

SOUTHERN  
MIDLANDS  
COUNCIL



# **A G E N D A**

## **ORDINARY COUNCIL MEETING**

---

Wednesday, 24<sup>th</sup> June 2026  
10.00 a.m.

Oatlands Municipal Offices  
71 High Street, Oatlands

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Dear Sir/Madam

## **NOTICE OF MEETING**

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

**Date: Wednesday, 24<sup>th</sup> June 2026**

**Time: 10.00 a.m.**

**Venue: Oatlands Municipal Offices, 71 High Street, Oatlands**

*The Local Government Act 1993 section 65 provides the following:*

1. *A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.*
2. *A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –*
  - (a) *the general manager certifies, in writing –*
    - (i) *that such advice was obtained; and*
    - (ii) *that the general manager took the advice into account in providing general advice to the council or council committee; and*
  - (b) *a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.*

*I therefore certify that with respect to all advice, information or recommendation provided to the Council in or with this Agenda:*

- (1) *The advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and*
- (2) *Where any advice is directly given by a person who does not have the required qualification or experience, that person has obtained and taken into account in that person's general advice, the advice from an appropriately qualified or experienced person.*

Yours faithfully

A handwritten signature in blue ink, appearing to read 'A. Benson', with a long, sweeping flourish extending to the right.

Andrew Benson  
**ACTING GENERAL MANAGER**

## OPEN COUNCIL AGENDA

In accordance with Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2025*, Mayor Batt is to advise all attendees that:

- a) this meeting is being recorded;
- b) all persons attending the meeting are to be respectful of, and considerate towards, other persons attending the meeting; and
- c) language and conduct at the meeting that could be perceived as offensive, defamatory or threatening to a person attending the meeting, or listening to the recording, is not acceptable.

### 1. PRAYERS

Reverend Dennis Cousens to recite prayers.

### 2. ACKNOWLEDGEMENT OF COUNTRY

*We acknowledge the Traditional Custodians of the land on which we meet today, and recognise their continuing connection to the land, water and to community. We pay respects to Elders past and present.*

### 3. ATTENDANCE

### 4. APOLOGIES

## 5. MINUTES

### 5.1 Ordinary Council Meeting

The Minutes (Open Council Minutes) of the previous meeting of Council held on 27<sup>th</sup> May 2026, as circulated, are submitted for confirmation.

### RECOMMENDATION

**THAT the Minutes (Open Council Minutes) of the Council Meeting held 27<sup>th</sup> May 2026 be confirmed.**

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

### 5.2 Special Committees of Council Minutes

#### 5.2.1 Special Committees of Council - Receipt of Minutes

Nil.

#### 5.2.2 Special Committees of Council - Endorsement of Recommendations

Nil.

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

#### 5.3.1 Joint Authorities - Receipt of Minutes

Nil.

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

Nil.

## 6. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2025*, the Agenda is to include details of any Council workshop held since the last meeting.

One workshop has been held since the last Ordinary Meeting.

A workshop was held on the 15<sup>th</sup> June 2026 at the Council Chambers, Oatlands commencing at 9.30 a.m.

Attendance: Mayor E Batt, Deputy Mayor K Dudgeon (via WebEx), Cllrs A E Bisdee OAM, D Blackwell, B Campbell, D Fish and F Miller (entered the meeting at 10am via WebEx).

Also in Attendance: A Benson, D Richardson, G Finn, A Burbury, M Weeding and J Crosswell.

Guests for Item 2: Mr Keith Midson from Midson Traffic Pty Ltd and Ms Leenah Ali-Lavroff, Traffic Engineer representing Council

Apologies: T Kirkwood

The Workshop focussed on the following items for consideration and discussion:

### 1. **Kempton Recreation Ground – Playground Development & Review of Ground Master Plan**

Maria Weeding – Manager Natural Resource Management - Provided an update on the progress of a concept proposal for a new playground at the Kempton Recreation Ground. Maria discussed the option of moving the play area closer to the toilet facilities.

This possible amendment of the Kempton Recreation Ground Master Plan would need to go out for community consultation and masterplan would need to be amended.

Kempton Primary School students have been surveyed to get an understanding as to the type of equipment they would like to have in the new play area.

Councillors were comfortable with options being provided to the community for consideration.

### 2. **Tas Petroleum – Discussion re: Road Safety Issues**

Following an introduction of Councillors and background information provided by Mayor Batt, Mr Keith Midson from Midson Traffic Pty Ltd (who prepared the Traffic Impact Assessment on behalf of Tas Petroleum) attended the workshop to answer questions of concern for councillors regarding the traffic safety of the proposed fuel station.

Leenah Ali-Lavroff, who was employed by the Brighton Council as a Traffic Engineer at the time the application was being processed, peer reviewed the Midson Traffic Impact Assessment Report on behalf of Council. Ms Ali-Lavroff is now employed by Wallbridge Gilbert Aztec as Principal Traffic Engineer and has been engaged by council to provide further assessment and advice in respect of this project. She detailed the risk assessment process (shown below) and the options to mitigate the identified risks.

<b>Likelihood</b>	Possible
<b>Consequence</b>	Serious
<b>Risk Rating</b>	High
<b>Primary Recommendation</b>	Upgrade the intersection to provide appropriate acceleration facilities for heavy vehicles exiting Interlaken Road. The treatment should be designed to accommodate the design vehicle (minimum B-double and enable vehicles to safely merge with traffic operating at highway speeds.
<b>Secondary Recommendation</b>	Consider installation of active heavy vehicle warning signage on the Midlands Highway, incorporating flashing beacons activated by departing heavy vehicles to provide advance warning to through traffic of merging slow-moving vehicles.

The Department of State Growth were invited to participate but declined the invitation, and forwarded correspondence outlining their position.

Following statements, questions and responses, considerable discussions ensued, with a decision to be made at the next council meeting on the 24<sup>th</sup> June 2026.

### **3. Pedestrian Crossing – Oatlands**

The Vulnerable Road User Program provides an opportunity for Tasmanian local governments to apply for grant funding to implement low cost infrastructure for vulnerable road users. Council officers applied for a grant to implement a pedestrian crossing in High Street, Oatlands. Discussion around where the crossing would be most beneficial. The Acting General Manager, Andrew Benson and the Director Assets, David Richardson to discuss with the Department of State Growth prior to consultation with the community.

### **4. 2026/27 Budget**

Amanda Burbury presented the final draft of the budget and no changes were made.

- 2<sup>nd</sup> Draft 2026/27 Operating Budget – final review
- 2<sup>nd</sup> Draft 2026/27 Capital Works Program – final review
- Proposed 2026/27 Rates & Charges
- Draft 2026/27 Schedule of Fees & Charges – final review

Final adoption of the 2026-27 Budget, including the Rates and Charges, is planned for 24 June 2026 Council Meeting.

### **5. 2026 Lexus Melbourne Cup Tour**

Mayor Batt advised councillors of the upcoming Melbourne Cup Tour which will be visiting Oatlands on 20<sup>th</sup> June 2026. The Oatlands leg of the tour will begin at the Oatlands Historical Society at 11am, before heading to the location of the Grave/Headstone of Assyrian, the 1882 Melbourne Cup winner. Callington Mill will then be hosting a small community event with locals and members of the racing industry.

The workshop concluded at 11.45 a.m.

## RECOMMENDATION

**THAT the information be received.**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr B Campbell		
Clr D Fish		
Clr F Miller		

## **7. COUNCILLORS – QUESTION TIME**

### **7.1 Questions (On Notice)**

Regulation 30 of the *Local Government (Meeting Procedures) Regulations 2025* relates to Questions on notice. It states:

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

## 7.2 Questions Without Notice

Section 29 of the *Local Government (Meeting Procedures) Regulations 2025* relates to Questions without notice.

It states:

**“29. Questions without notice**

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

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

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

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

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

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

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

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

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

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

## **8. DECLARATIONS OF PECUNIARY INTEREST**

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2025*, 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 2025*.

## 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 2025*, 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: 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 2025*.**

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

## **10. PUBLIC QUESTION TIME (SCHEDULED FOR 10.30 A.M.)**

In accordance with the requirements of Part 2 Division 4 of the *Local Government (Meeting Procedures) Regulations 2025*, the agenda is to make provision for public question time.

In particular, Regulations 36, 37 and 38 of the *Local Government (Meeting Procedures) Regulations 2025* provide the following:

### **36. Questions by member of the public**

- (1) The chairperson of an ordinary council meeting must ensure that, if required, at least 15 minutes of that meeting is made available for questions by members of the public.*
- (2) A question asked by a member of the public under regulation 37 or 38, and the answer given to that question, is not to be debated at the ordinary council meeting.*
- (3) A council is to determine any other procedures to be followed in respect of public question time at an ordinary council meeting.*

### **37. Questions without notice by member of the public**

- (1) A member of the public may, on invitation by the chairperson of an ordinary council meeting, ask a question without notice at the meeting.*
- (2) A public question without notice must relate to the activities of the council.*
- (3) The chairperson of an ordinary council meeting may require a public question without notice to be –*
  - (a) put on notice in writing; and*
  - (b) answered at a later ordinary council meeting.*

### **38. Questions on notice by member of the public**

- (1) A member of the public may, at least 7 days before an ordinary council meeting, give written notice to the general manager of a question to which the member of the public seeks an answer at the meeting.*
- (2) A public question on notice must relate to the activities of the council.*
- (3) The chairperson of an ordinary council meeting may address a public question on notice.*
- (4) The period referred to in subregulation (1) includes Saturdays, Sundays and statutory holidays, but does not include –*
  - (a) the day on which notice is given under that subregulation; or*
  - (b) the day of the ordinary council meeting.*

Mayor E Batt to invite questions from members of the public in attendance.

## **10.1 Permission to Address Council**

Presentations by Shia Goodwin-Beech (Campania District School) and Hayden Scott (Oatlands District High School) in relation to their applications for the Junior Mayor and Junior Deputy Mayor positions.

**11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER  
REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING  
PROCEDURES) REGULATIONS 2025**

Nil.

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

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

### **12.1 Development Applications**

#### **12.1.1 Application to Amend the Planning Scheme (Reference DA2500/105) - 20 Interlaken Road, Oatlands (CT44807/6, CT20462/5)**

**Author:** MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES (GRANT FINN)

**Date:** 17 JUNE 2026

#### **Attachment(s)**

1. Council report + extract from Council minutes (24 Feb 2026)
2. Council report + extract from Council minutes (27 May 2026)
3. Dept. of State Growth email correspondence (11 June 2026)

#### Preamble:

Council at its last meeting (27 May 2026) resolved the following:

*Council adjourn the decision on this matter until the June 2026 Council meeting. This would enable a Council Workshop to be held in the ensuing period, where the Department of State Growth (DSG), Traffic Engineers and Council's Traffic Engineer, (who undertook the peer review of the Developer's Traffic Impact Assessment (TIA)) be invited to address the Council Workshop on the traffic safety concerns that Council has at this location.*

The workshop was held on Monday 15 June 2026. Mr. Midson and Ms. Ali-Lavoff were in attendance. DSG declined the invitation however they did correspond with Council on 11 June 2026 to reaffirm their position.

#### Introduction:

Further to Council's refusal to agree to the TAS Petroleum P/L request pursuant to section 40T(1) of the *Land Use Planning & Approvals Act 1993* (the 'Act') to apply a Site Specific Qualification (SSQ) to the land at 20 Interlaken Road, Oatlands, Council is now in receipt of correspondence from the Tasmanian Planning Commission (TPC) dated 22 April 2026.

Pursuant to s40B(4)(a) of the Act, the TPC directed Council in its capacity as a planning authority to reconsider and decide whether to prepare a draft amendment in relation to the request made on behalf of TAS Petroleum P/L.

The TPC advised the Planning Authority's decision should be accompanied by reasons to demonstrate how the Local Provisions Schedule (LPS) criteria were taken into account in making its decision.

In terms of the LPS Criteria, the following is an extract from the Act:

### **34. LPS criteria**

- (1) *In this section –*  
**relevant planning instrument** means a draft LPS, an LPS, a draft amendment of an LPS and an amendment of an LPS.
- (2) *The LPS criteria to be met by a relevant planning instrument are that the instrument –*
- (a) *contains all the provisions that the SPPs specify must be contained in an LPS; and*
  - (b) *is in accordance with [section 32](#) ; and*
  - (c) *furtheres the objectives set out in [Schedule 1](#) ; and*
  - (d) *is consistent with each State policy; and*
  - (da) *satisfies the relevant criteria in relation to the TPPs; and*
  - (e) *as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*
  - (f) *has regard to the strategic plan, prepared under [section 66 of the Local Government Act 1993](#) , that applies in relation to the land to which the relevant planning instrument relates; and*
  - (g) *as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
  - (h) *has regard to the safety requirements set out in the standards prescribed under the [Gas Safety Act 2019](#) .*
- (2A) *A relevant planning instrument satisfies the relevant criteria in relation to the TPPs if –*
- (a) *where the SPPs and the relevant regional land use strategy have not been reviewed under [section 30T\(1\)](#) or [section 5A\(8\)](#) after the TPPs, or an amendment to the TPPs, is or are made – the relevant planning instrument is consistent with the TPPs, as in force before the relevant planning instrument is made; and*
  - (b) *whether or not the SPPs and the applicable regional land use strategy have been reviewed under [section 30T\(1\)](#) or [section 5A\(8\)](#) after the TPPs, or an amendment to the TPPs, is or are made – the relevant planning instrument complies with each direction, contained in the TPPs in accordance with [section 12B\(3\)](#) , as to the manner in which the TPPs are to be implemented into the LPSs.*
- (3) *An amendment of an LPS, or a draft amendment of an LPS, is taken to meet the LPS criteria if the amendment of the LPS, or the draft amendment of the LPS, if made, will not have the effect that the LPS, as amended, will cease to meet the LPS criteria.”*

The TPC do however acknowledge at para 11 that the ‘LPS criteria were considered and in part contributed to the planning authority’s decision.’

#### Options:

As it stands, Council has 1 of 2 options:

1. Revisit DA2500105 and adopt the recommendation of Council’s consultant planner (below) that was provided as part of Council’s agenda item dated 24 February 2026;

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

- A. That per Sections 38(2)(a) and 40D(a)(i) of the Act, it agrees to prepare and initiate draft amendment DA2500/115 to the Southern Midlands Local Provisions Schedule, as provided in Attachment 2, to:**
- a. Insert a Site-specific Qualification into SOR-Site-specific Qualifications table within the Local Provisions Schedule for the land at 20 Interlaken Road, Oatlands (CT 44897/6) that an additional Discretionary Use Class for the site is: Vehicle Fuel Sales and Service if only for the sale of fuels, charging of electric vehicles, and provision of a dedicated rest area, provided no other activity associated with the use is proposed; and The Rural zone is an applicable zone of the Table C1.6 for Canopy signs, or Blade signs, if for directing attention to the sale of fuel, or charging of electric vehicles, and no other use or activity.**
- B. That in accordance with Section 40F of the Act, Council by instrument in writing affix the common seal of the Council to certify that draft amendment DA2500/15 as provided in Attachment 2 meets the LPS criteria provided in Section 34 per the requirements of Section 40F (1) of the Act.**
- C. That in accordance with Section 40FA (1) of the Act, Council directs that a copy of the draft amendment be provided to any relevant agencies or State authorities the Planning Authority considers may have an interest in the draft amendment.**
- D. That in accordance with Section 40G and Section 40Z of the Act, Council directs that draft amendment DA2500/15 be placed on public exhibition.**
- E. That in accordance with Section 40Y of the Act, Council grants a permit for a fuel station and signage at 20 Interlaken Road, Oatlands for reasons provided in the body of the planners report and subject to recommended conditions.**

Or, alternatively:

2. Council reaffirm its decision not to support the request to prepare and initiate a draft amendment and that it provide further rationale to substantiate its refusal in accordance with LPS criteria to the Tasmanian Planning Commission.

Option 2:

To reaffirm its original decision, Council provides the following information that references LPS criteria.

