before any discussion on that matter commences. On declaring an interest the member is to leave the meeting room. Recording Any declaration of pecuniary interest shall be recorded in the minutes of the Committee meetings.
Spokesperson Protocol	As per policy.
Working Groups (under Committee)	Not applicable
Admin/Sec Support	Administration Officer (Development Services)
Annual Budget	Not applicable

15.5 CLIMATE CHANGE

Strategic Plan Reference – Page 25

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

Nil.

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16 OPERATIONAL MATTERS ARISING LIFESTYLE

16.1 COMMUNITY HEALTH AND WELLBEING

Strategic Plan Reference – Page 26

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

Nil.

16.2 YOUTH

Strategic Plan Reference – Page 26

4.2.1 Increase the retention of young people in the municipality.

Nil.

16.3 SENIORS

Strategic Plan Reference – Page 27

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

Nil.

16.4 CHILDREN AND FAMILIES

Strategic Plan Reference – Page 27

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

Nil.

16.5 VOLUNTEERS

Strategic Plan Reference – Page 27

4.5.1 Encourage community members to volunteer.

Nil

16.6 ACCESS

Strategic Plan Reference – Page 28

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

Nil.

16.7 PUBLIC HEALTH

Strategic Plan Reference – Page 28

- 4.7.1 Monitor and maintain a safe and healthy public environment.

Nil.

16.8 RECREATION

Strategic Plan Reference – Page 29

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

16.8.1 Oatlands Swimming Pool Season (including Fees and Charges Schedule)

AUTHOR EXECUTIVE ASSISTANT (ELISA LANG)

DATE 21 OCTOBER 2015

ISSUE

To inform Council of the proposed dates for the Oatlands Swimming Pool Season for 2015/2016; and seek endorsement of the proposed fees and charges schedule.

DETAIL

Opening arrangements

The following arrangements are proposed for the 2015/16 Swimming Pool Season:

Opening Date - Pool to open on Saturday 28th November 2016 at 11.00 a.m.

Opening hours during School Terms
(Monday to Friday) 3.00 p.m. – 6.00 p.m.

Opening hours during School Holidays 11.00 a.m. – 6.00 p.m.

Opening hours on Weekends 11.00 a.m. – 6.00 p.m.
 Opening hours on Public Holidays 11.00 a.m. – 6.00 p.m.

Closed Christmas Day and New Years Day.

The Oatlands School will conduct their Learn to Swim Program in the first week of December 2015.

Fees and Charges Schedule

The fees and charges schedule is listed below for information:

FEES & CHARGES		2014/15	2015/16
Season Ticket:	Family	\$110.00	\$110.00
	Adult	\$55.00	\$55.00
	Child	\$42.00	\$42.00
Daily Tickets:	Family	\$11.50	\$12.00
	Adult	\$5.00	\$5.00
	Children	\$4.00	\$4.00
Complex Hire Fee:	All supervised \$45 per hour (out of hours)		\$45.00

Students - Students require a current student identification card.

Out of Hours bookings - Out of Hours bookings must be supervised by Council’s supervisor at all times. Application is to be made seven days in advance.

Human Resources & Financial Implications – Mr G Williams will be employed directly by Council as the Pool Supervisor. Ms Georgia Pennicott will provide relief services for the forthcoming season as required.

Community Consultation & Public Relations Implications - The proposed arrangements, and fee structure, will be advertised following endorsement by Council.

Policy Implications - Nil.

Priority - Implementation Time Frame - These fees and charges need to be confirmed at this meeting to enable Council to advertise arrangements for 2015/2016.

RECOMMENDATION

THAT Council endorse

- a) **the proposed Opening arrangements (as detailed); and**
- b) **the recommended fees and charges to apply for the 2015/16 Season.**

DECISION

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

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16.9 ANIMALS

Strategic Plan Reference – Page 29

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

16.9.1 Animal Control Report

AUTHOR ANIMAL CONTROL OFFICER (GARTH DENNE)

DATE 21 OCTOBER 2015

ISSUE

Consideration of Animal Control Officer's Monthly Report.

DETAIL

Refer attached Monthly Statement on Animal Control for period ending 30th September 2015.

RECOMMENDATION

THAT the Animal Control Officer's Monthly report be received.

DECISION

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

**SOUTHERN MIDLANDS COUNCIL
MONTHLY STATEMENT ON ANIMAL CONTROL
FOR PERIOD ENDING 30 SEPTEMBER 2015**

Total of Dogs Impounded: 2

Dogs still in the Pound: 0

Breakdown Being:

ADOPTED	RECLAIMED	LETHALISED	ESCAPED
2	0	0	0

MONEY RECEIVED

Being For:

Pound \$ 0.00

Reclaims \$ 0.00

Dog Registration \$ 1689.16

Infringement Notices \$ 140.00

Other \$ 18.18

TOTAL \$ 1847.34

COMPLAINTS RECEIVED FOR PERIOD ENDING 30 SEPTEMBER 2015

Dog at Large: 5

Dog Attacks: 0

Request Pick-ups: 2

After Hours Calls: 5

TOTAL 12

Number of Formal Complaints Received: 0

Number of Infringement Notices Issued: 3

ANIMAL CONTROL OFFICER: **GARTH DENNE**

16.10 EDUCATION

Strategic Plan Reference – Page 29

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

Nil.

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17 OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

17.1 RETENTION

Strategic Plan Reference – Page 30

5.1.1 Maintain and strengthen communities in the Southern Midlands.

Nil.

17.2 CAPACITY AND SUSTAINABILITY

Strategic Plan Reference – Page 30

5.2.1 Build the capacity of the Community to help itself and embrace the framework and strategies articulated through social inclusion to achieve sustainability.

17.2.1 Common Services Joint Venture Update (Standing Item – Information Only)

AUTHOR GENERAL MANAGER (T KIRKWOOD)
DATE 21ST OCTOBER 2015

ATTACHMENT: Update – September 2015

ISSUE

To inform Council of the Joint Venture's activities for the month of September 2015.

BACKGROUND

There are seven existing members of the Common Services Joint Venture Agreement, with two other Council participating as non-members. Members: Brighton, Central Highlands, Glenorchy, Huon Valley, Sorell, Southern Midlands and Tasman.

DETAIL

Refer 'Common Services Joint Venture Update – September 2015' as attached.

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

Councillors will note that the Southern Midlands Council provided 208 hours of service to six Councils: - Brighton, Sorell & Tasman – risk management / occupational health and safety type activities; Central Highlands – Acting General Manager services; and Derwent Valley – plumbing inspection. With the exception of plumbing, Adam Wilson has been engaged to provide the services.

Community Consultation & Public Relations Implications – Nil

Policy Implications – N/A

Priority - Implementation Time Frame – Ongoing.

RECOMMENDATION

THAT the information be received.

DECISION

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

Common Services Joint Venture Update September 2015

Summary of Recent Common Services Activity

1279 hours of Common Services were exchanged between Councils in September 2015, which is the highest number of hours exchanged within a one month period since Common Services JV Agreement became effective on the 1st of April 2015.

These high levels of hours conducted were due to an increased level of service exchange from Huon Valley Council, Sorell Council and Southern Midlands Council, in the areas of Environmental Health, Works Supervision, and General Management.

Fig 1 - Common Service Exchange in Recent Months

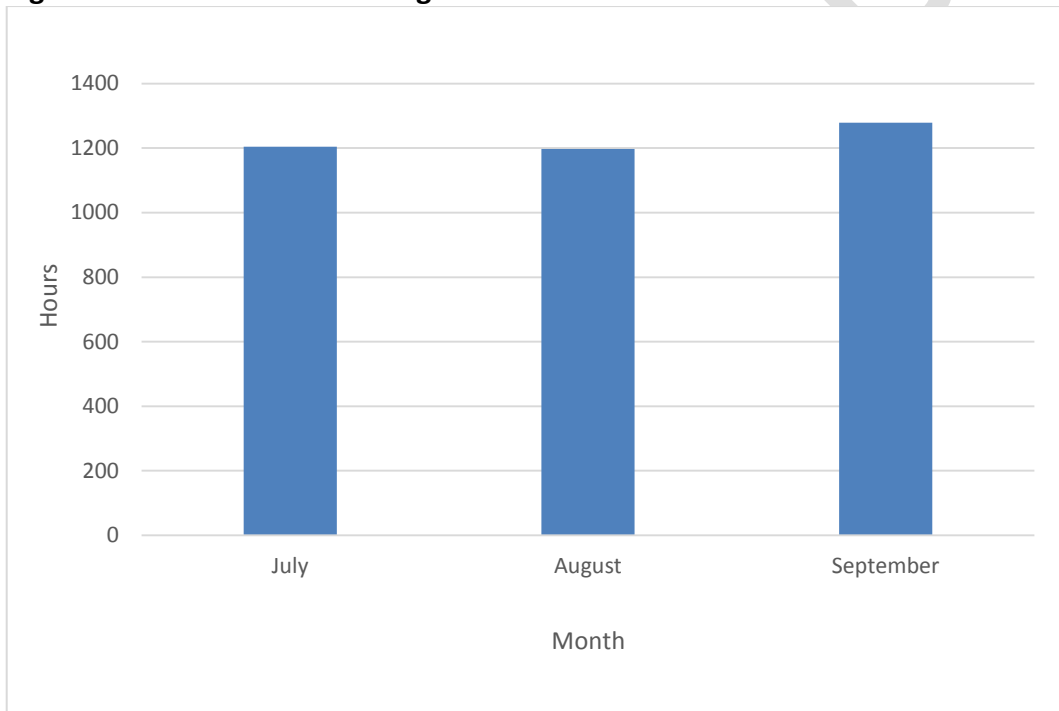
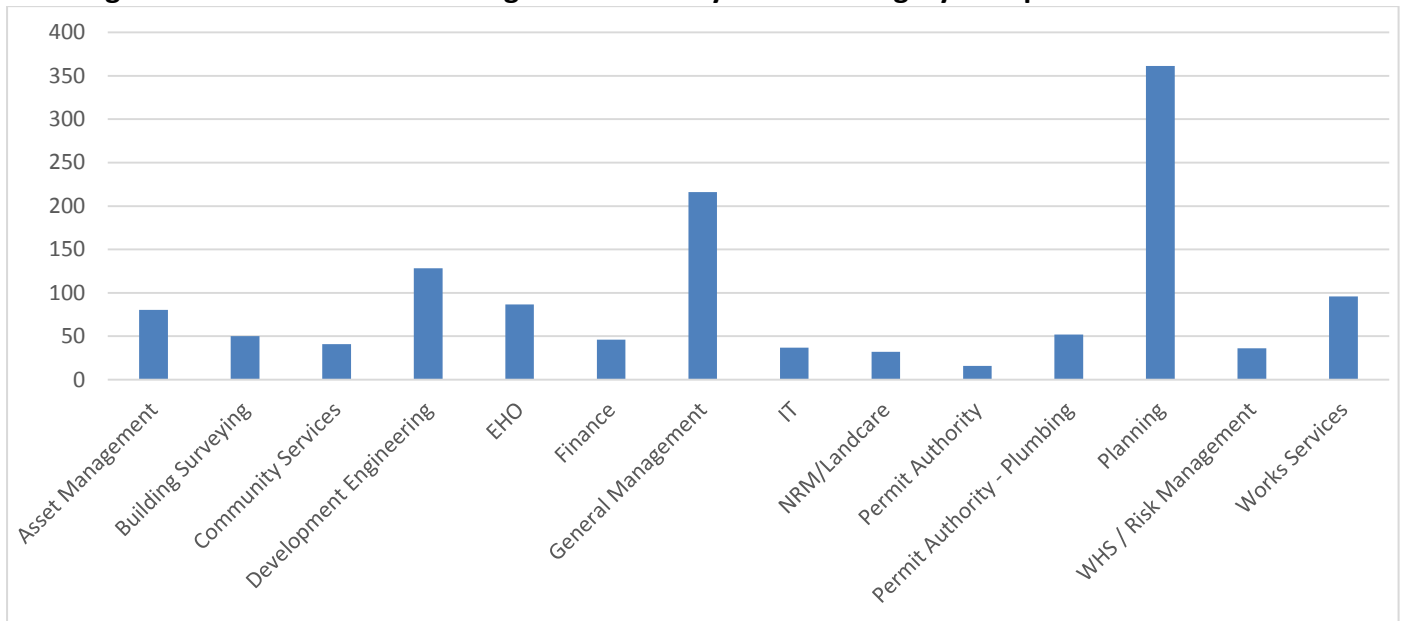