Council is reminded that the decision to refuse the application was based on the following commentary:

- 1. Lack of employment:** *The proposed development being an unmanned self-service fuel station will not provide for the on-going employment of local residents. It is acknowledged an employee will be engaged for the cleaning of the amenities building and this is likely to be minimal (part-time). The construction and building phase may benefit local trades however there is no guarantee of a positive employment opportunities for the Oatlands, its residents or Southern Midlands*
- 2. Road user safety.** *There is no requirement within the application for the establishment of acceleration/deceleration lanes on the Midlands Highway which is governed by a 110km/h road speed limit. Council do not agree with the Department of State Growth's advice that the existing Midlands Highway and Interlaken Road junction is satisfactory. The proposed activity will compromise road user safety and Council want to avoid a repeat of the crash history (major impacts) that are associated with Mood Food.*
- 3. Trade Competition:** *Fuel sales at the proposed self-service fuel station are in direct competition with an existing service station in Oatlands. In addition the discounted price will potentially compromise the viability of an existing established business.*
- 4. Vehicle charging:** *The provision of EV charging stations will likely impact on the economic viability of Council's own EV charging stations at the Oatlands Aquatic Centre whose revenue assists in off-setting Council's deficit and operational costs.*
- 5. Hours of Operation & Illumination:** *The canopy signage associated with the covered forecourt will be illuminated 24/7. In doing so this will potentially compromise the existing rural amenity and conflict with Council's aspiration to develop Southern Midlands as a 'Dark Sky Reserve.' A major development like this would be contrary to the adoption and acceptance of such a Policy.*
- 6. Rural zoning.** *The land is agricultural land and Southern Midlands is a rural Council. The loss and conversion of rural land for non-rural purposes is contrary to the zone provisions and is likely to create a precedent for other commercial activities*

In doing so Council asserts that original grounds 3-5 (inclusive) are not valid criteria and are subsequently withdrawn.

- 1. Lack of employment:** The proposed development being an unmanned self-service fuel station will not provide for the on-going employment of local residents. It is acknowledged an employee will be engaged for the cleaning of the amenities building and this is likely to be minimal (part-time). The construction and building phase may benefit local trades however there is no guarantee of a positive employment opportunities for Oatlands, its residents or Southern Midlands.

In respect to the above, this matter is addressed within the following:

**Section 34(2)(e)**

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

## Southern Tasmanian Regional Land Use Strategy (2010-2035)

Activity centres are referenced within STRLUS and they provide the focus for services, employment, and social interaction in cities and towns. They provide a broader function than just retail and commercial centres. They are also community meeting places, centres of community and government services, locations for education and employment, settings for recreation, leisure and entertainment activities, and places for living through new forms of higher density housing with good levels of amenity, in mixed land use settings.

The Regional Land Use Strategy promotes the development of multifunctional, accessible Activity Centres.

The benefits of an Activity Centre approach are significant in that it:

- Enhances the viability and vibrancy of centres and the surrounding urban environment;
- Enables a more efficient and equitable use of resources and infrastructure;
- Assists in focussing the delivery of key community services;
- Provides a centre around which housing opportunities can be strategically planned;
- Creates opportunities to live and work more closely;
- Assists in creating a more sustainable urban environment by reducing private vehicle travel and facilitating use of non-motorised forms of transport (walking and cycling); and
- Facilitates agglomeration economies for business and industry.

Council acknowledges that the size and townscape of each centre should be relative to its function, the availability of land, ease of pedestrian movement and improving linkages with public transport.

Within STRLUS, Oatlands is referred to as a *Rural Service Centre* whose role is to provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs. Trips to larger Primary and Principal Activity Centres only required occasionally.

With respect to employment, this generally includes a mix of retail and office based employment servicing the local area or having limited office space requirements. May include one or two larger employers that are not suited to an urban location

There are a number of regional policies that promote the development of multifunctional, accessible Activity Centres and include:

AC 1 *Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.*

- AC 1.1 *Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.*
- AC 1.2 *Utilise the Central Business, General Business, Local Business Zones to deliver the activity centre network through planning schemes, providing for a range of land uses in each zone appropriate to the role and function of that centre in the network.*
- AC 1.3 *Discourage out-of-centre development by only providing for in-centre development within planning schemes.*
- AC 1.4 *Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.*
- AC 1.10 *Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas*

**Comment**

The subject site is zoned Rural.

The proposal promotes the use and development of a site outside of the Activity Centre, contrary to AC1 and AC1.1.

The proposal promotes the use and development of a site within the Rural Zone, contrary to AC1.2.

With respect to alternatives, a fuel station could only be allowed within the Light Industrial Zone (Permitted), or the General Business Zone (Discretionary).

As detailed in the Consultant Planner's report to Council, the development area of the fuel station at 20 Interlaken Road is approximately 4,500m<sup>2</sup>, not including the vehicle cross overs. Assuming this is a relatively consistent spatial requirement for uses of this type, within the Oatlands area, there are fourteen sites with an area greater than 4,500m<sup>2</sup> which are within either the Light Industrial Zone, or the General Business Zone. Arguably then, these lots by virtue of their zoning and size are capable of a similar development without the need for a planning scheme amendment.

The amendment will facilitate a fuel station, signage and rest area at the periphery of Oatlands, which is a Rural Services Centre. The proposal therefore promotes an out-of-centre development, contrary to AC1.3.

In addition, the activity is not anticipated within the Rural Zone, and represents a significant departure from the SPP.

The out-of-centre development undermines the principal in strengthening and revitalising the activity centre, the local community and will be detrimental to the town, contrary to AC1.4.

The proposal is for the use and development of an unmanned self-service fuel station and will not provide for the on-going employment of local residents, contrary to AC1.10.

Whilst a response has been provided in relation to the operative STRLUS, Council acknowledges that the impending STRLUS provides for a much smaller Rural Services Activity Centre which is contained to the eastern portion of the Midlands Highway.

**Section 34(2)(f) Strategic Plan**

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

Southern Midlands Strategic Plan (2024-2034)

Council's vision includes *'a diversified economy creating employment opportunities through sustainable agriculture/horticulture, commercial, industrial activity, heritage tourism and viable historic villages/service centres;*

There are multiple references within the strategic plan that refer to employment opportunities and these include;

**Business**

- Part 2.3.1b – Increase employment within the municipality
- Part 2.3.1.1 - Continue to facilitate and actively promote the development of new business opportunities

**Comment**

The proposal is for the development of an unmanned self-service fuel station and through its lack of direct employment does not advance the above aims and objectives.

Oatlands Structure Plan (2021)

The purpose of the Structure Plan is to develop an integrated framework of policies and recommendations that can be used at a strategic level to guide local and state government priorities in relation to land use and development in line with the community's vision for Oatlands.

As detailed at Part 2.3, key benefits of a structure plan include:

- Infrastructure coordination - identification of infrastructure priorities that are determined based on strategic directions;
- Land supply monitoring - identification of likely future demand for land and prospective yields;
- Efficiency - by resolving broader planning issues ahead of detailed planning for subdivision and development, structure plans allow for more efficient subdivision and development approvals;

- Guidance - structure plans assist landowners and planning authorities to identify the specific issues and actions required to progress future developments;
- Implementation of regional and subregional planning policy at a local level;
- Resolution of potential land-use conflicts;
- Implementation of regional and subregional planning policy at a local level

The Study Area (Figure 1) is centred on the land adjoining, and immediately surrounding, the Callington Mill and Park, Council Chambers and the former Oatlands Council Depot site. The area then extends out to include the Oatlands light industrial zone towards the Midland Highway, the recreation ground, and the Lake Dulverton foreshore area.



Figure 1 - Oatlands study area locality

There are multiple references within the Oatlands Structure Plan (OSP) to employment and one of the desired outcomes of the strategy was the *'retention, diversification and expansion of employment pathways, for local workers in the agriculture and tourism sector, in particular youth employment.'*

Key actions of the Structure Plan include among other things:

- Encourage affordable housing and rural support opportunities within the town and boost local employment;

At Part 3.4 of the OSP, and specifically within Table 1 of this regional policy, Oatlands is identified as a *rural services centre* which means its role is to provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs. The first key theme related to rural services centres is that activity centres are areas not only of focussed employment, retail and commercial uses, but also to provide community services and opportunities for social interaction. Such centres should have a high level of amenity and good transport links with residential areas.

To achieve these objectives, a range of land uses should be provided in relevant zones within the relevant Planning Scheme including the General Business zone, which occupies land on either side of the High Street. This will contribute to creating a multi-functional activity centre. Further to this, out-of-centre development should be discouraged by only providing for in-centre development within the relevant planning scheme; development standards within the relevant scheme should ensure high-quality urban design and pedestrian amenity; and active street frontage layouts should have preference over parking lot dominant retailing

The proposed fuel station is considered to be contrary to the above on the basis that:

- It is not being developed within a relevant zone
- The subject sites location will not contribute to creating a multi-functional activity centre
- Its location will result in an out-of-centre development.

**2. Road user safety.** There is no requirement within the application for the establishment of acceleration/deceleration lanes on the Midlands Highway which is governed by a 110km/h road speed limit. Council does not agree with the Department of State Growth's advice that the existing Midlands Highway and Interlaken Road junction is satisfactory. The proposed activity will compromise road user safety and Council wants to avoid a repeat of the crash history (major impacts) that are associated with *Mood Food* – 3001 Midland Highway, Kempton.

In respect to the above, this matter is addressed within the following:

**Section 34(2)(e)**

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

**STRLUS (2010-2035)**

Part 13.1 STRLUS, the Midlands Highway is recognised as a significant inter-regional freight route.

Map 3, the Midlands Highway is clearly identified as a *Regional Transport Corridor*.

A focus area under the Strategy includes maximising the efficiency of freight and public transport corridors and assets including maintaining and improving existing key public transport corridors to facilitate reliable, frequent public transport services.

The Midland Highway (National Highway A1) is classified as a **Category 1 Trunk Road** in Tasmania, serving as the primary freight and passenger artery connecting the northern and southern regions. It is a critical 110 km/h, state-owned route, forming part of the national highway network.

*The Midlands Highway 10 year Action Plan* sets out the Australian and Tasmanian governments' key priorities for investing \$565 million over 10 years to upgrade the highway and improve road safety and save lives on Tasmania's key north-south freight route.

The objective of the investment was to deliver a minimum 3-star rating for the Midland Highway. Key works included the addition of safety barriers, lane widening, and creation of safer intersections to improve its Australian Road Assessment Program (AusRAP) safety rating.

Crash data can provide valuable information on the road safety performance of a road network. In terms of crash data, Part 2.2 of the Midson Traffic TIA notes the following:

*Crash data was obtained from the Department of State Growth for a 5 year period between 1st January 2020 to 31st December 2024 for Interlaken Road between Midland Highway and Coldblow Lane.*

*Two crashes were reported during this time:*

- *2:15am, Monday 7th February 2022 – 'other-curve' single vehicle crash resulting in property damage only.*
- *3:06pm, Sunday 3rd March 2024 – no crash type recorded (single vehicle crash) resulting in property damage only.*

*The crash data does not indicate that there are any pre-existing road safety deficiencies in the transport network that may be exacerbated by traffic generated by the proposed development. No crashes were reported at the Midland Highway/ Interlaken Road junction.*

This however is in the absence of the proposed development at 20 Interlaken Road, Oatlands.

In addition to better understand the likely traffic generation associated with the proposed development, comparisons have been made in the TIA with a like installation (Ampol self-service fuel station) at 85 High Street, Campbell Town. It is important to note this section of High Street is governed by an 80km/h road speed and is therefore in Council's opinion incomparable.

Council contests the introduction of a traffic generator (fuel sales, rest area, amenities building) at this location without necessary provision of appropriate upgrades e.g. acceleration and deceleration lanes, will not only increase the potential for vehicular collisions but also compromise both the safety and efficiency of this transport corridor.

This too was supported by Council's Traffic Engineer who peer reviewed the Midson Traffic TIA that was submitted in support of the application and advised the following:

*The site and its access itself have no material issues. The layout and internal circulation look workable.*

*The main concern would be the Interlaken Road / Midland Highway intersection. The intersection currently provides AUL (auxiliary left-turn) and CHR (channelized right-turn) treatments, so left-in and right-in to Interlaken Road are fine. The issue is egress: there are no acceleration/protected turn-out facilities for left-out or right-out movements. Expecting B-double trucks to enter a 110 km/h environment from stop without acceleration provision is a safety risk. We've already seen risks with right-turn movements across the highway at Mood Food; here we also have staggered geometry, which compounds the risk profile.*

In the absence of an appropriate intersection upgrade the development represents a significant safety risk and is contrary to Regional Policy LUTI 1.7 *Protect major regional and urban transport corridors through planning schemes as identified in Maps 3 & 4.*

### **Section 34(2A)(a)**

***Where the SPPs and the relevant regional land use strategy have not been reviewed under section 30T(1) or section section 5A(8) after the TPPs, or an amendment to the TPPs, is or are made – the relevant planning instrument is consistent with the TPPs, as in force before the relevant planning instrument is made;***

### Tasmanian Planning Policies (TPPs)

The TPPs are a planning instrument made under Part 2A of the *Land Use Planning and Approvals Act 1993* (the Act).

The purpose of the TPPs is to provide a consistent planning policy setting that will guide planning outcomes delivered through the strategic and regulatory elements of the planning system, more specifically the regional land use strategies (RLUSs) and the Tasmanian Planning Scheme (TPS), comprising the State Planning Provisions (SPPs) and Local Provisions Schedule (LPSs).

The Policies come into effect as of 1 July 2026.

There are notable references to the Midlands Highway at Part 5.3 'Roads' that include the following:

#### **5.3.3 Strategies**

1. *Identify and promote the protection of the following key road corridors from encroachment by incompatible land use and development:*
  - a) *Burnie to Hobart transport corridor, Tasmania's premier passenger and freight corridor, facilitating the movement of high volumes of people and heavy freight between major ports, intermodal hubs, population and industrial centres;*
  
8. *Provide for road networks to be protected from incompatible use and development.*

**Comment**

The proposed development in the absence of appropriate intersection upgrades represents a significant safety risk and is contrary to the aforementioned strategies.

**Section 34(2)(f) Strategic Plan**

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

Southern Midlands Strategic Plan 2024-2034

Key actions under *Part 1.1 Roads*, include;

- 1.1.1.3 Continue to work with the Department of State Growth (DSG) to improve the safety and standard of the Midland Highway and other state roads along with road junctions, with a high priority on the Mood Food Midland Highway access
- 1.1.1.5 Ensure that appropriate sight distances are maintained, for key transport routes, through effective roadside vegetation management / road realignment

**Comment**

Notwithstanding the advice from the Road Authority (email from DSG dated 12 August 2025) where they state that '*We agree that the proposal, and its associated traffic impact on the Interlaken / Midland Highway junction, is acceptable*', Council does not agree with this position.

Council is of the opinion the development of an un-manned, self-serve service station at this location without satisfactory upgrades - provision of acceleration/deceleration lanes will compromise the safety and efficiency of the road network. This too has been confirmed by Council's consultant Traffic Engineer.

Further to the above, whilst Council has been unable to source meteorological data, there is adequate anecdotal evidence to suggest that road safety is compounded by the prevalence of heavy fog for lengthy periods throughout the year.

Oatlands Structure Plan (2020)

Part 3.4 of the Oatlands Structure Plan refers to activity centres and within this regional policy, Oatlands is identified as a rural services centre which means its role is to provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs.

The first key theme related to rural services centres is that activity centres are areas not only of focussed employment, retail and commercial uses, but also to provide community services and opportunities for social interaction. Such centres should have a high level of amenity and good transport links with residential areas.

By virtue of its location on the periphery of the township and to the west of the Midlands Highway, the proposed development does not have good transport links with Oatlands residential areas.

- 6. Rural zoning.** The land is agricultural land and Southern Midlands is a rural Council. The loss and conversion of rural land for non-rural purposes is contrary to the zone provisions and is likely to create a precedent for other commercial activities.

In respect to the above, this matter is addressed within the following:

**Section 34(2)(d)**

***The instrument – is consistent with each State policy***

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

Agricultural land is defined under the policy as: *Agricultural land: means all land that is in agricultural use or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.*

The land is not considered agricultural land; it is not in use for agricultural purpose, nor does it have the potential for agricultural use noting its size and the disconnected circumstance of the lot in relation to its surroundings.