Fig 2 - Details of Current Exchange of Services by Council in September 2015

* Council not currently a member of the Common Services Joint Venture Agreement

Provider Council	Client Organisation									
	Brighton	Central Highlands	Derwent Valley	Glenorchy	GSB	Huon Valley	Sorell	Southern Midlands	Tasman	West Coast
Brighton		36	212		212	87	41	8	119	11
Central Highlands										
Derwent Valley										
Glenorchy										
GSB										
Sorell	51								54	
Southern Midlands	8	120	52		8		8		12	
Tasman							240			

Fig 3 - Details of Current Exchange of Services by Service Category in September 2015



Savings to Local Government

A total of 1279 hours of Common Services were exchanged between Councils last month. Analysis of Common Services provision has indicated that both the Provider Council and the Client Council save money through the exchange of Common Services at an approximate ratio of 50%.

Due to this, it is estimated that the provision of Common Services between Councils saved participating Councils and Local Government as a whole \$111,600 for the month of September. This was a result of increasing the utilisation of current Council Staff at Councils providing services, and from Client Councils utilising common services from within Local Government as opposed to external consultants (on average LG Common Services rates can be procured at significant discount to external consultant fees).

Progress of the Joint Venture

- A proposal for Southern Midlands to provide Strategic Planning Services to between 5 – 7 Councils has been agreed to by a core group of Councils. Brighton, Glamorgan Spring Bay, Sorell, and Tasman Councils have all signed service agreements to allow Southern Midlands Council to provide this service. This role will be particularly focussed on taking a coordinated approach to the implementation of both the Interim and Statewide Planning schemes at each Council.
- The Sorell Council has appointed a GIS Officer who will (after settling into the new role) have capacity to provide GIS services to other CSJV Councils.
- Common Services Joint Venture Strategy and Common Service Models update:-

Works Services

The Works Services / WHS & Risk Common Services Group are continuing to meet on a monthly basis to discuss works related WHS risk issues and to continue to develop the WHS/Risk drop box library which contains an extensive amount of documentation on the subject. Councils are free to browse and use policies, procedures, legislation found here as a basis for improving their own WHS/Risk management practices, policies, and procedures.

Permit Authority

A CouncilFirst - PropertyWise/Dynamics NAV user conference has been organised for 17th & 18th of February 2016 at the Brighton Civic Centre. The conference will provide essential information on CouncilFirst products, as well as offering networking opportunities with other users and CouncilFirst solution developers/experts. A detailed session will be provided on both PropertyWise and Dynamics NAV in two separate streams to ensure that attendees are properly informed about the features of both products. The conference will be a free event with the option of subscription based training offered at the Brighton Council Offices the day after the conference concludes (19th of February 2016).

A Southern Tasmanian PropertyWise User Group meeting will be organised in the coming months to provide an update on software capabilities and encourage consistent use of the system.

Online Permit Authority/Planning lodgement software is also currently being investigated by this group.

Information Technology (IT)

Sorell Council's Senior IT Officer is coordinating the upgrade of servers and systems at the Brighton Council to reduce risks of providing IT, decrease down time due to system maintenance and provide cost efficiencies to Council.

Payroll

The need for payroll relief cover at nearly all participating Councils has recently been identified. Options to provide relief cover and potentially whole of function payroll services for multiple Councils is being assessed. However, due to a number of factors participating Councils are not currently ready to act on this just yet, the item will be discussed at the October CSJV meeting.

The Litchfield Shire Council is in the process of signing the deed of accession to join Tasmanian Local Government Joint Venture. Litchfield is also encouraging other Northern Territory Councils to join.

17.3 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.

17.4 CONSULTATION AND COMMUNICATION

Strategic Plan Reference – Page 31

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

Nil.

18. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

18.1 IMPROVEMENT

Strategic Plan Reference – Page 32

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

Nil.

18.2 SUSTAINABILITY

Strategic Plan Reference – Page 33 & 34

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

18.2.1 2016 Meeting Schedule

AUTHOR EXECUTIVE ASSISTANT (ELISA LANG)

DATE 21 OCTOBER 2015

ISSUE

Council to confirm dates and venues for 2016 Council meetings and “public consultation” sessions to be held throughout the Municipal area.

DETAIL

In 2015, Council held Council meetings from January to April in various venues throughout the Municipality. These meetings included “public consultation” sessions where the public are invited to attend and discuss issues with Council.

In 2015 meetings were held at the following community venues:

28 January 2015	Campania Hall
24 February 2015	Tunbridge Hall
25 March 2015	Woodsdale Hall
22 April 2015	Broadmarsh Hall

The draft 2016 Meeting Schedule is as follows:-

All meetings to commence at 10am with public consultation at 12.30 pm.

MEETING DATE	VENUE
27 January 2016	Colebrook Hall
24 February 2016	Tunbridge Hall
23 March 2016	Tunnack Hall
27 April 2016	Bagdad Community Club
25 May 2016	Oatlands
22 June 2016	Kempton
27 July 2016	Oatlands
24 August 2016	Kempton
28 September 2016	Oatlands
26 October 2016	Kempton
23 November 2016	Oatlands
14 December 2016#	Kempton

#AGM followed by December ordinary meeting

RECOMMENDATION

THAT Council endorse the above meeting schedule for 2016.

DECISION

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

**18.2.2 Local Government Association of Tasmania – General Meeting
Agenda (due to be held 29th October 2015) – Council Consideration of
Issues**

AUTHOR GENERAL MANAGER (TIM KIRKWOOD)

DATE 23 OCTOBER 2015

ENCLOSURE: LGAT General Meeting Agenda – Meeting 29th October 2015

ISSUE

Council to consider items contained within the LGAT General Meeting Agenda and provide policy direction to Mayor A E Bisdee OAM for voting purposes.

BACKGROUND

General Meetings of the Local Government Association of Tasmania are generally attended by the Mayor and General Manager.

At times, the Agenda(s) contain:

- a) certain policy matters which require prior direction from Council; or
- b) input from Councillors to enable the Mayor to adequately represent (or submit) issues to the Association.

DETAIL

In reference to the Agenda, the following Items are highlighted (in particular) to capture input from elected members:

Item 2.1 Review of the Local Government Act – noting the Minister’s direction that the review will be limited to issues that “really matter”.

Nothing specific comes to mind in terms of major issues.

Item 2.2 Limit on Political Donations

Item 2.8 Secondment to Planning Taskforce

Whilst this will involve a further contribution of \$1,060 by SMC, Councils – Manger – Development & Environmental Services (Damian Mackey), who is closely associated with this project recommends that Council commit to fund the position for an additional six months.

Item 4.1 Superannuation for Elected Members

Self-explanatory – direction required.

Item 4.2 Limit on Election Expenditure

Council to review the full Agenda and raise any other matters for discussion.

Human Resources & Financial Implications – Refer comment above.

Community Consultation & Public Relations Implications – Not applicable.

Council Web Site Implications: - Nil

Policy Implications – Policy position

Priority - Implementation Time Frame – The General Meeting is to be held on 29th October 2015 so Council must determine a position at this meeting.

RECOMMENDATION

THAT Council:

- a) receive a copy of the Local Government Association of Tasmania General Meeting Agenda for 29th October 2015; and
- b) consider the Items contained within the Agenda and provide input and direction to Mayor Bisdee OAM for voting purposes.

DECISION

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

18.3 FINANCES

Strategic Plan Reference – Page 34 & 35

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

18.3.1 Monthly Financial Statement (September 2015)

File Ref: 3/024

AUTHOR FINANCE OFFICER (C PENNICOTT)
DATE 21 OCTOBER 2015

DETAIL

Refer enclosed Report incorporating the following: -

- a) Statement of Comprehensive Income – 1st July 2015 to 30th September 2015 (including Notes)
- b) Current Expenditure Estimates
- c) Capital Expenditure Estimates

Note: Refer to enclosed report detailing the individual capital projects.

- d) Rates & Charges Summary – as at 12th October 2015
- e) Cash Flow Statement - September 2015

Note: Expenditure figures provided are for the period 1st July to 30th September 2015 – approximately 25% of the period.

Comments

A. Current Expenditure Estimates (Operating Budget)

Strategic Theme – Infrastructure

- **Sub-Program – Lighting** - expenditure to date (\$21,205– 24.30%).

Strategic Theme – Growth

- **Sub-Program – Business** - expenditure to date (\$17,234– 13.66%). Works undertaken on a recharge basis. Expenditure will be offset by income received.