These factors for agricultural potential were examined as part of the ‘*Land Potentially Suitable for Agriculture Zone*’ project which though not excluding the site from the study area (identified as grey in figure 14), it did not identify any level of potential to warrant consideration as only ‘*potentially constrained*’

Though the land is not considered as agricultural land within the meaning of the Policy, the potential impacts of the proposal on nearby land which is considered agricultural land are relevant, particularly the potential for pollutants to enter a watercourse which has been dammed for the purpose of irrigation.

**RECOMMENDATION**

**THAT Council:**

- 1. Revisit DA2500105 and adopt the recommendation of Council’s Consultant Planner that was provided as part of Council’s agenda item dated 24 February 2026;**

**OR**

- 2. Council reaffirm its decision not to support the request to prepare and initiate a draft amendment which is based on the further rationale provided in this report.**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr B Campbell		
Clr D Fish		
Clr F Miller		

**12.2 Subdivisions**

Nil.

**12.3 Municipal Seal (Planning Authority)**

Nil.

**12.4 Planning (Other)**

Nil.

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

## **13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)**

### **13.1 Roads**

**Strategic Plan Reference 1.1**  
*Maintenance and improvement of the standard and safety of roads in the municipal area.*

Nil.

### **13.2 Bridges**

**Strategic Plan Reference 1.2**  
*Maintenance and improvement of the standard and safety of bridges in the municipality.*

Nil.

### **13.3 Walkways, Cycle Ways and Trails**

**Strategic Plan Reference 1.3**  
*Maintenance and improvement of the standard and safety of walkways, cycle ways and pedestrian areas to provide consistent accessibility.*

Nil.

### **13.4 Lighting**

**Strategic Plan Reference 1.4**  
*Ensure adequate lighting based on demonstrated need / Contestability of energy supply.*

Nil.

### **13.5 Buildings**

**Strategic Plan Reference 1.5**  
*Maintenance and improvement of the standard and safety of public buildings in the municipality.*

Nil.

### **13.6 Sewer / Water and Energy**

**Strategic Plan Reference(s) 1.6**  
*Increase the capacity of access to reticulated sewerage services / Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water.*

Nil.

### **13.7 Drainage**

**Strategic Plan Reference 1.7**

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

Nil.

### **13.8 Waste**

**Strategic Plan Reference 1.8**

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

Nil.

### **13.9 Information, Communication Technology**

**Strategic Plan Reference 1.9**

*Improve access to modern communications infrastructure.*

Nil.

## 13.10 Officer Reports – Assets

### 13.10.1 Assets Report

**Author:** DIRECTOR ASSETS (DAVID RICHARDSON)

**Date:** 19 JUNE 2026

This report outlines the current and upcoming works across the municipality. It provides an overview of ongoing projects, scheduled maintenance, and capital works to improve infrastructure and community facilities.

#### Roads Program

1. **Maintenance Grading:** Ongoing maintenance grading works will continue throughout the municipality.
2. **Pothole Repairs:** Both sealed and unsealed roads are being addressed for pothole repairs as resources permit.
3. **Culvert Cleaning & Drainage Works:** Drainage and culvert cleaning activities are underway in various locations. These works will continue as weather conditions allow.
4. **Roads** Gravel re-sheeting works have been completed on new country marsh road and various roads around the Campania area.
5. **Removal of Trees** on Inglewood Road has been completed.
6. **Inglewood road rail crossing** a question was raised regarding the recent rail crossing works completed by TasRail and the roughness of the finished transition with the crossing and road. Council's director assets has met TasRail on site. TasRail has agreed to rectify the issue and the works are planned for the coming weeks.

#### Current Capital Works

1. **Mood food to Kempton walkway** has commenced construction and will continue, the pathway is almost completed and boundary fencing is underway.
2. **Parattah** kerb and footpath replacement has been completed (stage1).



*Parattah kerb replacement*

#### Parks and Reserves

1. **Recreation Grounds, Parks & Playgrounds:** Regular maintenance continues on recreation grounds, parks, and playgrounds as required.
2. **Scheduled Playground Inspections:** Inspections are being carried out to ensure compliance with safety and quality standards.
3. **Turf renovation works** have been completed on various sports grounds.
4. **The installation of an electronic scoreboard** is completed at Oatlands Recreation Ground.

### Bridge Works

1. **Bridge Maintenance:** Minor works on several bridges are currently in progress and will continue as required. Scope of works specifications are currently being prepared for reconstruction works on 2 bridges.

### Building Services Unit

1. **Council Building Maintenance:** Ongoing maintenance works have been carried out on various council buildings and will continue.
2. **Ceiling Repair at Roche Hall:** Repair works are in progress and will continue as resources allow.
3. **Stone masonry repair works** continue on various council heritage sites.

### Planned Works

1. **Road Maintenance:**
  - o Drainage and pavement repairs on various roads.
  - o Edge break repairs across various roads.
  - o Guidepost and signage replacement will continue as resources allow.
2. **Bridge Maintenance:** Ongoing and planned bridge maintenance repairs.
3. **Kempton-Mood Food Pathway:** Construction works will continue.
4. **Building Maintenance:** Continued maintenance on various council buildings.
5. **Parattah Main road** Continue kerb and footpath replacement works.
6. **Bagdad club** Install a new underground pipe to alleviate constraints on the current sewerage disposal system.
7. **Bagdad School** commence footpath construction including safety bollards and line marking as part of VRUP (State government grant)

### Questions raised at previous Council Meeting

**Julia Jabour** – Speed limit in the School Zone in Wellington Street, Oatlands

The 40k/h speed limit sign in Wellington Street is currently positioned between the Oatlands School and Lady Gowrie Day Care. Is there the possibility of the sign being moved closer to the High Street end to encourage motorists to slow down before the Day Care Centre?

*Director Assets - further discussion will be held with the Department of State Growth and the Department of Education Children and Young People.*

**Clr F Miller** – A barrier on Mudwalls Road still has not been fixed. Until it is fixed can a sign be installed to make traffic aware of the upcoming issue?

*Director assets – this has been raised with a Department of State growth officer and they have requested from the contractor to get it fixed.*

**Mayor E Batt** – Noticed an amount of tree bases in Main Street Kempton where the trees have been taken away or died. Can we please replant trees, or alternatively remove the bases?

*Director Assets – Yes. Taken on notice and will investigate further.*

**Clr D Fish** - Inglewood Road rail crossing. A question was raised regarding the recent rail crossing works completed by TasRail and the roughness of the finished transition with the crossing and road.

*Director Assets - has met TasRail on site. TasRail has agreed to rectify the issue and the works are planned for the coming weeks to be completed.*

**Mayor E Batt** – Advised that the lock on the door of the public toilet at Kempton Recreation Ground is broken.

*Director Assets - lock has been repaired.*

## QUESTIONS WITHOUT NOTICE TO THE DIRECTOR ASSETS

## RECOMMENDATION

**THAT the Assets Report be received and the information noted.**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr B Campbell		
Clr D Fish		
Clr F Miller		

## **14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)**

### **14.1 Residential**

**Strategic Plan Reference 2.1**  
*Increase the resident, rate-paying population in the municipality.*

Nil.

### **14.2 Tourism**

**Strategic Plan Reference 2.2**  
*Increase the number of tourists visiting and spending money in the municipality.*

Nil.

### **14.3 Business**

**Strategic Plan Reference 2.3**  
*Increase the number and diversity of businesses in the Southern Midlands / Increase employment within the municipality / Increase Council revenue to facilitate business and development activities (social enterprise).*

Nil.

### **14.4 Industry**

**Strategic Plan Reference 2.4**  
*Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands / Increase access to irrigation water within the municipality.*

Nil.

## **15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)**

### **15.1 Heritage**

<b>Strategic Plan Reference – Page 22</b>
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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 Projects & Services Report**

**Author:** MANAGER HERITAGE PROJECTS AND SERVICES (BRAD WILLIAMS)

**Date:** 24 JUNE 2026

#### **ISSUE**

Report from the Manager, Heritage Projects and Services on various Southern Midlands Heritage Projects.

#### **DETAIL**

During the past month, Southern Midlands Council Heritage Projects have included:

- Support to the Artist in Residence program – Current Artist Nina Machielse-Hunt, a painter from Victoria who is landscape focused. We have sent a large batch of previous works to the framer in preparation for the upcoming Retrospective exhibition that will coincide with the Heritage & Bullock Festival.
- HHTRA collaboration “Embezzlers, Gold Diggers and a Brothel: Heartlands Way through Kempton” event preparation held Sunday 21<sup>st</sup> June. A historic walking tour of Kempton, using the old highway & historic house & places of interest through the village. The event has gained so much interest that it sold out within a week of opening the event, with a waitlist of more than 20 people so far.
- SMC Collections Catalogue Search through TROVE and SMC website is now live.
- Completion of the Oatlands Town Hall and Council Chambers Historic Heritage Management Strategy (see separate report).
- Preparation of a heritage impact assessment and development application for the Oatlands Town Hall and Council Chambers Access and Facilities Project (see separate report).
- Edits to the Welcome to Oatlands book & Oatlands Tear off map. Organised printing of the book and an electronic version of the tear-off map so it can be printed in-house and available on the SMC web site.
- Archaeological works completed in the Baptist Cemetery in Erskine Street Kempton. This work has effectively defined the cemetery area and is in accordance with the desktop assessment. A survey and subdivision plan is pending. Reporting us underway ahead of consultation with the Regulator of the Burial and Cremation Act to reduce the area affected by the Act.

- Organising symposium to be held during H&BF, The History of Colour – Colour in Historic Interiors.
- Further review of the Local Heritage Precinct provisions in the Southern Midlands Local Provisions Schedule and consultation with other council heritage officers and planners for a submission to the State Planning Office regarding issues with the State Planning Provisions of the Local Historic Heritage Code. This will be presented at July’s Council workshop.
- Provision of input into the review of Council’s Risk Register.
- Finalising interpretation panel for Sgt Lewis of Bagdad.

**RECOMMENDATION**

**THAT the Heritage Projects & Services Report be received and the information noted.**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr B Campbell		
Clr D Fish		
Clr F Miller		

### **15.1.2 Council Endorsement of Oatlands Town Hall Historic Heritage Management Strategy**

**Author:** MANAGER HERITAGE PROJECTS AND SERVICES (BRAD WILLIAMS)

**Date:** 19 JUNE 2026

#### **ISSUE**

To seek Council's endorsement of the Oatlands Town Hall and Council Chambers Historic Heritage Management Strategy (HHMS).

#### **Attachment(s):**

*Oatlands Town Hall and Council Chambers Historic Heritage Management Strategy. Southern Midlands Council, June 2026*

#### **BACKGROUND**

Further to Council's Historic Heritage Strategy, initiative 11(a) seeks to formulate a conservation management plan for the Oatlands Town Hall and Council Chambers. The conservation planning process was demonstrated to a Council workshop by the Manager Heritage Projects in October 2020. With foreshadowed works to the building (see separate report in this agenda) the priority is to finalise the HHMS (an expanded conservation management plan) for that building (HHMS's are also being formulated for Roche Hall and Eddington Cottage).

#### **DETAIL**

Thorough conservation planning is an essential part of heritage management and provided a well-grounded approach to any works program. It assists in the gaining of statutory heritage approvals as well as having the potential to support grant applications.

As presented to a previous workshop, the conservation planning process requires:

- The applicable statutory requirements.
- An understanding of the history and context of a place.
- An analysis of the physical nature of a place and its setting.
- A comparative analysis of the place with other thematically linked places.
- An understanding of the historic heritage significance of the place and its components (including community significance).
- The ability of the place to demonstrate that significance.
- The circumstances, aspirations, limitations (etc.) of stakeholders (including the owner).
- Formulation of conservation policies aligned with statutory requirements.
- Assignment of management responsibilities.
- An implementation strategy.

This has provided the framework for the HHMS.

### **Human Resources and Financial Implications**

The HHMS has been produced in-house with no need for any separate budget allocation. As stated above, thorough conservation planning can assist in attracting grant funding and provide a sound basis for planning so that any funds are used effectively.

### **Community Consultation and Public Relations Implications**

The HHMS is generally an internal working document, however can be a good information source about the history and significance of a place and associated contexts. The HHMS will form part of a forthcoming development application for a works program on the building, which will be publicly exhibited. Should there be any public comment on the document, it may be reviewed accordingly. In the longer term it will be made available on the Heritage Projects page of Council's website.

### **Policy Implications**

This acts to fulfil Initiative 11(a) of Council's Historic Heritage Management Strategy, as well as being pursuant to Initiative 3.1.1.1 of Council's Strategic Plan *Manage the heritage values of Council owned heritage buildings according to affordable best practice.*

### **Priority – Implementation Timeframe**

When approved, the HHMS can have immediate effect in the maintenance, restoration and management of the building and site.

### **RECOMMENDATION**

**THAT Council:**

**Council endorse the Oatlands Town Hall and Council Chambers Historic Heritage Management Strategy.**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr B Campbell		
Clr D Fish		
Clr F Miller		

### **15.1.3 Council Endorsement of Oatlands Town Hall and Council Chambers Access and Facilities Upgrade Project**

**Author:** MANAGER HERITAGE PROJECTS AND SERVICES (BRAD WILLIAMS)

**Date:** 19 JUNE 2026

#### **ISSUE**

To seek Council's endorsement of the Oatlands Town Hall and Council Chambers Access and Facilities Upgrade Project.

**Attachment(s)** – to be provided prior to Council Meeting

- 1 **Attachment A.** *Design Proposal – Oatlands Town Hall. Duo Design (DA set). Note that an amendment will be discussed with Council and forms part of the recommendation.*
- 2 **Attachment B.** *Additional Information, Heritage Impact Assessment and Statement of Compliance, Oatlands Town Hall and Council Chambers Access and Facilities Upgrade. Southern Midlands Council June 2026.*

#### **BACKGROUND**

In around 2000, the Oatlands Town Hall was closed for public use as it was recognised that the facility was inadequate as it does not provide compliant access and facilities. This ended almost 120 years of continued use of the building as a town hall, the purpose for which it was built, and meant the community lost a valuable meeting, gathering and performance space.

More recently, the female toilets on the first floor of the building have been closed due to them not being functional. Only the (former) male toilet is in use, which also is not fit for purpose. Overall those toilets are outdated (installed in 1968) and do not comply with modern standards.

Further, any upgrade of access to the town hall requires an overall upgrade of access and facilities in order to comply with the applicable legislation (see Appendix 1 of Attachment B). This includes an upgrade of toilets, and also includes an upgrade of paths of travel, entrances, parking etc. across the site.

The conservation planning framework for the building is provided in the Oatlands Town Hall and Council Chambers Historic Heritage Strategy (see separate report in this Council agenda).

#### **DETAIL**

The need for compliant access to the first floor of the Oatlands Town Hall and Council Chambers has been long recognised. In 2009 Council's Heritage Projects Officer developed a scoping paper to explore options. That initiative has been part of Council's Strategic Plan for several years now. The 2009 concept was revisited in 2019 when HBV Architects undertook a more detailed feasibility assessment of possible lift location, which concluded that access from the front foyer and the footprint of the lift within the existing kitchen (to be

reduced in size) was the most feasible, particularly in terms of providing an equitable access point (e.g. other locations were more ‘out of the way’ – hence potentially discriminatory, and an external structure was ruled-out). This location also works well with the access point on the first floor, requiring minimal spatial intervention to that current layout and a logical landing in the upstairs foyer.

Upon determining the most feasible location, the following working group was formed to address all access issues in the building as well as the flow-on effects of such:

<b>Personnel</b>	<b>Expertise</b>	<b>Company</b>
Brad Williams	Heritage advisor & client representative	Southern Midlands Council
Michael Small	Access consultant	Equality Building
Ross Murphy	Castellon Consulting	Fire Engineer
Dan Gardner	Engineer	Aldanmark (Vertos)
Jarrold Bevan	Building Surveyor	Holdfast
Mark Day & Belinda Weston	Building Designer	Duo Design

This project is based on clear advice from the access consultant (that report provided here as Appendix A of Attachment B):

*The Oatlands Town Hall is an existing building open to the public, or a section of the public including staff, and as such is covered by the non-discrimination provisions of the DDA and the Tasmanian Anti-Discrimination Act.*

*Any features of the building that are inaccessible to people with disability could be the subject of a discrimination complaint at any time.*

*The owner and/or operator would be liable for potential discrimination complaints.*

The ‘do nothing’ option is not an option. Whether or not the town hall is to be used by the public there is a clear issue that the building does not comply with the relevant access provisions, which includes toilets, the entrances and parking. Whilst there is no actual ‘trigger’ to address this unless a building permit is applied for (for any work), Council has a duty of care to provide equitable access for the public and staff and to minimise Council’s liability exposure.