Strategic Theme – Lifestyle

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

Strategic Theme – Community

- **Sub-Program – Consultation** - expenditure to date (\$1,104 –21.78%). Expenditure of \$1,104 relates to Aurora expenses associated with the operation of the Radio Station. Part-reimbursement from Management Committee.

Strategic Theme – Organisation

- **Strategic Theme – Improvement** – expenditure to date (\$8,075– 92.29%). Adam Wilson
- **Sub-Program – Sustainability** - expenditure to date (\$270,720 – 13.22%). Includes annual computer software maintenance \$9,000, insurance payments of \$30,000 and quarry costs of \$16,000 which will be offset by income received.

B. Capital Expenditure Estimates (Capital Budget)

Nil.

RECOMMENDATION

THAT the information be received.

DECISION

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

STATEMENT OF COMPREHENSIVE INCOME

FOR THE PERIOD

1st JULY 2015 to 30TH SEPTEMBER 2015

	Annual Budget	Year to Date as at 30TH SEPTEMBER	%	Comments
Income				
General rates	\$ 4,666,548	\$ 4,603,750	98.7%	Budget includes Interest & Penalties to be imposed to end of June 2016
User Fees (refer Note 1)	\$ 658,662	\$ 240,744	36.6%	
Interest	\$ 200,000	\$ 45,698	22.8%	
Government Subsidies	\$ 15,570	\$ -	0.0%	Heavy Vehicle Licence Fees & Road Rescue MAIB reimbursements
Contract Income	\$ -	\$ -	0.0%	
Other (refer Note 2)	\$ 355,854	\$ 70,777	19.9%	
Sub-Total	\$ 5,896,634	\$ 4,960,970	84.1%	
Grants - Operating	\$ 3,201,435	\$ 425,991	13.3%	Mens Shed \$3166 FAGS \$422,824
Total Income	\$ 9,098,069	\$ 5,386,961	59.2%	
Expenses				
Employee benefits	\$ (3,766,728)	\$ (743,316)	19.7%	Less Roads - Resheeting Capitalised
Materials and contracts	\$ (2,738,461)	\$ (842,284)	30.8%	Less Roads - Resheeting Capitalised, Includes Land Tax
Depreciation and amortisation	\$ (2,668,500)	\$ (667,125)	25.0%	Percentage Calculation (based on year-to-date)
Finance costs	\$ (50,583)	\$ (128)	0.3%	
Contributions	\$ (188,399)	\$ -	0.0%	Fire Service Levies
Other	\$ (264,784)	\$ (77,625)	29.3%	
Total expenses	\$ (9,677,455)	\$ (2,330,478)	24.1%	
Surplus (deficit) from operations	\$ (579,386)	\$3,056,482	-527.5%	
Grants - Capital (refer Note 3)	\$ 877,860	\$ -	0.0%	
Sale Proceeds (Plant & Machinery)	\$ 210,000	\$ 27,687	0.0%	
Net gain / (loss on disposal of non-current assets)	\$ -	\$ -	0.0%	
Surplus / (Deficit)	\$508,474	\$3,084,170	606.6%	

SOUTHERN MIDLANDS COUNCIL : CURRENT EXPENDITURE 2015/16

SUMMARY SHEET

PROGRAM	TOTAL	REVISED BUDGET (GRANTS & OTHER REIMBURSEMENTS)	ACTUAL AS AT 30th SEPTEMBER 2015 25%	VARIANCE (+/-)	% BASED ON REVISED BUDGET 100%
INFRASTRUCTURE					
Roads	3004318	3004318	720048	2284270	23.97%
Bridges	361179	361179	84656	276523	23.44%
Walkways	179906	179906	40486	139420	22.50%
Lighting	87266	87266	35064	52202	40.18%
Irrigation	0	0		0	0.00%
Drainage	85107	85107	19705	65402	23.15%
Waste	579191	579191	89897	489294	15.52%
Public Toilets	56642	56642	9010	47632	15.91%
Communications	0	0		0	0.00%
Signage	9400	9400	4181	5219	44.47%
INFRASTRUCTURE TOTAL:	4363009	4363009	1003047	3359962	22.99%
GROWTH					
Residential	0	0		0	0.00%
Mill Operations	481205	481205	133101	481205	27.66%
Tourism	222479	222479	12164	222479	5.47%
Business	876177	126177	52567	73610	41.66%
Agriculture	0	0		0	0.00%
Integration	25615	25615	1715	23900	6.70%
GROWTH TOTAL:	1605476	855476	199547	801194	23.33%
LANDSCAPES					
Heritage	292412	292412	45737	246675	15.64%
Natural	138323	138323	36114	102209	26.11%
Cultural	0	0		0	0.00%
Regulatory	824289	824289	208805	615484	25.33%
Climate Change	28204	28204	5	28199	0.02%
LANDSCAPES TOTAL:	1283228	1283228	290660	992568	22.65%
LIFESTYLE					
Youth	222610	222610	12187	210423	5.47%
Aged	1500	1500	876	624	58.39%
Childcare	7500	7500	5000	2500	66.67%
Volunteers	34500	34500	2262	32238	6.56%
Access	0	0		0	0.00%
Public Health	7881	7881	497	7384	6.31%
Recreation	430731	430731	65641	365090	15.24%
Animals	72429	72429	17157	55272	23.69%
Education	0	0		0	0.00%
LIFESTYLE TOTAL:	777151	777151	103621	673530	13.33%
COMMUNITY					
Retention	0	0		0	0.00%
Capacity	31025	31025	8761	22264	28.24%
Safety	56650	56650	11015	45635	19.44%
Consultation	5070	5070	1104	3966	21.78%
Communication	12125	12125	1179	10946	9.72%
COMMUNITY TOTAL:	104870	104870	22060	82810	21.04%
ORGANISATION					
Improvement	8750	8750	26726	-17976	305.44%
Sustainability	2047836	2047836	637718	1410118	31.14%
Finances	252135	252135	28554	223581	11.32%
ORGANISATION TOTAL:	2308721	2308721	692998	1615723	30.02%
TOTALS	10442455	9692455	2311934	7525787	23.85%