The absolute need for the upgrade of the first-floor toilets will trigger a building/plumbing permit process, so an overall assessment is required even as part of that project. Therefore, the following project components are triggered by the toilet upgrade:

**Upgrade of existing toilets:** These are required to meet all ambulant access standards. The number of toilets has been calculated both for staff and for the public with the assumption that town hall use will resume as a consequence of this project. The space currently occupied by the existing toilets and largely disused library/archive adjacent is adequate for the M/F ambulant toilets. This area has a low degree of heritage integrity and already has services to it, therefore is the logical choice of location. However, the accessible toilet is proposed to be installed in the adjacent room (formerly known as the ‘Mayor’s office’) as the available space within the current toilets footprint is insufficient to include that accessible toilet.

**Installation of lift:** Whilst it is proposed (from a financial perspective) that this be a staged project (i.e. the toilet upgrade first), this will trigger the need for a lift. As per above, regardless of town hall use, staff require equitable toilet access. The structure of this staging (in terms of occupancy/compliance) will require further discussion with the building surveyor. Upon determining the preferred location for the lift, advice was gained from the building surveyor as to the required size, both for equal-access but also to cater for the assumption of town hall use by the public. Subsequently, engineering advice was gained as to whether that size lift could be accommodated in the preferred location. The conclusion was that an adequate size lift could be accommodated, with the need to reduce the size of the existing kitchen (and consequent works to rearrange access to that room) and also be accommodated without the need to alter the external form of the roof structure above (i.e. the overrun/plant can be accommodated in the existing roofspace).

**Entrance upgrade:** A requirement is that equal-access be provided to the main entrance of the building. As per the HHMS, it is not feasible to install a ramp to the front door of the building due to the height of the landing and the downward slope of the forecourt. Further, there is limited ability to install an accessible carparking space in that vicinity (which is essential nearby the entrance). Visual/heritage impact of such a ramp, even if practically feasible was also a concern. Accordingly, it has been concluded that the side entrance may be established as the ‘main entrance’, therefore the presence of that entrance must be enhanced. Currently that entrance is non-compliant and the internal airlock exacerbates that issue.

It is therefore proposed to construct a new external airlock, of a modern and highly transparent form. This will have automatic sliding doors on two sides – one to serve the Stutzer Street gateway, the other to be accessed from a level path from a nearby designated accessible parking space. Whilst the front doors will remain open and usable, the new structure will be clearly signed as the main entrance. Fire engineering advice has concluded that with the lift, the existing fire-stairs (external) can be removed (i.e. the existing internal stairs can be designated as the secondary egress in tandem with the lift). This will remove an unsightly element and make room for the new entrance structure.

Refer to the heritage impact assessment for further discussion on the design rationale.

[Note that the designer has been asked to provide a single-storey version, as the height of the proposal is considered excessive.]

Accessible carparking space and path: A designated accessible carparking space will be established in the existing rear carpark, and minor landscaping works will be required for a new path.

Other minor works: Incidental works will also include items such as compliant door handles, railings, tactile indicators, braille signage etc. The details of these are to form part of the building permit application package. Also noting that the existing kitchen will need to be reconfigured as a consequence of the lift works (it is likely that much of the existing cabinetry will be reinstalled).

### **Human Resources and Financial Implications**

When implemented, these works will be managed by the Manager Heritage Projects. It is expected that some of the minor/incidental works can be undertaken by Council's Building Services team, however the bulk of the project (in particular the lift) will need to go to tender.

Stanton Management Group has provided cost estimates for the project. These will be provided to Councillors upon request.

Council has an allocation for the first stage of these works deriving from a carry-forward from the 2024/5f.y. and current f.y. This project will not commence until the 2026/27f.y. It is considered that Council has sufficient funds allocated from carry-forwards and the 2026/27f.y. to complete the toilet refurbishment and much of the preparatory work for the lift (so that disturbance of the toilets during later work is not required).

With the current projected budget, the lift installation is feasible for the 2027-28f.y. and entrance structure during the 2028/29f.y.

There is also the possibility of attracting grant funding, which will be explored once development approvals are in place.

It must be noted that the Oatlands Town Hall and Council Chambers has had no major expenditure/upgrades since amalgamation in 1993 (i.e. by the time works commence, it will be almost 35 years since the last upgrade).

### **Community Consultation and Public Relations Implications**

These works will require a development application which will be publicly advertised.

It is expected that the community will be supportive of the reinvigoration of the town hall as an active public space. Budgeted expenditure has been publicly available in Council's Capital Works budget.

It is widely known that the building does not comply with access standards, and Council's proactive approach to addressing that is likely to be seen favourably by the community.

The issue of access to the town hall formed part of the recent public consultation for the Oatlands Village Square concept. The scale of the glass entrance structure appeared to be the only point of contention, hence the reduction of scale is being explored.

Once endorsed by Council, the project plans will be provided to Heritage Tasmania as pre-DA consultation.

### **Policy Implications**

This acts to fulfil Initiative 11(a) of Council’s Historic Heritage Management Strategy, as well as being pursuant to Initiative 3.1.1.1 of Council’s Strategic Plan *Manage the heritage values of Council owned heritage buildings according to affordable best practice.*

### **Priority – Implementation Timeframe**

As a staged project, it is expected that works will commence in early 2027 and be completed by mid-2029.

## **RECOMMENDATION**

**THAT Council:**

**Endorses the Oatlands Town Hall and Council Chambers Access and Facilities Upgrade Project, with the preference that the entrance structure be reduced in height.**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr B Campbell		
Clr D Fish		
Clr F Miller		

## 15.2 Natural

### Strategic Plan Reference – page 23/24

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

### 15.2.1 Natural Resource Management – General Report

**Author:** MANAGER NRM (MARIA WEEDING)

**Date:** 16 JUNE 2026

#### DETAIL

- Lake Dulverton and Dulverton Corridor Walking Track – Spent time doing weed and vegetation maintenance along parts of the track. There is still quite a bit to be done, but overall the track is looking good and seems to have a steady stream of users each day –push bike riders, runners and walkers were frequently seen.
- Spent time working on a draft of a Management Statement document that will be relevant to the Lake Dulverton foreshore area (deliberately not including the lake water area – as this will continue to be covered by the 1980 Management Plan, which would override any other document produced given its Statutory status).
- Helen spent time looking at some potential willow work on the Coal River with a landowner. .
- Spent time on a first draft of options for the playground at the Kempton Recreation Ground. The aim of the exercise is to produce something that is ready to go out for further consultation at the community level.
- Helen spend time updating and improving Councils Workplace Health and Safety document. This should be completed soon.

#### Weeds Officer Report, Mary Smyth

18<sup>th</sup> May – 15<sup>th</sup> June 2026

#### Enquiries/feedback

Received a Report-a-weed notification regarding great mullein and wild mignonette along a section of Eldon Road. This pair of weeds is really starting to spread far and wide along our roadsides. Unfortunately they are not declared in Tasmania, but I will try hard to source resources to knock out some of these outliers before they take over completely.

Still waiting for receipt of the African boxthorn biocontrol rust fungus for use at a site in Oatlands, and another in Tunbridge. The rust fungus works best in warmer weather (and very best in autumn) so the delay is frustrating.

Emailed a local landholder with additional information regarding mulch for upcoming revegetation work on their property.

## Site visits

Whilst checking out the Eldon Road weeds, I also looked at an additional 4 sites of previous Spanish heath and pampas grass control work. Results were interestingly variable, and ranged from total control to “was this actually sprayed?!”

Assisted Maria and Helen on a couple of occasions this month with more work along the Dulverton Track. Headway is being made in the fight against thistles, horehound and broom along the track near the Flaxmill and along Tunnack Road, but controlling the mown gorse may be more problematic.

Boxthorn seedling eradication completed along Bentwick Road, Oatlands, and the concerned local resident informed.

## Communication

Liaising with Tony Briscoe from the Tasmanian Country Hour regarding an on-site interview at the stemless thistle property.

Liaised with Helen G and contractor regarding some willow clearance and Californian thistle control on an Eldon grazing property. Helen was able to visit the property and take many photos, but I was ill on the day and unable to attend.

Article published in the Southern Midlands Regional News on broadleaf weeds sprouting at this time of the year. Now is the best time to control these weeds!

Work is progressing on filling out a spreadsheet for Spectrum Spatial waypoint corrections, and I will need to revisit as many of the 16 sites as I can to re-map the correct co-ordinates. This is easy enough if I have taken photos of the weeds and/or recall where the various weeds were, but it may not be possible to correct every waypoint.

## Weeds Action Fund (WAF) Stage 3 – stemless thistle

No on-ground works this month.

## Weeds Action Fund (WAF) Stage 3 – invasive perennial grasses: southern and eastern Tasmania

Chilean needlegrass and outlier serrated tussock control undertaken off Tea Tree Road, SMC southern boundary.

## Related and extra-curricular activities

Attended the launch of Kanamaluka at the Riverside Function Centre, Launceston. Kanamaluka is a landcare group hub and information sharing website for the Tamar River region.

Put a few handfuls of sheep manure in the greenwells at the base of all the deciduous trees in and around Tunbridge Park. This manure can rot down over the course of winter and hopefully give the (now mulched) trees a good start in spring.

Appraisal completed.

A massive heap of large emails sorted to clear space and eradicate the regular “your mailbox is almost full” notifications.

Kept up with the latest news on Tasmanian Weeds Facebook page (a lovely way to end a shift!).

## Chauncy Vale Weeds

No on-ground work this month, aside from getting and passing on to Jo & Wendy a quote for drone weed work from a new company based in Bagdad.

### 337 certificate enquiries

8 properties processed this month.

### Weed of the Week

Sow thistle, curled dock seed heads, horehound and great mullein displayed at the end of the entrance hall at Oatlands Council offices this month.

### RECOMMENDATION

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

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr B Campbell		
Clr D Fish		
Clr F Miller		

### **15.3 Cultural**

**Strategic Plan Reference 3.3**

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

Nil.

### **15.4 Regulatory (Development)**

**Strategic Plan Reference 3.4**

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

Nil

### **15.5 Regulatory (Public Health)**

**Strategic Plan Reference 3.5**

*Monitor and maintain a safe and healthy public environment.*

Nil.

## 15.6 Regulatory (Animals)

### Strategic Plan Reference 3.6

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

### 15.6.1 Animal Management Report

**Author:** ANIMAL MANAGEMENT OFFICER (RACHEL COLLIS)

**Date:** 17 JUNE 2026

**Enclosure(s):**

*Animal Management Statement 2026*

### ISSUE

Consideration of the Animal Management/Compliance Officer's report for June 2026

The purpose of the report is twofold:

1. To inform both Council and the community of infringements issued by Council Officers in relation to Animal Management for the period June; and
2. Provide a brief summary of actions and duties undertaken by Council Officers in relation to animal management.
3. This in turn informs the community of the requirements and expectations of the Council to uphold and enforce relevant legislation. This too reinforces the importance of responsible ownership of animals.

All infringements detailed in this report were issued under the *Dog Control Act 2000*.

### Resource Sharing

Southern Midlands Council currently provide Animal Management services to the Central Highlands Council through resource sharing arrangements. Jobs of note are itemised in the enclosed statement.

### RECOMMENDATION:

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

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

**ENCLOSURE**  
Agenda Item 15.6.1

Reporting period: 20 May - 17 August 2026

Category/Area	Andover	Antill Ponds Woodbury	Baden Mt Seymour Whitefoord	Bagdad	Broadmarsh Elderslie	Campania	Colebrook	Dysart	Jericho	Kempton	Lemont Pawtella York Plains	Levendale Runnymede	Mangalore	Melton Mowbray	Oatlands	Parattah	Rekuna Tea Tree	Rhyndaston Tiberias	Stonehenge Swanston	Stonor	Tunnack	Tunbridge	Woodsdale	Reporting Period Total	2025-2026	
Failing to ensure dog is not at large				1		1																		2	2	
Dog attacking person or animal causing non serious injury				1																					1	6
Dog attacking causing serious injury																									0	0
Dog attacking animal causing serious injury or death																									0	3
Dog - Impounded																									0	18
Reclaimed dogs																									0	16
Adopted/Dogs Home																									0	2
Euthanised																									0	0
Lost dogs reported																									2	14
Barking complaints																									2	18
Animal Welfare																									3	8
Cat complaints received																									0	2
Stock on roads																									1	25
Impounded livestock (goat)																									0	3
Infringement Notices Issued																									1	3
Written letter - various matters																									0	34
Patrolled Areas				2	1	2	2								3										11	163
Poultry complaints received																									0	2
Kennel Licence - active																									0	4
<b>TOTAL</b>																										

Registered 2025-2026 YTD	1726
Licences	66

**Attack Details:**

Council is currently investigating an incident in Bagdad. Statements and other relevant evidence are being obtained and reviewed. The investigation remains ongoing and no determination has been made at this stage.

## **15.7 Environmental Sustainability**

**Strategic Plan Reference 3.7**

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

Nil.

**16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)**

**16.1 Community Health and Wellbeing**

**Strategic Plan Reference 4.1**

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

Nil.

## 16.2 Recreation

### Strategic Plan Reference 4.2

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

### 16.2.1 Oatlands Aquatic Centre – Coordinators Report

**Author:** OATLANDS AQUATIC CENTRE COORDINATOR (ADAM BRIGGS)

**Date:** 16 JUNE 2026

#### ISSUE

Oatlands Aquatic Centre – Coordinator’s Report for the month of May 2026.

#### DETAIL

The purpose of the report is twofold:

1. To report on the financial performance of the Centre compared to budget for the relevant month ending; and
2. To provide details regarding usage of the facility.

**FINANCIAL REPORTING**

**Operating Budget:**

Further explanation regarding the calculation of the revised Budget will be provided at the meeting.

**OATLANDS AQUATIC CENTRE - 2025/26 OPERATING EXPENDITURE  
 TO 30 May 2026**

<b>INCOME</b>		<b>Annual Budget 2025/26</b>	<b>Actual May 2026</b>	<b>Budget May 2026</b>	<b>Actual YTD to 31 May 2026</b>	<b>Actual YTD to 31 May 2025</b>	<b>% Annual Budget 2025/26</b>
Admission Fees		\$235,000	\$26,112	\$19,583	\$264,922	\$187,741	112.7%
Sale of Goods		\$15,000	\$1,335	\$1,250	\$16,901	\$15,991	112.7%
Charging Station Energy Use Reimbursement		\$20,000	\$5,379	\$5,000	\$22,078	\$15,177	110.4%
<b>Sub-Total</b>		<b>\$270,000</b>	<b>\$32,825</b>	<b>\$25,833</b>	<b>\$303,901</b>	<b>\$218,908</b>	<b>112.6%</b>

<b>EXPENDITURE</b>		<b>Annual Budget 2025/26</b>	<b>Actual May 2026</b>	<b>Budget May 2026</b>	<b>Actual YTD to 31 May 2026</b>	<b>Actual YTD to 31 May 2025</b>	<b>% of Budget 2025/26</b>
Salaries (incl. On-Costs)		\$495,348	\$44,895	\$38,104	\$483,728	\$429,357	97.7%
Operating Costs - Other		\$279,563	\$27,047	\$21,063	\$308,448	\$307,203	110.3%
<b>Total Expenditure</b>		<b>\$774,911</b>	<b>\$71,942</b>	<b>\$59,167</b>	<b>\$792,176</b>	<b>\$736,560</b>	<b>102.2%</b>

<b>Budgeted Deficit</b>		<b>-\$504,911</b>	<b>-\$39,117</b>	<b>-\$33,334</b>	<b>-\$488,275</b>	<b>-\$517,652</b>	<b>96.7%</b>
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**Group Bookings & Programs – May (19/5/26 - 15/6/26):**

Event / Booking	School / Group	Participation Numbers
Physio Rehab Sessions	Annabel Butler – Physiotherapist	31 individual bookings
GYM / Lane Hire	Centre Fitness Classes – GYM & Pool	7 Aqua Aerobic classes 8 GYM classes 130 participants
GYM / Lane Hire	Corumbene Program – GYM & Pool	4 pool individual bookings 4 GYM individual bookings 18 participants
Centre Hire	Swansea Primary School	15 participants
Centre Visits	Fitness Passport	4 participants (May)
Centre Visits	Birthday Party	3 individual parties
Lane Hire	Midlands Swimming Club	10 individual bookings

USAGE FOR THE PERIOD 19/5/2026 – 15/6/2026  
PAID UPFRONT

Type	Units
<b>Gym &amp; Classes</b>	
Gym Class Pass 10 Sessions	10
PAYG – Gym Class	68
PAYG – Gym (16 years)	13
PAYG – Gym (Concession)	3
<b>Gym/Pool Combo</b>	
Gym/Pool Pass 10 Sessions (16 years)	9
Gym/Pool Pass 10 Sessions (Concession)	11
PAYG – Gym/Pool Combo (17 years)	1
PAYG – Gym/Pool Combo (Concession)	5
<b>Learn to Swim</b>	
Term 2 Program, 2026 Enrolments (Currently)	155
<b>Pool</b>	
Upfront 6 Months Pool Membership (17 +)	3
Upfront 6 Months Pool Membership (Concession)	3
Upfront 6 Months Pool Membership (Family)	0
PAYG – Pool (4 years and under)	102
PAYG – Pool (5-16)	167
PAYG – Pool (17)	271
PAYG – Pool (Concession)	169
PAYG – (Family)	22

DIRECT DEBITS – Current Numbers

Type	Units
DD Pool/Gym	10
DD Gym	15
DD 6 Months Pool – 17 years +	4
DD 6 Months Pool – Child/Concession	20
DD 6 Months Centre – Family	2
DD Learn to Swim Lessons – Term 2	18

### **Grant Applications & General Information**

See below an update on new programs and projects implemented during March:

- Nothing to report o at this stage.