**CAPITAL EXPENDITURE PROGRAM 2015-16
AS AT 30 SEPTEMBER 2015**

				BUDGET	EXPENDITURE	VARIANCE
INFRASTRUCTURE						
	ROAD ASSETS					
	Resheeting Program		Roads Resheeting (40.00 klms x 5.5 x 150mm x \$20 m3)	\$ 600,000	\$ 221,604	\$ 378,396
	Reseal Program		Roads Resealing (as per agreed program)	\$ 500,000	\$ -	\$ 500,000
			Clifton Vale Road	\$ 21,818	\$ -	\$ 21,818
	Reconstruct & Seal		Brown Mountain Road (section up Hill - 200 metres)	\$ 30,000	\$ -	\$ 30,000
			Eldon Road (various sections - 500 metres)	\$ 75,000	\$ -	\$ 75,000
			Green Valley Road (above Bridge - 150 metres)	\$ 22,500	\$ -	\$ 22,500
			Inglewood Road (vicinity of Viaduct) - 585 mtrs from Rail Lights to Viaduct	\$ 87,750	\$ -	\$ 87,750
			Rhyndaston Road (Vicinity of J Housego - 100 metres)	\$ 13,750	\$ -	\$ 13,750
			Woodsdale Road (Whitefoord end - 2 sections - 200 metres)	\$ 30,000	\$ -	\$ 30,000
			Woodsdale Road (near 'glue pot' - 2 sections - 240 metres)	\$ 36,000	\$ -	\$ 36,000
			Yarlington Road (Smarts Hill - 150 metres)	\$ 22,500	\$ -	\$ 22,500
	Junction Road Realignment/ Other	C1010037	Campania - Reeve St / Clime Street	\$ 45,600	\$ 9,907	\$ 35,693
			Church Street, Oatlands (outside school -"V" drain) - 100mtrs	\$ 6,000	\$ -	\$ 6,000
			High Street/Esplanade - Junction Improvements	\$ 25,000	\$ -	\$ 25,000
			Reeve Street - Hall Street to Rec Ground (K&G) - 70 mtrs	\$ 8,800	\$ -	\$ 8,800
		C1020047	Lovely Banks Road (junction with Colebrook)	\$ 40,000	\$ 5,755	\$ 34,245
	Carry Forwards:					
	Minor Seals (New)	C1020031	Church Road (Brighton Council end)	\$ 10,000	\$ -	\$ 10,000
		C1020032	Hasting Street Junction	\$ 15,000	\$ -	\$ 15,000
	Sealed - Road Widening	C1010036	Green Valley Road - Widening	\$ 83,000	\$ -	\$ 83,000
	Unsealed - Road Widening	C1020037	Hall Lane, Bagdad - widening	\$ 15,000	\$ -	\$ 15,000
		C1020038	Chauncy Vale Road, Bagdad	\$ 20,000	\$ -	\$ 20,000
		C1020034	Church Road (Corner Widening)	\$ 7,165	\$ 9,202	\$ (2,037)
	Junction / Road Realignment / Other		Woodsdale Road / Tunnock Main Rd Junction (30 mm Overlay)	\$ 6,400	\$ -	\$ 6,400
			Yarlington Road - Realignment	\$ 20,000	\$ 11,023	\$ 8,977
		C1020040	Interlaken Road- Corner Realignment (Rockton)	\$ 13,308	\$ 10,604	\$ 2,704
		C1010038	Campania - Reeve St / Hall Street K&G	\$ 5,000	\$ -	\$ 5,000
			Tunbridge Main Road Verge	\$ 3,000	\$ -	\$ 3,000
		C1010039	Woodsdale Road - Landslip Area (vicinity Scotts Quarry)	\$ 15,000	\$ -	\$ 15,000
			Woodsdale Road - Landslip Area(s) - Engineering Assessment	\$ 9,700	\$ -	\$ 9,700
			York Plains Road *Camber adjustment)	\$ 5,000	\$ -	\$ 5,000
		C1020026	Church Road -Realign (Intersection with Elderslie Road) - Survey & Acquisition	\$ 211,000	\$ 175,621	\$ 35,379
				\$ 2,003,292	\$ 443,717	\$ 1,559,575

BRIDGE ASSETS						
	C1030023	Swanston Road - Little Swanport Rv (B 1716)	\$ 355,000	\$ 9,436	\$ 345,564	
	C1030028	Rotherwood Road (B1137)	\$ -	\$ 182	\$ (182)	
	C1030030	Jones Rd (B5083)	\$ -	\$ 18,671	\$ (18,671)	WIP 30/6/15
	C1030041	Kheme Road (Birralee Creek B5175)	\$ 142,527	\$ -	\$ 142,527	
	C1030044	Grahams Creek Road (Grahams Creek B2510) Elderslie Road	\$ 81,672	\$ 1,304	\$ 80,368	
		Noyes Road (Limekiln Creek)	\$ 41,265	\$ -	\$ 41,265	
	C1030006	Fields Road Bridge (B1851)	\$ -	\$ 1,469	\$ (1,469)	WIP 30/6/15
		Wattle Hill Road (Coal River B1402)	\$ 284,925	\$ -	\$ 284,925	
		Hardings Road (White Kangaroo Rivulet B1096)	\$ 163,547	\$ -	\$ 163,547	
	C1030051	Old Tier Road (Blackman River B3207)	\$ 132,834	\$ 5,692	\$ 127,142	
	C1030052	Jordan River B5083	\$ -	\$ 2,537	\$ (2,537)	
	C1030049	Inglewood Road (Tin Dish Rivulet B4289)	\$ 212,650	\$ 522	\$ 212,128	WIP 30/6/15
	C1030048	Muddy Plains Road (Summerfield Creek B417)	\$ 107,289	\$ 7,769	\$ 99,520	WIP 30/6/15
	C1030050	Nala Road (Kittys Rivulet B4264)	\$ 107,289	\$ 3,265	\$ 104,024	WIP 30/6/15
	C1030012	Sandy Lane (Red Rocks Race B4198)	\$ 56,950	\$ 3,061	\$ 53,889	WIP 30/6/15
			\$ 1,685,948	\$ 53,906	\$ 1,632,042	
WALKWAYS						
		Footpaths - General (Program to be confirmed)	\$ 30,000	\$ -	\$ 30,000	
		Bagdad Township				
	C1090013	- Swan Street - Kerb & Gutter (eastern & western side)	\$ 112,244	\$ 2,687	\$ 109,557	
		Campania Township				
	C1040005	- Reeve Street (Vicinity of Store)	\$ 10,000	\$ 5,057	\$ 4,943	
	C1040005	- Reeve Street (500 metres)	\$ 80,000	\$ 8,386	\$ 71,614	WIP 30/6/14 Design etc
		- Review Management Plan (Site Plan) / Walking Tracks (Bush Reserve)	\$ 5,000	\$ -	\$ 5,000	
		Kempton Township				
		- Main Street (vicinity of Tavern) incl. renewal of K&G	\$ 17,500	\$ -	\$ 17,500	
		Oatlands Township				
		- Church Street (K&G renewal)	\$ 15,000	\$ -	\$ 15,000	
		Tunbridge Township				
		- Various (to be confirmed)	\$ 7,800	\$ -	\$ 7,800	
			\$ 277,544	\$ 16,129	\$ 261,415	
DRAINAGE						
		Bagdad				
		- Midland Hwy/ Swan St Drainage (McShane Property)	\$ 22,500	\$ -	\$ 22,500	
	C1090015	- Swan Street - Kerb & Gutter (eastern & western side)	\$ -	\$ -	\$ -	WIP 30/6/15
		- East Bagdad Road - Drainage Renewal	\$ 50,000	\$ 3,697	\$ 46,303	
		Campania				
	C1090008	- Reeve Street Open Drain (North Of Telephone Box)	\$ 35,000	\$ 5,740	\$ 29,260	WIP 30/6/15
		Oatlands				
		- Barrack Street(towards Mason St)	\$ 10,000	\$ -	\$ 10,000	
		- High St/Wellington Street Junction	\$ 5,000	\$ -	\$ 5,000	
			\$ 122,500	\$ 9,437	\$ 113,063	

	WASTE	C110002	Wheelie Bins & Crates	\$ 7,500	\$ 3,498	\$ 4,002
				\$ 7,500	\$ 3,498	\$ 4,002
	PUBLIC TOILETS	C1110001	Colebrook - Power Connection & Lighting	\$ 5,000	\$ 3,935	\$ 1,066
			Campania - Urinal / Plumbing / External Shower Head	\$ 4,000	\$ -	\$ 4,000
				\$ 9,000	\$ 3,935	\$ 5,066
	SIGNAGE		Oatlands Signage (Info Bays) - Town Maps	\$ 10,000	\$ 660	\$ 9,340
		C113001	Highway Signage - Graphic Design	\$ 2,000	\$ 600	\$ 1,400
				\$ 12,000	\$ 1,260	\$ 10,740
	MILL OPERATIONS		Office Equipment & Furniture	\$ -	\$ 358	\$ (358)
				\$ -	\$ 358	\$ (358)
LANDSCAPES	HERITAGE	C3010002	Callington Mill (Master Precinct Plan)	\$ 12,500	\$ -	\$ 12,500
			Callington Mill (Mill Tower- Fire Detection System)	\$ 6,500	\$ -	\$ 6,500
			Callington Mill (Car Parking Area- Drainage Improvements)	\$ 5,000	\$ -	\$ 5,000
		C3010008	Commissariat (79 High Street)	\$ 139,500	\$ 12,923	\$ 126,577
			Oatlands Court House (Stabilisation & Gaol Cell)	\$ 5,000	\$ -	\$ 5,000
			Oatlands Gaol - Minor Capital Works	\$ 7,000	\$ -	\$ 7,000
			Roche Hall - Forecourt (Interps- Planning)	\$ 5,000	\$ -	\$ 5,000
			Roche Hall - Stamp Duty (Property Transfer)	\$ 15,275	\$ -	\$ 15,275
		C3010009	Kempton Watch House (Fitout)	\$ 7,500	\$ -	\$ 7,500
			Parattah Railway Station - Guttering & Fascia	\$ 2,600	\$ -	\$ 2,600
				\$ 205,875	\$ 12,923	\$ 192,952
	NATURAL		Callington Park - Stone Wall	\$ 9,000	\$ -	\$ 9,000
			Chauncy Vale - Day Dawn Cottage (Toilet Upgrade)	\$ 5,000	\$ -	\$ 5,000
		C3020005	Chauncy Vale Track Construction	\$ -	\$ 10,000	\$ (10,000)
				\$ 14,000	\$ 10,000	\$ 4,000
	REGULATORY	C3040001	Kempton Council Chambers - Building & Office Improvements	\$ 18,954	\$ -	\$ 18,954
		C3040001	Kempton Council Chambers - Office Equipment	\$ 3,000	\$ -	\$ 3,000
		C3040001	Kempton Council Chambers - External Repainting	\$ 7,500	\$ -	\$ 7,500
				\$ 29,454	\$ -	\$ 29,454