**Human Resources & Financial Implications** – Refer above detail.

**Community Consultation & Public Relations Implications** – Not applicable.

**Policy Implications** – N/A

**Priority - Implementation Time Frame** – Not applicable.

### **RECOMMENDATION**

**THAT the information be received and noted.**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr B Campbell		
Clr D Fish		
Clr F Miller		

### 16.3 Access

**Strategic Plan Reference 4.3**

*Continue to explore transport options for the Southern Midlands community / Continue to meet the requirements of the Disability Discrimination Act.*

Nil.

### 16.4 Volunteers

**Strategic Plan Reference 4.4**

*Encourage community members to volunteer.*

Nil.

### 16.5 Families

**Strategic Plan Reference 4.5**

*Ensure that appropriate childcare services as well as other family related services are facilitated within the community / Increase the retention of young people in the municipality / Improve the ability of seniors to stay in their communities.*

Nil.

### 16.6 Education

**Strategic Plan Reference 4.6**

*Increase the educational and employment opportunities available within the Southern Midlands*

Nil.

### 16.7 Capacity & Sustainability

**Strategic Plan Reference 4.7**

*Build, maintain and strengthen the capacity of the community to help itself whilst embracing social inclusion to achieve sustainability.*

Nil.

### 16.8 Safety

**Strategic Plan Reference 4.8**

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

Nil.

## 16.9 Consultation & Communication

### Strategic Plan Reference 4.8

*Improve the effectiveness of consultation & communication with the community.*

#### 16.9.1 Desktop Review of Southern Midlands Council Strategic Plan 2024 – 2034 and the Creation of the Strategic Plan 2026 – 2036

**Author:** DEPUTY GENERAL MANAGER,  
DIRECTOR COMMUNITY & DEVELOPMENT SERVICES  
(ANDREW BENSON)

**Date:** 18 JUNE 2026

**Attachment(s):**  
*Draft Strategic Plan 2026-2036*

### ISSUE

Final reading for the consideration and adoption of the Strategic Plan 2026-2036.

### BACKGROUND

The “first reading” Report of the draft Strategic Plan 2026-2036 was presented at the May 2026 Council meeting. The following is an extract of the minutes of that meeting.

### [EXTRACT]

#### **BACKGROUND**

##### ***The Strategic Plan***

*The Local Government Act 1993 requires all Councils to have a Strategic Plan for the Municipal area. The Strategic Plan is to be in respect of at least a ten (10) year period and updated as required.*

##### ***Public consultation***

*The Local Government Act states that in preparing a proposed Strategic Plan, or updating an existing Strategic Plan, a Council is to consult with the community in its municipal area and any authorities and bodies it considers appropriate.*

*The General Manager of the Council is to make a copy of the proposed Strategic Plan, or an updated Strategic Plan, available for public inspection at the public office of the Council during ordinary office hours.*

##### ***Changes to the Strategic Plan***

*The Southern Midlands Council will formally review the Southern Midlands Strategic Plan every four years. Every two years Council will undertake a desktop review to ensure that any emerging issues are able to be included within the plan. Once the formal review has been undertaken the Council is required to invite submissions from the public in respect of the plan. It is also required to consider those submissions before adopting or updating the strategic plan.*

*As soon as a Council adopts a strategic plan, or updates it, the General Manager is required, under the Local Government Act 1993 to make a copy of the strategic plan available for public inspection at the public office of the Council during ordinary office hours. The Southern*

Midlands Strategic Plan will also be available on the Council's website at [www.southernmidlands.tas.gov.au](http://www.southernmidlands.tas.gov.au)

Council's Strategic Plan in its current general format was adopted prior to the commencement of the 2006/07 financial year. The Strategic Plan 'informs' the objectives & content of Council's Annual Operational Plan. The Strategic Plan was last reviewed in May / June 2024, through a full community consultation process.

#### **DETAIL**

It is now two years, since the last review of the Plan. It was agreed by Council that the Strategic Plan, whilst it is a ten year Plan would be reviewed every two years to ensure that it remains relevant and appropriate as Council's / Community's strategic intent for the Southern Midlands local government area. That means every four years the Plan goes to the Community for a full review and in the ensuing two year blocks, an internal desktop review is undertaken with Councillors and Council Managers.

As a result of the Councillor and Manager workshops the review identified a number of items within the draft Strategic Plan 2026 – 2036. These were highlighted, with some amendments and additions. The new line items and key actions have been included to reflect current and emerging issues. The draft Strategic Plan 2026 – 2036 attached is provided as a 'clean' version, noting that Councillors and Managers do have their workshop copy of the suggested changes and with those new or amended items highlighted in a coloured font and showing the deletions in the document in a black font being 'struck through' for recognition/clarity and discussion.

It is also noted that the financial 'ratio and trend data' page will be updated to reflect the end of the financial year figures when they become available.

As Councillors are aware, the process for any policy document being, that it is tabled at one meeting and then "lays on the table" until the next meeting, to enable Councillors sufficient time to work through and consider all of the ramifications of the strategy/policy, before the document is finally considered for adoption at the following meeting.

#### **CONCLUSION**

That the draft Strategic Plan 2026 – 2036 is recommended to Councillors for consideration and further input if required.

#### **Community Consultation & Public Relations Implications – Nil**

**Policy Implications** – This is Council's major policy document and the ramifications of the directions in this Strategic Plan could alter some subservient policy documents.

**Priority - Implementation Time Frame** – July 2026.

#### **RECOMMENDATION**

##### **THAT Council:**

- 1. Received and note the report;**
- 2. Endorse the process of the desktop review and workshops in the formulation of the draft Strategic Plan 2026 - 2036 to date; and**
- 3. Consider the adoption of the draft Strategic Plan 2026 - 2036, and any amendments agreed during the meeting with final consideration in the June 2026 Council meeting.**

**DECISION**

*Moved by Cllr D Blackwell, seconded by Cllr B Campbell*

**THAT Council:**

- 1. Received and note the report;**
- 2. Endorse the process of the desktop review and workshops in the formulation of the draft Strategic Plan 2026 - 2036 to date; and**
- 3. Consider the adoption of the draft Strategic Plan 2026 - 2036, and any amendments agreed during the meeting with final consideration in the June 2026 Council meeting.**

**CARRIED**

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

**[END OF EXTRACT]**

**DETAIL**

The draft revised *Strategic Plan 2026 - 2036* was tabled at the May 2026 Council meeting for Council's consideration. The proposed changes to the Plan were discussed. As Councillors are aware, the process for any policy document is, that it is tabled at one meeting and then "lays on the table" until the next meeting, to enable Councillors sufficient time to work through and consider all of the ramifications of the strategy/policy, before the document is finally considered for adoption at the following meeting. Input from Councillors would be welcome.

Further changes if required will be able to be considered at this meeting.

**Human Resources & Financial Implications**

Business Unit Managers will undertake briefings with their team members to ensure that everyone is up to date with the revised document.

**Community Consultation & Public Relations Implications**

This document will be housed on the SMC website and hard copies will be available at each Council Office.

**Policy Implications**

Formal review in two years

**Priority - Implementation Time Frame**

From the 1<sup>st</sup> July 2026

## RECOMMENDATION

**THAT Council:**

- 1. Receive and note the report; and**
- 2. Adopt the Strategic Plan 2026 – 2036.**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr B Campbell		
Clr D Fish		
Clr F Miller		

## 17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

### 17.1 Improvement

#### Strategic Plan Reference 5.1

*Improve the level of responsiveness to Community & Developer needs / Improve communication within Council / Improve the accuracy, comprehensiveness and user friendliness of the Council asset management system / Increase the effectiveness, efficiency and use-ability of Council ICT systems / maintain the Business Process Improvement & Continuous Improvement framework*

#### 17.1.2 Policy Review – Donations & Community Support Policy

**Author:** DEPUTY GENERAL MANAGER,  
DIRECTOR COMMUNITY & DEVELOPMENT SERVICES  
(ANDREW BENSON)

**Date:** 19 JUNE 2026

**Attachment(s):**

*Draft Donations & Community Support Policy (marked up version)*

#### PURPOSE

The purpose of this report is formally adopt the Donations & Community Support Policy.

#### BACKGROUND

This policy was tabled at the May 2026 Council Meeting with no changes made.

No further changes or amendments have been identified.

#### RECOMMENDATION

**THAT Council:**

- 1. Receive and note the report; and**
- 2. Adopt the Donations & Community Support Policy.**

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

## **17.2 Sustainability**

### **Strategic Plan Reference 5.2**

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

### **17.2.1 Tabling of Documents**

Nil.

### **17.2.2 Elected Member Statements**

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

## 17.3 Finances

### Strategic Plan Reference 5.3

*Community's finances will be managed responsibly to enhance the wellbeing of residents / Council will maintain community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation / Council's financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses.*

### 17.3.1 Monthly Financial Statement (Period ending 31 May 2026)

**Author:** MANAGER FINANCE (MANDY BURBURY)

**Date:** 4 JUNE 2026

#### ISSUE

Provide the Financial Report for the period ending 31<sup>st</sup> May 2026.

#### BACKGROUND

The Operating Expenditure Report includes a Year to Date (YTD) Budget Column, with variations (and percentage) based on YTD Budgets.

*Note: Depreciation is calculated on an annual basis at the end of the financial year. The budget and expense for depreciation are included in the June period.*

#### DETAIL

The enclosed Report incorporates the following: -

- Statement of Comprehensive Income – 1 July 2025 to 31 May 2026.
- Operating Expenditure Report – 1 July 2025 to 31 May 2026.
- Capital Expenditure Report – 1 July 2025 to 31 May 2026.
- Cash Flow Statement – 1 July 2025 to 31 May 2026.

#### OPERATING EXPENDITURE (OPERATING BUDGET)

Overall operating expenditure to end of May was \$9,146,031, representing 89.0% of the Year to Date Budget.

Whilst there are some variations within the individual Program Budgets (refer following comments), expenditure is consistent with the Budget.

#### **Strategic Theme - Infrastructure**

Nil.

#### **Strategic Theme – Growth**

**Sub-Program – Business** - expenditure to date (\$354,619 – 122.2%). Additional expenditure relates to a higher than anticipated value of private works (offset by an increase in private works income).

***Strategic Theme – Landscapes***

Nil.

***Strategic Theme – Community***

Nil.

***Strategic Theme – Organisation***

Nil.

**CAPITAL EXPENDITURE PROGRAM**

Capital expenditure projects are colour coded to signify the grant program and show the completion deadlines. A legend of the colour coding is as below:

**Legend – Source and completion deadlines for grant funded projects**

Roads to Recovery	It is the Government's intention that the full allocation is budgeted and spent in the year allocated
Other Specific Purpose Grants	Completion date as per grant deed or approved extension date

**RECOMMENDATION**

**THAT the Financial Report be received and the information noted.**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr B Campbell		
Clr D Fish		
Clr F Miller		

**STATEMENT OF COMPREHENSIVE INCOME**  
**for the period 1 Jul 2025 to 31 May 2026**

	Annual Budget \$	Year to Date Actual \$	%	Comments
<b>Income</b>				
Rates	7,810,961	7,885,988	101.0%	Includes Interest & Penalties on rates
User Fees (refer Note 1)	1,536,868	1,658,999	107.9%	Includes Private Works
Interest	520,000	434,639	83.6%	
Government Subsidies	11,700	36,350	310.7%	Heavy Vehicle Licence Fees
Other (refer Note 2)	332,400	212,148	63.8%	Includes TasWater Distributions
<b>Sub-Total</b>	<b>10,211,930</b>	<b>10,228,124</b>	<b>100.2%</b>	
Grants - Operating	4,744,884	2,418,899	51.0%	
<b>Total Income</b>	<b>14,956,813</b>	<b>12,647,023</b>	<b>84.6%</b>	
<b>Expenses</b>				
Employee benefits	-6,024,988	-4,344,691	72.1%	Less Roads - Resheeting (Capitalised)
Materials and contracts	-4,195,550	-4,144,696	98.8%	Less Roads - Resheeting (Capitalised), Includes Land Tax & Private Works
Depreciation and amortisation	-4,738,700	-3,946,753	83.3%	Percentage Calculation (year-to-date)
Finance costs	-2,223	-2,223	100.0%	Interest
Contributions	-296,700	-222,525	75.0%	Fire Service Levies
Other	-184,841	-180,806	97.8%	Audit Fees and Councillor Allowances
<b>Total expenses</b>	<b>-15,443,002</b>	<b>-12,841,693</b>	<b>83.2%</b>	
<b>Surplus (deficit) from operations</b>	<b>-486,189</b>	<b>-194,670</b>	<b>40.0%</b>	
Grants - Capital (refer Note 3)	1,064,853	2,203,454	206.9%	
Sale Proceeds (Plant & Machinery)	0	316,922		
Sale Proceeds (Land & Buildings)	0	1		
Sale Proceeds (Other Assets)	0	5,244		
Net gain / (loss on disposal of non-current assets)	0	0		
<b>Surplus / (Deficit)</b>	<b>578,664</b>	<b>2,330,951</b>	<b>402.8%</b>	

**STATEMENT OF COMPREHENSIVE INCOME**  
**for the period 1 Jul 2025 to 31 May 2026**

	Annual Budget \$	Year to Date Actual \$	%	Comments
<b>NOTES</b>				
1. Income - User Fees				
- All other Programs	1,176,420	1,188,150	101.0%	
- Private Works	360,449	470,850	130.6%	
	1,536,868	1,658,999	107.9%	
2. Income - Other				
- TasWater	182,400	125,400	68.75%	Shareholder Distributions
- Public Open Space Contributions	150,000	0	0.00%	
- Stormwater Headworks	0	20,000		
- Blue Gum Rovers	0	915		Donations for Tunnack Recreation Ground
- JLT Group	0	1,578		Interest Disbursement
- Insurance Recoveries	0	8,292		
- Campania Halls Committee	0	15,000		Contribution towards External Painting
- Colebrook Hall Committee	0	3,510		Transfer on closure of Bank Account
- Woodsdale Cemetery Committee	0	8,121		Transfer on closure of Bank Account
- Heritage Education and Skills Centre	0	4,513		Transfer on closure of Bank Account
- Lake Dulverton & Callington Park Management Committee	0	5,000		Contribution towards operating costs of Callington Park Toilet
- TasWater	0	18,000		Contribution for Mains & Meter Upgrades - Kempton
- Private Contribution to Driveway Works Campania	0	1,818		
	332,400	212,148	63.8%	

**STATEMENT OF COMPREHENSIVE INCOME**  
**for the period 1 Jul 2025 to 31 May 2026**

	Annual Budget \$	Year to Date Actual \$	%	Comments
<b>NOTES Cont.</b>				
3. Grants - Capital				
- Aust Govt (Roads To Recovery)	1,064,853	1,064,853	100.00%	
- Aust Govt (LRCI Phase 4)	0	629,654		Final Instalment
- State Govt (VRUP Round 1)	0	14,410		Campania Pedestrian Railway Crossing (Final Instalment)
- State Govt (VRUP Round 1)	0	29,308		Campania Reeve Street West (Final Instalment)
- State Govt (VRUP Round 1)	0	18,129		Campania Reeve Street East (Final Instalment)
- State Govt (VRUP 2025)	0	14,310		Campania Reeve Street- Hall Ln to Lee St (First Instalment)
- State Govt (VRUP 2025)	0	11,150		Oatlands High Street - Road Pedestrian Crossing (First Instalment)
- State Govt (VRUP 2025)	0	17,215		Bagdad School Road - Road Improvements (First Instalment)
- State Govt (EID Tag Rebate Scheme)	0	1,425		75% Rebate on eID Reader
- State Govt (Road Safety Grant)	0	3,000		Road Safety Week Event - Melton Mowbray
- Local Govt. Assoc. Tas. (Open Spaces Program)	0	400,000		Campania Recreation Ground - Changeroom Upgrade (First Instalment)
	1,064,853	2,203,454	206.93%	
4. Grants - Operating				
- FAGS 2024/25	4,744,884	2,413,564	50.87%	
- State Govt (Resilience & Recovery Grant)	0	5,335		Southern Midlands Farmers Group Drought Resilience (Establishing Governance)
	4,744,884	2,418,899	51.0%	

**SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE  
2025/26  
SUMMARY SHEET**

PROGRAM	ACTUAL (to 31 May 26)	BUDGET (to 31 May 26)	YTD VARIANCE	YTD %	FULL YEAR BUDGET - INC. GRANTS & OTHER
<b>INFRASTRUCTURE</b>					
Roads	1,443,357	1,630,815	187,458	88.5%	4,410,593
Bridges	51,907	94,805	42,898	54.8%	653,390
Walkways	222,660	252,680	30,019	88.1%	273,165
Lighting	66,669	86,108	19,439	77.4%	93,936
Public Toilets	108,102	129,454	21,352	83.5%	140,739
Stormwater	4,914	28,491	23,577	17.2%	89,081
Waste	1,273,141	1,434,437	161,296	88.8%	1,592,340
Information, Communication	-	18,333	18,333	0.0%	20,000
<b>INFRASTRUCTURE TOTAL:</b>	<b>3,170,751</b>	<b>3,675,122</b>	<b>504,371</b>	<b>86.3%</b>	<b>7,273,244</b>
<b>GROWTH</b>					
Residential	-	-	-	-	-
Tourism	24,019	39,493	15,474	60.8%	41,276
Business	354,619	290,177	-64,443	122.2%	316,556
Industry	-	-	-	0.0%	-
<b>GROWTH TOTAL:</b>	<b>378,638</b>	<b>329,669</b>	<b>- 48,969</b>	<b>114.9%</b>	<b>357,832</b>
<b>LANDSCAPES</b>					
Heritage	322,650	462,142	139,492	69.8%	501,173
Natural	210,097	238,598	28,501	88.1%	257,515
Cultural	507	14,667	14,160	3.5%	16,000
Regulatory - Development	800,767	1,015,300	214,532	78.9%	1,101,058
Regulatory - Public Health	14,325	23,998	9,674	59.7%	26,180
Regulatory - Animals	108,640	130,037	21,396	83.5%	140,975
Environmental Sustainability	-	4,583	4,583	0.0%	5,000
<b>LANDSCAPES TOTAL:</b>	<b>1,456,986</b>	<b>1,889,324</b>	<b>432,338</b>	<b>77.1%</b>	<b>2,047,901</b>
<b>COMMUNITY</b>					
Community Health & Wellbeing	264,729	348,333	83,604	76.0%	378,545
Recreation	1,202,848	1,168,342	-34,507	103.0%	1,256,464
Access	-	-	-	0.0%	-
Volunteers	24,213	43,750	19,537	55.3%	45,000
Families	-	9,167	9,167	0.0%	10,000
Education	-	-	-	0.0%	-
Capacity & Sustainability	55,482	53,005	-2,478	104.7%	55,505
Safety	13,282	18,288	5,005	72.6%	19,950
Consultation & Communication	2,101	23,558	21,457	8.9%	25,700
<b>LIFESTYLE TOTAL:</b>	<b>1,562,657</b>	<b>1,664,442</b>	<b>101,785</b>	<b>93.9%</b>	<b>1,791,164</b>
<b>ORGANISATION</b>					
Improvement	51,614	120,447	68,834	42.9%	131,397
Sustainability	2,201,335	2,210,073	8,738	99.6%	3,445,765
Finances	324,051	392,058	68,007	82.7%	395,700
<b>ORGANISATION TOTAL:</b>	<b>2,576,999</b>	<b>2,722,578</b>	<b>145,579</b>	<b>94.7%</b>	<b>3,972,862</b>
<b>TOTALS</b>	<b>\$9,146,031</b>	<b>\$10,281,136</b>	<b>\$1,135,105</b>	<b>89.0%</b>	<b>\$15,443,003</b>

**CAPITAL EXPENDITURE PROGRAM 2025-26**  
**As at 31 May 2026**

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
		\$	\$	\$		DEADLINE
<b>INFRASTRUCTURE</b>						
<b>ROAD ASSETS</b>						
Resheeting Program	Roads Resheeting	590,000	270,029	319,971		
Reseal Program	Jericho - Jericho Road (1500m)	38,700	38,734	-34	Roads to Recovery \$38,700	30 June 2026
	Kempton - Cliftonvale Road (1500m)	65,600	65,698	-98	Roads to Recovery \$65,600	30 June 2026
	Oatlands - High Street (500m)	41,200	41,289	-89	Roads to Recovery \$41,200	30 June 2026
	Oatlands - Interlaken Road	25,000	23,100	1,900		
	Woodbury - Glenmorey Road (Two Sections 1700m)	42,500	42,543	-43	Roads to Recovery \$42,500	30 June 2026
	Woodbury - Woodbury Road (500m)	35,000	43,736	-8,736		
	Woodsdale - Woodsdale Road	31,200	31,298	-98	Roads to Recovery \$31,200	30 June 2026
	Tunbridge - Scott Street (300m)	40,000	31,796	8,204	Originally in Reconstruct & Seal \$60K	
Sealed Edge Breaks	Sealed Road Edge Breaks Program	200,000	as below	49,767		
	Campania - Brown Mountain Road		2,167			
	Campania - Native Corners Road		9,473			
	Colebrook - Eldon Road		22,276			
	Colebrook - Franklin Street		1,000			
	Elderslie - Elderslie Road		16,962			
	Jericho - Lower Marshes Road		3,552			
	Rhyndaston - Rhyndaston Road		11,500			
	Stonor - Blackgate Road		0			
	Stonor - Stonor Road		32,860			
	Woodsdale - Woodsdale Road		33,586			
	York Plains - York Plains Road		16,857			
Reconstruct & Seal	Bagdad - Swan Street (700m)	136,800	136,881	-81	Roads to Recovery \$136,800	30 June 2026
	Tunnack - Eldon Road (700m)	113,500	113,529	-29	Roads to Recovery \$113,500	30 June 2026
	Woodsdale - Woodsdale Road (dig-out)	28,700	28,758	-58	Roads to Recovery \$28,700	30 June 2026
Construct & Seal	Mangalore - Blackbrush Road (1.3km section starting from seal Mangalore end)	200,200	200,222	-22	Roads to Recovery \$200,200	30 June 2026
	Rhyndaston - Rhyndaston Road (1.35km of 2.7km starting at railway line)	199,300	199,399	-99	Roads to Recovery \$199,300	30 June 2026
Minor Seals (New)	Kempton - Erskine Street (Extention of Seal - 80m)	25,000	0	25,000	Roads to Recovery \$25,000	30 June 2025
	Mt Seymour - Blackgate Road (500m between end of seal & dust suppressant)	93,200	93,277	-77	Roads to Recovery \$93,200	30 June 2026
	Oatlands - Bentwick Street	20,000	0	20,000	Budget c/f	
Other Works	Bagdad - School Road (Traffic & Safety Improvements)	69,000	14,920	54,080	VRUP Funding \$34,430	30 April 2026
	Campania - Car Park Improvements	100,000	80,112	19,888	\$60K Budget C/F WIP \$72,112	
	Campania - Reeve Street (Reconstruct Retaining Wall - Union St to Lee St)	40,000	0	40,000		
	Campania - Structure Plan - Town Gateway and Streetscape	40,000	0	40,000	Budget C/F	
	Colebrook - Coalmine Bend Road (Redirect Drainage from Train Line - Piping)	25,000	25,807	-807		
	Oatlands - Hasting Street Junction	15,000	14,761	239	WIP \$959	
	Oatlands - High Street (Traffic Islands)	45,940	897	45,043	VRUP Funding \$22,300 SMC \$23,640	30 June 2026
	Runnymede - Woodsdale Road (Asphalt Overlay 150m)	60,000	0	60,000	Roads to Recovery \$48,953 SMC \$11,047	30 June 2026
	Tunbridge - Main Street (Kerb & Gutter Renewal)	40,000	46,290	-6,290	WIP \$4186.12	
		<b>2,360,840</b>	<b>1,693,308</b>	<b>667,532</b>		

**CAPITAL EXPENDITURE PROGRAM 2025-26**  
**As at 31 May 2026**

		BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
<b>WALKWAYS</b>	Footpaths - General Streetscapes	45,959	0	45,959		
	Bagdad - Midland Highway Pathway (Primary School north to Community Club)	240,000	253,132	-13,132	Election Commitment - \$150,000 WIP \$1,130	2 March 2026
	Campania - Reeve Street (Hall St to Lee St)	57,740	57,270	470	VRUP Funding \$28,620	30 June 2026
	Colebrook - Richmond Road (Asphalting)	4,041	4,041	0	Funded from footpaths general budget	
	Kempton - Burnett Street to Mood Food	425,565	345,687	79,878	Better Active Transport \$278K WIP \$5332	30 June 2026
	Kempton - Main Street (Southern End 300m)	75,000	741	74,259		
	Oatlands - Church Street (High St to Esplanade both sides - Design Only)	10,000	0	10,000		
	Oatlands - Church Street (Sth Parade to William St - north. side - Footpath - 130 m)	30,000	64,323	-34,323	Budget C/F	
	Parattah - Streetscape (Stage 1)	50,000	417	49,583		
	Tunnack - Streetscape (Year 1 of 3)	100,000	73,251	26,749	WIP \$73,042	
		<b>1,038,305</b>	<b>798,862</b>	<b>239,443</b>		
<b>PUBLIC TOILETS</b>	General Public Toilets - Upgrade Program	14,616	0	14,616	Budget c/f	
	Colebrook - History Room Toilets (Replace Septic Tank)	10,000	9,830	170		
		<b>24,616</b>	<b>9,830</b>	<b>14,785</b>		
<b>DRAINAGE</b>	Bagdad / Mangalore - Hydraulic Assessment (Flood Mapping)	61,625	0	61,625	Budget C/F	
	Stormwater System Management Plans ( <i>Urban Drainage Act 2013</i> )	50,000	40,456	9,544	WIP \$456	
	Oatlands - High Street / Church Street Jct (Pipe Replacement)	15,000	14,946	54		
	Oatlands - High Street / Wellington Street Jct (New Pit)	4,000	3,973	27		
	Oatlands - Queen Anne St (Pipe into existing Drain)	35,000	21,806	13,194		
		<b>165,625</b>	<b>81,182</b>	<b>84,443</b>		
<b>WASTE</b>	Wheelie Bins and Crates	10,000	20,398	-10,398		
		<b>10,000</b>	<b>20,398</b>	<b>-10,398</b>		
<b>GROWTH</b>						
<b>TOURISM</b>	Oatlands - Heritage Interpretation Panel renewal	2,000	0	2,000		
	Oatlands Accommodation Facility	0	42,283	-42,283	WIP \$42,283 (Offset by Barrack Street Property)	
		<b>2,000</b>	<b>42,283</b>	<b>-40,283</b>		

**CAPITAL EXPENDITURE PROGRAM 2025-26**  
**As at 31 May 2026**

		BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
		\$	\$	\$		
<b>LANDSCAPES</b>						
<b>HERITAGE</b>						
	Jericho - Memorial Avenue - Plaques	20,500	23,814	-3,314	Budget c/f WIP \$4,300. Offset by donation of \$500.	
	Kempton - Memorial Avenue Park - Interps	19,545	0	19,545	Budget C/F	
	Melton Mowbray - Recognition plaque JH Bisdee VC OBE (DVA Grant)	8,480	8,904	-424	Saluting Their Service Grant \$7,480	30 April 2025
	Oatlands - Callington Mill - Structural Repair & External painting	80,000	0	80,000	\$40K Budget C/F	
	Oatlands - Court House (Wall Stabilisation)	15,000	13,019	1,981	WIP \$4,764	
	Oatlands - Gaolers Residence (Chimney Capping & Fireplace Repairs)	5,000	1,385	3,615	Budget C/F	
	Oatlands - Gaolers Residence (Lighting & Hanging System Upgrade)	5,000	973	4,027		
	Oatlands - Gaolers Residence (Wingwall)	23,000	13,313	9,687	Budget C/F	
	Oatlands - Heritage Collections Store	10,000	3,700	6,300	WIP \$3,700	
	Oatlands - Roche Hall (Building Improvements for PRISM)	144,161	56,880	87,281	\$90K Budget C/F WIP \$19,644 \$5,839 to Portable Stage	
	Oatlands - Roche Hall Forecourt (Interps - Planning Condition of Approval)	40,000	7,820	32,180	WIP \$7,820	
		<b>370,686</b>	<b>129,807</b>	<b>240,879</b>		
<b>NATURAL</b>						
	Campania - Bush Reserve / Cemetery	300,000	108,144	191,856	WIP \$93,346	
	Chauncy Vale - Day Dawn Cottage Improvements	12,000	10,311	1,689	WIP \$8,557	
	Chauncy Vale - Toilet & Interps Upgrade	100,000	70,507	29,493	Election Commitment \$80,000 WIP \$22,570	30 June 2026
		<b>412,000</b>	<b>188,961</b>	<b>223,039</b>		
<b>REGULATORY - DEVELOPMENT</b>						
	Master / Structure Plans (Bagdad / Mangalore / Campania)	50,000	151,908	-101,908	Includes Flour Mill Park Master Plan	
	Kempton Council Chambers - Structural Damage	0	16,650	-16,650	External Contractor Liable for damage	
	Kempton - Council Chambers (Office Furniture & Equipment)	7,025	0	7,025		
	Property Purchase - 10 Barrack Street, Oatlands (Police Residence)	530,000	0	530,000	Budget C/F	
	Oatlands - Stanley Street Master Plan	20,000	172	19,828	Budget c/f WIP \$172	
		<b>607,025</b>	<b>168,729</b>	<b>438,296</b>		
<b>PUBLIC HEALTH</b>						
	Woodsdale Cemetery - Memorial Wall	0	1,845	-1,845	Offset by Committee Contribution	
		<b>0</b>	<b>1,845</b>	<b>-1,845</b>		
<b>ANIMAL CONTROL</b>						
	Oatlands - Off-Lead Dog Park	35,000	1,947	33,053	WIP \$1,947	
	Electronic Identification Stick Reader	1,900	1,900	0	NRE Grant \$1,425	
		<b>36,900</b>	<b>3,847</b>	<b>33,053</b>		