SOUTHERN MIDLANDS COUNCIL
SUMMARY OF RATES AND CHARGES LEVIED, REMITTED AND COLLECTED

	This Financial Year 12th October 2015		Last Financial Year 12th October 2014	
Arrears brought forward as at July 1		\$ 369,292.54		\$ 431,103.63
ADD current rates and charges levied		\$ 4,597,212.49		\$ 4,325,759.24
ADD current interest and penalty		\$ 18,349.55		\$ 3,845.37
TOTAL rates and charges demanded	100.00%	\$ 4,984,854.58	100.00%	\$ 4,760,708.24
LESS rates and charges collected	43.11%	\$ 2,148,913.08	39.75%	\$ 1,892,144.80
LESS pensioner remissions	4.35%	\$ 217,080.26	4.50%	\$ 214,239.77
LESS other remissions and refunds	-0.03%	-\$ 1,251.23	-0.07%	-\$ 3,164.95
LESS discounts	0.47%	\$ 23,662.34	0.45%	\$ 21,435.40
TOTAL rates and charges collected and remitted	47.91%	\$ 2,388,404.45	44.63%	\$ 2,124,655.02
UNPAID RATES AND CHARGES	52.09%	\$ 2,596,450.13	55.37%	\$ 2,636,053.22

	INFLOWS (OUTFLOWS) (July 2015)	INFLOWS (OUTFLOWS) (August 2015)	INFLOWS (OUTFLOWS) (September)	INFLOWS (OUTFLOWS) (Year to Date)
Cash flows from operating activities				
Payments				
Employee costs	- 254,864.07	- 261,693.89	- 251,001.52	- 767,559.48
Materials and contracts	- 412,124.72	- 525,718.68	- 473,273.43	- 1,411,116.83
Interest	- 128.02	-	-	- 128.02
Other	- 14,368.84	- 28,264.62	- 34,991.30	- 77,624.76
	- 681,485.65	- 815,677.19	- 759,266.25	- 2,256,429.09
Receipts				
Rates	86,203.59	581,696.64	1,435,377.23	2,103,277.46
User charges	341,967.92	60,880.69	107,331.56	510,180.17
Interest received	14,286.13	15,869.47	15,542.66	45,698.26
Subsidies	-	-	-	-
Other revenue grants	3,166.00	422,824.75	-	425,990.75
GST Refunds from ATO				-
Other	49,007.95	28,624.98	89,118.60	166,751.53
	494,631.59	1,109,896.53	1,647,370.05	3,251,898.17
Net cash from operating activities	- 186,854.06	294,219.34	888,103.80	995,469.08
Cash flows from investing activities				
Payments for property, plant & equipment	- 108,069.43	- 563,212.67	- 61,851.29	- 733,133.39
Proceeds from sale of property, plant & equipment	-	-	-	-
Proceeds from Capital grants	12,357.27	15,330.01	-	27,687.28
Proceeds from Investments	-	-	-	-
Payment for Investments	-	-	-	-
Net cash used in investing activities	- 95,712.16	- 547,882.66	- 61,851.29	- 705,446.11
Cash flows from financing activities				
Repayment of borrowings	- 4,507.85	-	-	- 4,507.85
Proceeds from borrowings	250,000.00	-	-	250,000.00
Net cash from (used in) financing activities	245,492.15	-	-	245,492.15
Net increase/(decrease) in cash held	- 37,074.07	- 253,663.32	826,252.51	535,515.12
Cash at beginning of reporting year	10,002,747.20	9,965,673.13	9,712,009.81	10,002,747.20
Cash at end of reporting	9,965,673.13	9,712,009.81	10,538,262.32	10,538,262.32

19. INFORMATION BULLETINS

Refer enclosed Bulletin dated 23rd October 2015.

Information Bulletins dated the 2nd, 12th and 16th October 2015 have been circulated since the previous meeting.

RECOMMENDATION

THAT the Information Bulletins dated 2nd, 12th, 16th and 23rd October 2015 be received and the contents noted.

DECISION

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

20. MUNICIPAL SEAL

Nil.

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21. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

RECOMMENDATION

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

DECISION

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

CLOSED COUNCIL AGENDA

22. BUSINESS IN “CLOSED SESSION “

22.1 Nil

23. CLOSURE

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