**CAPITAL EXPENDITURE PROGRAM 2025-26**  
**As at 31 May 2026**

	BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
<b>COMMUNITY</b>					
<b>RECREATION</b>					
Facilities & Recreation Committee	835	0	835	Budget \$40,000 (projects funded as below)	
Building Upgrades (Sites determined following inspections)	20,725	0	20,725	\$29,275 budget used for Asset Reval Buildings	
Playground Upgrades (inspections)	50,000	0	50,000		
Bagdad - Bagdad Community Club (Precinct Plan & Property Transfer)	111,000	95,003	15,997	\$35K Budget c/f WIP \$95,003	
Bagdad - Bagdad Community Club (Redevelopment)	0	50,931	-50,931	WIP \$49,706	
Bagdad - Bagdad Community Club (Sports Pavilion)	0	222,416	-222,416	WIP \$211,856 Subject to Funding	
Bagdad - Bagdad Community Club (Multi-purpose Sports Hall)	0	252,160	-252,160	WIP \$252,160 Subject to Funding	
Bagdad - Bagdad Community Club (Oval Relocation)	0	26,500	-26,500	WIP \$25,500 Subject to Funding	
Bagdad - Bagdad Community Club (Wastewater System)	200,000	2,266	197,734		
Bagdad - Bagdad Community Club (OAC Building - New electrical connection)	0	5,300	-5,300	Funded from cash trf - Bagdad CC Committee	
Bagdad - Bagdad Community Club (Installation of LED lights for Oval/Car Park)	0	2,400	-2,400	Funded from cash trf - Bagdad CC Committee	
Bagdad - Iden Road Park Development	75,000	0	75,000	Budget C/F	
Bagdad - Acquisition 1689 Midland Highway Bagdad	0	317,553	-317,553	Funding not allocated	
Campania - Flour Mill Park (Redevelopment)	68,000	0	68,000		
Campania - Hall (External Painting)	36,800	41,470	-4,670	WIP \$39,696	
Campania - Recreation Ground (Electronic Scoreboard)	47,875	50,165	-2,290	Election Commitment - \$35K WIP \$48,043	30 June 2026
Campania - Recreation Ground (Landscaping & Tiered Seating)	270,000	252,307	17,693	Election Commitment - \$200K WIP \$374	30 June 2026
Campania - Recreation Ground (All abilities Car Parking)	26,750	33,495	-6,745	Election Commitment - \$18K	30 June 2026
Campania - Recreation Ground (Upgrade Change rooms)	1,100,000	1,129,064	-29,064	LGAT Open Space \$400K / SMC \$700K WIP	
Colebrook - Hall (Windows, Ramps, Double Doors)	10,000	0	10,000		
Kempton - Carriage Shed (External Repair & Repainting)	11,700	0	11,700		
Kempton - Recreation Ground (Site Dev) (Boundary Fence)	24,250	14,118	10,132	Budget c/f WIP \$14,118	
Kempton - Recreation Ground (Cricket Net, basket ball / pickle ball court)	80,000	100,721	-20,721	Active Tas - Election Commitment WIP \$2,886	30 June 2026
Melton Mowbray - Streetscape Works (Trough / Shelter etc)	90,000	109,652	-19,652	\$60K Budget C/F WIP \$85,022	
Oatlands - Aquatic Centre (Outdoor Area Seating)	4,000	2,057	1,943		
Oatlands - Aquatic Centre (Learn to Swim Equipment)	2,000	583	1,417		
Oatlands - Aquatic Centre (Defibrillator)	1,995	1,995	0	Funded from Gym Equipment Budget	
Oatlands - Aquatic Centre (Baby Change Table)	1,050	2,745	-1,695	Funded from Gym Equipment Budget	
Oatlands - Aquatic Centre (Female Change Rooms / Shower Cubicles)	10,000	0	10,000		
Oatlands - Aquatic Centre (Pump Replacement)	10,000	0	10,000		
Oatlands - Aquatic Centre (Gymnasium Equipment Upgrade)	1,955	1,047	908		
Oatlands - Gay Street, Hall (Air Lock & Heating)	40,000	14,432	25,568	\$30K of Budget C/F WIP \$14,432	
Oatlands - Gay Street, Hall (Kitchen Floor Repairs / Underpinning)	8,000	0	8,000		
Oatlands - Midlands Community Centre (External Painting - Front of Building)	8,000	0	8,000	Budget C/F	
Oatlands - Old Swimming Pool (Staged demolition)	62,889	10,425	52,465	Balance Budget C/F	
Oatlands - Recreation Ground (Redevelopment)	0	175,721	-175,721	Subject to Funding WIP \$172,521	
Oatlands - Recreation Ground (Electronic Scoreboard)	55,145	50,590	4,555	AFL grant pending, OFC Contribution, SMC \$30K	
Oatlands - Recreation Ground (Irrigation Upgrade)	3,640	3,640	0	Funded from Facilities & Rec Committee Budget	
Parattah - Recreation Ground (Reglaze Windows)	2,724	2,724	0	Funded from Facilities & Rec Committee Budget	
Runnymede - Recreation Ground (Pitch Renewal)	8,000	8,258	-258		
Tunbridge - Tunbridge Park (Tree Planting)	2,802	2,802	0	Funded from Facilities & Rec Committee Budget	
Tunnack - Recreation Ground (Kiosk Removal)	8,000	0	8,000		
Tunnack - Recreation Ground (Toilet Block Painting)	4,000	0	4,000		
Woodsdale Recreation Ground	45,000	2,841	42,159	Budget C/F	
Water Bottle Refill Stations	7,980	0	7,980	Budget C/F	
	<b>2,510,114</b>	<b>2,985,379</b>	<b>-475,265</b>		
<b>FAMILIES</b>					
Kempton Childcare Centre	0	1,058	-1,058	2026-27 Budget Item	
	<b>0</b>	<b>1,058</b>	<b>-1,058</b>		
<b>CAPACITY &amp; SUSTAINABILITY</b>					
Property Purchase - 9 Barrack Street, Oatlands (Police Residence)	73,248	50,009	23,238	Budget \$519,490 less \$446K spent in 22/23	
Portable Stage	15,884	17,370	-1,486	Council Decision, small grant & PRISM funding	

**CAPITAL EXPENDITURE PROGRAM 2025-26**  
**As at 31 May 2026**

	BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION DEADLINE
	\$	\$	\$		
	<b>89,132</b>	<b>67,379</b>	<b>21,752</b>		
<b>SAFETY</b>					
Sale of Fire Sheds to Crown	0	2,646	-2,646	Expenses offset by income from sale	
Road Safety Week	3,000	2,272	728	Grant Funded	
	<b>3,000</b>	<b>4,917</b>	<b>-1,917</b>		
<b>ORGANISATION</b>					
<b>SUSTAINABILITY</b>					
WiFi Equipment	7,000	0	7,000	Budget C/F	
Council Website Upgrade	40,000	13,260	26,740	Budget C/F	
Communications Link Upgrade	5,000	0	5,000		
Computer / Network Upgrades	18,000	5,806	12,194		
Asset Revaluation - Buildings	29275	29275	0		
Oatlands - Various Buildings (Security Upgrades)	10,000	2,960	7,040	Budget Originally for Heritage Buildings	
Oatlands - Town Hall (Office Furniture & Equipment)	7,500	0	7,500		
Oatlands - Town Hall (Replacement Heat Pump)	5,500	7,700	-2,200		
Oatlands - Town Hall (Toilet Upgrade / Air lock / Lift) Year 1 of 5 \$300K per annum	400,000	17,794	382,206	\$100K Budget C/F WIP \$8,437	
	<b>522,275</b>	<b>76,796</b>	<b>445,479</b>		
<b>WORKS</b>					
Kempton - Works Depot (Toilet / Shower Upgrade)	30,000	0	30,000		
Kempton - Works Depot (Security Cameras)	5,000	0	5,000		
Oatlands - Works Depot (Sump Pump)	1,400	1,399	1	Budget from Minor Plant	
Minor Plant Purchases	10,600	4,085	6,515		
Radio System	5,000	220	4,780		
<b>Plant Replacement Program</b>					
Heavy Vehicles - Gross Amount	889,370	435,330	454,040		
(Trade Allowance - \$254K)					
Light Vehicles - Gross Amount	515,179	308,209	206,970		
(Trade Allowance - \$299K)					
	<b>1,456,549</b>	<b>749,244</b>	<b>707,305</b>		
<b>GRAND TOTALS</b>	<b>9,609,066</b>	<b>7,023,827</b>	<b>2,585,240</b>		

<b>CASH FLOW</b> <b>2025/2026</b>	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS
	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)
	July 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	(Total 2025/26)
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Cash flows from operating activities</b>													
<b>Payments</b>													
Employee costs	(654,876)	(424,204)	(370,607)	(391,754)	(369,294)	(585,181)	(334,843)	(352,509)	(379,438)	(332,252)	(400,691)		(4,595,649)
Materials and contracts	(987,152)	(399,774)	(459,970)	(353,322)	(310,386)	(391,272)	(267,707)	(406,616)	(311,398)	(306,858)	(381,466)		(4,575,920)
Interest	(2,223)	0	0	0	0	0	0	0	0	0	0		(2,223)
Other	(28,004)	(82,892)	(68,686)	(161,851)	(55,689)	(119,697)	(79,937)	(36,570)	(80,010)	(116,156)	(14,890)		(844,384)
	(1,672,254)	(906,870)	(899,264)	(906,927)	(735,369)	(1,096,150)	(682,487)	(795,694)	(770,846)	(755,266)	(797,047)	0	(10,018,176)
<b>Receipts</b>													
Rates	722,648	431,037	2,387,961	589,319	921,681	321,995	812,600	292,190	920,517	328,525	198,467		7,926,941
User charges	1,376,627	109,039	268,268	172,447	110,902	142,440	501,484	81,729	128,790	135,148	120,803		3,147,678
Interest received	33,066	36,362	50,568	34,958	21,740	38,895	40,575	65,248	35,106	30,720	47,400		434,639
Subsidies	0	0	0	0	0	0	0	0	0	0	36,350		36,350
Operating Grants	0	603,391	5,335	0	603,391	0	0	603,391	0	0	603,391		2,418,899
Other	70,371	159,430	49,262	53,844	23,639	39,782	145	19,514	46,453	4,309	109,590		576,339
	2,202,712	1,339,260	2,761,394	850,568	1,681,354	543,112	1,354,805	1,062,072	1,130,866	498,702	1,116,001	0	14,540,846
<b>Net cash from operating activities</b>	<b>530,458</b>	<b>432,390</b>	<b>1,862,130</b>	<b>(56,360)</b>	<b>945,985</b>	<b>(553,038)</b>	<b>672,318</b>	<b>266,378</b>	<b>360,020</b>	<b>(256,564)</b>	<b>318,954</b>	<b>0</b>	<b>4,522,671</b>
<b>Cash flows from investing activities</b>													
Payments for property, plant & equipment	(197,080)	(549,583)	(616,036)	(368,073)	(512,545)	(943,380)	(181,300)	(535,391)	(417,268)	(334,377)	(842,437)		(5,497,470)
Proceeds from sale of property, plant & equipment	32,932	35,131	0	164,541	24,545	13,073	0	1	0	23,762	28,182		322,167
Proceeds from Capital grants	0	0	0	0	14,410	1,689,591	1,425	14,310	0	28,365	43,353		1,791,454
Proceeds from Investments	0	0	0	0	0	0	0	0	0	0	0		0
Payment for Investments	0	0	0	0	0	0	0	0	0	0	0		0
<b>Net cash used in investing activities</b>	<b>(164,148)</b>	<b>(514,453)</b>	<b>(616,036)</b>	<b>(203,532)</b>	<b>(473,590)</b>	<b>759,284</b>	<b>(179,875)</b>	<b>(521,080)</b>	<b>(417,268)</b>	<b>(282,249)</b>	<b>(770,902)</b>	<b>0</b>	<b>(3,383,849)</b>
<b>Cash flows from financing activities</b>													
Repayment of borrowings	(109,510)	0	0	0	0	0	0	0	0	0	0		(109,510)
Proceeds from borrowings	0	0	0	0	0	0	0	0	0	0	0		0
<b>Net cash from (used in) financing activities</b>	<b>(109,510)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(109,510)</b>
Net increase/(decrease) in cash held	256,800	(82,063)	1,246,095	(259,891)	472,395	206,246	492,443	(254,702)	(57,248)	(538,814)	(451,948)	0	1,029,312
Cash at beginning of reporting month	11,895,902	12,152,702	12,070,639	13,316,734	13,056,842	13,529,237	13,735,483	14,227,926	13,973,224	13,915,976	13,377,162	0	11,895,902
<b>Cash at end of reporting period</b>	<b>12,152,702</b>	<b>12,070,639</b>	<b>13,316,734</b>	<b>13,056,842</b>	<b>13,529,237</b>	<b>13,735,483</b>	<b>14,227,926</b>	<b>13,973,224</b>	<b>13,915,976</b>	<b>13,377,162</b>	<b>12,925,214</b>	<b>0</b>	<b>12,925,214</b>

### 17.3.2 2026/2027 Annual Plan & Budgets (Operating & Capital)

**Author:** GENERAL MANAGER (TIM KIRKWOOD)  
MANAGER FINANCE (MANDY BURBURY)

**Date:** 16 JUNE 2026

**Attachment(s):**

1. 2026/27 Annual Plan & Operating Budget
2. 2026/27 Capital Works Program Budget Estimates

#### ISSUE

Formal adoption of the 2026/27 Annual Plan and Budget (Operating and Capital).

#### BACKGROUND

Under section 71 of the *Local Government Act 1993*, Council is required to have an annual plan.

Section 82 of the *Local Government Act 1993* (the Act) requires the General Manager to prepare estimates of the Council's revenue and expenditure for each financial year. The Council's 2026/27 Budget estimates have been prepared in accordance with the Act.

#### DETAIL

The following documents have been updated following the workshops held 10 March 2026; 15 April 2026 and 11 May 2026.

1. 2026/27 Annual Plan and Program Budget (Operating);
2. 2026/27 Capital Expenditure Program Budget Estimates

The documents are submitted for formal endorsement and approval at this meeting.

#### **Commentary**

#### **2026/27 BUDGET**

The Annual Plan aligns to those strategies identified in the *Southern Midlands Council Strategic Plan 2024 to 2034*. The specific actions have been extracted and included in the Annual Plan under each of the respective Programs.

The Annual Plan is coupled to the budget development process recognising the direct influence on the allocation of resources.

The key features of the 2026/27 Budget estimates are:

- Total estimated operating revenue of \$15.581 million
- Total estimated operating expenditure of \$16.069 million
- Total estimated depreciation and asset write off of \$5.040 million

- Estimated net operating deficit of \$489K in comparison to the Long Term Financial Management Plan deficit of \$683K
- Total estimated capital expenditure of \$6.886 million (excluding carry forward amounts unspent)
- Total estimated capital grant funding of \$1.265 million
- Total estimated asset sales of \$775K
- New borrowings – \$530K
- Cash Reserves are forecast to increase by \$235K
- Increase in total Rates collected of \$417K – the total increase includes an increase in Waste Management Program charges (i.e. Waste Management Levy and Household Collection Charge) of \$72,000, the Fire Service Levy \$10,000, and the balance of \$336,000 resulting from a 5.0% increase in the total General Rates demanded after allowance for growth in the Rate base.

Section 82 of the Act requires the General Manager to prepare estimates of the Council's revenue and expenditure for each financial year. Section (82 (2) and (3) read as follows:

**“82. Estimates**

....

(2) *Estimates are to contain detail of the following:*

- (a) the estimated revenue of the council;*
- (b) the estimated expenditure of the council;*
- (c) the estimated borrowings of the council;*
- (d) the estimated capital works of the council;*
- (e) any other detail required by the Minister.*

(3) *Estimates for each financial year must –*

- (a) be adopted by the council, with or without alteration, by absolute majority; and*
- (b) be adopted before 31 August in each financial year; and*
- (c) not be adopted more than one month before the start of that financial year.”*

The following Attachments are included:

- Attachment 1 – 2026/27 Annual Plan and Operating Budget
- Attachment 2 – 2026/27 Capital Works Program Budget Estimates

**Budgeted Operating Income and Expenditure 2026/27**

The net operating result is a deficit of \$489K exclusive of capital funding and net revenue from sale of assets. This compares to a \$486K deficit forecast for 2025/26.

This operating position has resulted primarily through an increase in Operating revenue of \$624K, and an increase in Operating expenditure of \$626K.

Table 1.1 – Budget Income Statement

<b>REVENUE</b> <i>(Excluding Capital Grants &amp; Property Sales)</i>	<b>2024/25 Actual (\$'000)</b>	<b>2025/26 Forecast (\$'000)</b>	<b>2026/27 Budget (\$'000)</b>
Rates & Charges	\$7,512	\$7,811	\$8,229
User Fees	\$1,551	\$1,537	\$1,560
Grants - Recurrent	\$3,189	\$4,745	\$4,982
Interest	\$518	\$520	\$492
Contract Income	\$0	\$0	\$0
Other Income	\$408	\$162	\$135
Investment Revenue from Water Corp	\$182	\$182	\$182
<b>Total Revenue</b>	<b>\$13,360</b>	<b>\$14,957</b>	<b>\$15,580</b>
<b>EXPENDITURE</b>	<b>2024/25 Actual (\$'000)</b>	<b>2025/26 Forecast (\$'000)</b>	<b>2026/27 Budget (\$'000)</b>
Employee Costs	\$5,303	\$6,025	\$6,180
Materials & Contracts	\$4,048	\$4,195	\$4,310
Deprec. & Amortisation	\$4,687	\$4,739	\$5,040
Contributions	\$287	\$297	\$307
Finance Costs	\$4	\$2	\$0
Commercial Expenses	\$0	\$0	\$0
Other Expenses	\$504	\$185	\$232
<b>Total Expenses</b>	<b>\$14,833</b>	<b>\$15,443</b>	<b>\$16,069</b>
<b>Operating Surplus / (Deficit)</b>	<b>(\$1,473)</b>	<b>(\$486)</b>	<b>(\$489)</b>
Add Grants – Capital	\$4,542	\$1,065	\$1,265
Add / (Less) Proceeds from Disposal (NCA'S)	\$94	\$0	\$0
Assets Taken Up	\$2,610	\$0	\$0
Revaluation & Val Adjustments – NCA's	\$14,419	\$0	\$0
<b>Total Comprehensive Result</b>	<b>\$20,192</b>	<b>\$579</b>	<b>\$776</b>

## REVENUE

### Revenue – Rating Income

**General Rate** - The Budget is based on a 5.0% increase in the General Rate, plus an allowance of growth in the rate base (i.e. new development).

This compares to the LGAT Cost Index of 3.55%, and CPI for the period ending March 2026 Hobart of 5.1% and weighted average all capital cities of 4.6%.

*Note: The LGAT provided Council Cost index (CCI) is a tool to assist councils to appropriately set rates to reflect the costs of providing assets, service and support for their communities.*

*The CCI differs from the Consumer Price Index in that it provides an indication of how Council expenditure might change over a time period even though what council is spending money on has not changed.*

The CCI is based on ABS data. The CCI formula comprises: 25% Tasmanian Public and Private Wage Price Index; 30% construction - made up of 75% South Australian roads and bridges index and 25% the Tasmanian non-residential construction index; and 45% CPI for Hobart.

The CCI of 3.55% follows 3.13% (2025) and 3.74% (2024).

**Fire Service Levy** – the Fire Service Levy is an amount determined by the State Fire Commission under the *Fire Service Act 1979*, which Council is required to collect. The Levy is paid direct to the Commission, less retention of 4% commission.

Fire Service Levy	2025/26	2026/27
Oatlands and Kempton Volunteer Fire Brigade Rating District	0.28322c in \$AAV (Minimum \$50)	0.261374c in \$AAV (Minimum \$52)
Rural Land Other	0.282679c in \$AAV (Minimum \$50)	0.262974c in \$AAV (Minimum \$52)

The total levy to be collected in 2026/27 is \$307,026 – an increase of \$10,326 or 3.48%.

**Waste Management Levy** – this is a charge levied on all rateable land. Multiple charges are levied where there is more than one dwelling on the property capable of being occupied.

Waste Management Charge	2025/26	2026/27
	\$305 (Occupied) \$100 (Vacant Allotment)	\$310 (Occupied) \$105 (Vacant Allotment)

The need to increase the Waste Management Charge is influenced by:

- The Tasmanian Government has introduced for a Waste Levy that Council must collect. The Levy is based on Council’s refuse tonnage at a cost of \$67.32 per tonne (\$45.84 per tonne in 2025/26).
- The ever-increasing amount of waste that this being disposed of at the Stations and the resultant transport / disposal costs; and
- Significant increase in the costs per tonne being levied at the landfill disposal sites.

**Household Collection Charge** - This charge is only levied on properties that receive the fortnightly collection service. The level of charges must be sufficient to meet the total cost of providing the services (both domestic and recycling).

Household Garbage and Kerbside Recycling Charge	2025/26	2026/27
	\$272	\$282

The increase in annual charge reflects the higher cost of collection and subsequent disposal at landfill and/or the recycling centre.

**Revenue - Operating Grants (excludes Capital Grants)** - Budgeted Operating Grant Income of \$4.982 million (confirmed Grant of \$4.791 million in 2025/26).

The total budgeted amount relates solely to the General Purpose Financial Assistance Grant (FAGS) provided by the Australian Government. An increase of 4.0% has been forecast.

**Revenue Other** - The 2026/27 Budget for Other Revenue (\$135,100) relates to Heavy Vehicle Licence Fees (\$35,100) and Public Open Space contributions (\$100,000). The previously budgeted MAIB Reimbursements for the SES Road Crash Rescue Unit are now paid directly to the State Emergency Service.

**Investment Revenue from Water Corporation** - The 2026/27 Budget for Investment Revenue (\$182,400) relates to distributions received from the Tasmanian Water Corporation (TasWater). The level of distribution is determined by the percentage of ownership. The Southern Midlands Council holds a 0.76% ownership in TasWater.

## EXPENDITURE

**Employee Expenses** - Employee expenses are budgeted to increase by \$155,348 (includes on-costs). This represents a 2.5% increase. This is due to:

- a) A salary increment payable from 1<sup>st</sup> July 2026; and
- b) An allowance to provide for increased servicing due to development within the municipal area.

The amount of Employee Expenses in the Operating Budget is also influenced by the extent of Capital Works undertaken by Council employees (i.e. Wages are allocated in the Capital Budget).

**Materials & Contracts** - The budgeted amount of \$4.311 million represents a 2.7 percent increase above the forecast 2025/26 allocation. This is mainly due to:

- a) The continued increase in payments to external Contractors to provide waste collection, transport and disposal services; and
- b) General increase in the cost of purchasing materials and engaging contractors in the current market.

**Capital Grant Funding** - Council has budgeted to receive \$1.265 million in total, which totally relates to the Australian Government’s ‘Roads to Recovery’ Grant Program.

## RECOMMENDATION

**THAT Council, by absolute majority, formally approve the 2026/27 Annual Plan and Budget (Operating and Capital).**

<b>DECISION (by absolute majority)</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr B Campbell		
Clr D Fish		
Clr F Miller		

### 17.3.3 Adoption of the 2026/2027 Rates and Charges Resolution

**Author:** MANAGER FINANCE (MANDY BURBURY)

**Date:** 16 JUNE 2026

#### ISSUE

Formal adoption of the 2026 / 2027 Rates and Charges Resolution under the *Local Government Act 1993* and the *Fire Service Act 1979*.

#### DETAIL

The following Rates & Charges Resolution (draft) has been based on the outcome of discussions through the budget workshops.

**2026 / 2027 RATES AND CHARGES RESOLUTION - SOUTHERN MIDLANDS COUNCIL** THAT under the *Local Government Act 1993* and the *Fire Service Act 1979*, the Southern Midlands Council has made the following rates and charges upon rateable land within the municipal area of Southern Midlands (“the municipal area”):

#### 1. General Rates

Pursuant to section 90 of the *Local Government Act 1993* (“the Act”) Council makes a general rate of 5.9471 cents in each dollar of Assessed Annual Value for all rateable land within the municipal area shown on the valuation list prepared under the *Valuation of Land Act 2001* (“the valuation list”), subject to a minimum amount of \$400.00.

#### 2. Waste Management Charge

Under section 94 (1) of the Act Council makes a separate services charge in respect of the service of waste management called the Waste Management Charge upon all rateable land, and Council declares that the charge is to be calculated in accordance with the following formulae:

- a) for rateable land used for residential purposes, upon which a dwelling or dwellings are constructed:

Waste Management Charge = \$310 x D, where D is the number of dwellings on the rateable land, capable of being occupied.

- b) for rateable land upon which no dwelling is constructed, and which is not used for commercial purposes:

Waste Management Charge = \$105.00

- c) for rateable land upon which no dwelling is constructed, and which is used for commercial purposes:

Waste Management Charge = \$310.00

#### 3. Garbage Removal Charge

- a) Under section 94 (1) of the Act Council makes a separate services charge of \$282.00 in respect of the service of waste management called the Garbage Removal Charge upon all rateable land.

- b) Under section 94 (3A) of the Act the Council declares that the Garbage Removal Charge is varied according to the level of service provided as follows:
- (i) for the land identified by Property Identification Number 3124789 the charge is \$5,922.00;
  - (ii) for land to which the Council does not provide a fortnightly garbage removal service and kerbside recycling service, the charge is zero.

#### **4. Fire Service Contributions**

For the Council's contribution to the State Fire Commission:-

- (a) for land within the Oatlands & Kempton Volunteer Brigade Rating District an amount of 0.261374 cents in the dollar on the assessed annual value of all rateable land subject to a minimum amount of \$52.00;
- (b) for all other land in the municipal area an amount of 0.262974 cents in the dollar on the assessed annual value of the land subject to a minimum amount of \$52.00.

#### **5. Instalments**

These rates and charges are for the year commencing 1st July, 2026 and ending 30th June 2027 and are payable by 4 equal instalments, the first payable 30 days after the issue of the rates notices, the second by 4.30 p.m. on 30<sup>th</sup> November 2026, the third by 4.30 p.m. on 29<sup>th</sup> January 2027 and the fourth by 4.30 p.m. on 31<sup>st</sup> March 2027.

Where a ratepayer elects to enter into an arrangement to pay the current rates and charges by monthly, fortnightly, or weekly instalments via direct debit then the instalment amounts will be calculated to settle the debt by 30<sup>th</sup> June 2027. Penalty and interest will not be applied on any of the 2026-27 rates and charges at the relevant date, provided that the instalment arrangements are adhered to. In the event of default, penalty and interest is to be calculated on the outstanding amounts.

#### **6. Late Payments**

- a) Penalty: A penalty of 5% applies to any rate or charge that is not paid on or before the date it falls due.
- b) Interest: In addition to the penalty, interest under section 128 of the *Local Government Act 1993* will be charged at the rate of 6.8% per annum.

#### **7. Discount**

A discount of 2.0% will apply to all rates and charges paid in full within 30 days after the date of issue. This discount is not applicable to rates and charges which are paid in instalments. The payment due date will appear on the rates notice.

## RECOMMENDATION

**THAT Council, by absolute majority, adopt the 2026-2027 Rates and Charges Resolution as presented.**

<b>DECISION (by absolute majority)</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr B Campbell		
Clr D Fish		
Clr F Miller		

### 17.3.4 Adoption of Schedule of Fees and Charges 2026/2027

**Author:** MANGER FINANCE (MANDY BURBURY)

**Date:** 16 JUNE 2026

**Attachment(s):**

*Schedule of Fees and Charges 2026-2027*

#### INTRODUCTION

The purpose of this report is to confirm and adopt the Schedule of Fees and Charges for the upcoming 2026-2027 financial year.

#### BACKGROUND

In order to charge a fee for goods and services it is a requirement of Division 7 of the *Local Government Act 1993* (“the Act”) that Council must first specify the fee and include such a fee in the “Schedule of Fees and Charges”. An extract from the Act is provided as follows:

*Division 7 - Fees and charges*

*205. Fees and charges*

- 1) In addition to any other power to impose fees and charges but subject to subsection , a council may impose fees and charges in respect of any one or all of the following matters:
  - a. the use of any property or facility owned, controlled, managed or maintained by the council;*
  - b. services supplied at a person's request;*
  - c. carrying out work at a person's request;*
  - d. providing information or materials, or providing copies of, or extracts from, records of the council;*
  - e. any application to the council;*
  - f. any licence, permit, registration or authorization granted by the council;*
  - g. any other prescribed matter.**
- 2) A council may not impose a fee or charge in respect of a matter if –
  - a. a fee or charge is prescribed in respect of that matter; or*
  - b. this or any other Act provides that a fee or charge is not payable in respect of that matter.**
- 3) Any fee or charge under subsection (1) need not be fixed by reference to the cost to the council.*

*206. List of fees and charges*

*A general manager of a council is to –*

- a) keep a list of all fees and charges fixed under this Division; and*
- b) make the list available for public inspection during ordinary hours of business at the public office.*

*207. Remission of fees and charges*

*A council may remit all or part of any fee or charge paid or payable under this Division.*

In considering the fees and charges Council are reminded that the schedule of fees for Animal Control was adopted by Council separately at the April 2026 meeting. Accordingly, these components of the proposed schedule are not under consideration.

## **DETAIL**

The fees and charges of the Southern Midlands Council are captured in the succinct document *Schedule of Fees and Charges 2026-2027*. The document is typically reviewed each financial year to account for changes to legislation, review of services and review of charges in line with other Councils in Tasmania.

The current *Schedule of Fees and Charges 2025-2026* is based on the Schedule adopted by Council in June 2025 with the exception of Animal Control fees that have been updated and approved during 2025-26.

## **DISCUSSION**

Each individual fee has been reviewed and adjusted where necessary.

In some cases a percentage increase has been applied, however where necessary, the charge has been altered to reflect the actual cost of providing the service, taking into account time and travel costs where applicable.

Charges are also based (and influenced) by the external costs incurred by Council e.g. advertising; disposal of waste and recycling / disposal of tyres etc.

**Human Resources & Financial Implications** – Refer comment provided.

**Community Consultation & Public Relations Implications** – The adopted Fees will be displayed on the website and are available at each Council Office. Ratepayers and members of the public can also request a copy of the Schedule.

**Priority - Implementation Time Frame** - The 2026-27 Schedule of Fees and Charges if adopted by Council will be effective from 1<sup>st</sup> July 2026.

## **RECOMMENDATION**

**THAT:**

- a) **This report be received by Council; and**
- b) **The Schedule of Fees and Charges for 2026-2027 be adopted.**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr B Campbell		
Clr D Fish		
Clr F Miller		

**18. MUNICIPAL SEAL**

Nil.

**19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE  
AGENDA**

**RECOMMENDATION**

**THAT in accordance with Regulation 17 (1) of the *Local Government (Meeting Procedures) Regulations 2025*, the following items are to be dealt with in Closed Session.**

<b>Matter</b>	<b>Local Government (<i>Meeting Procedures</i>) Regulations 2025 Reference</b>
<i>Closed Council Minutes - Confirmation</i>	17(2)
<i>Applications for Leave of Absence</i>	17(2)(i)

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr B Campbell		
Clr D Fish		
Clr F Miller		

**RECOMMENDATION**

**THAT in accordance with Regulation 17(2) of the *Local Government (Meeting Procedures) Regulations 2025*, Council move into Closed Session and the meeting be closed to members of the public.**

<b>DECISION (MUST BE BY ABSOLUTE MAJORITY)</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor E Batt		
Deputy Mayor K Dudgeon		
Clr A E Bisdee OAM		
Clr D Blackwell		
Clr B Campbell		
Clr D Fish		
Clr F Miller		

## CLOSED COUNCIL AGENDA

### 20. BUSINESS IN “CLOSED SESSION”

#### 20.1 Closed Council Minutes - Confirmation

*In accordance with the Local Government (Meeting Procedures) Regulations 2025, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.*

*Item considered in Closed Session in accordance with Regulation 17(2) of the Local Government (Meeting Procedures) Regulations 2025.*

#### 20.2 Applications for Leave of Absence

*In accordance with the Local Government (Meeting Procedures) Regulations 2025, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.*

*Item considered in Closed Session in accordance with Regulation 17(2)(i) of the Local Government (Meeting Procedures) Regulations 2025.*

### RECOMMENDATION

**THAT Council move out of “Closed Session”.**

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

## OPEN COUNCIL AGENDA

### 21. CLOSURE