

SOUTHERN  
MIDLANDS  
COUNCIL



# **AGENDA**

## **ORDINARY COUNCIL MEETING**

---

Tuesday, 24<sup>th</sup> July 2018  
10.00 a.m.

Municipal Offices, 71 High Street, Oatlands

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## PUBLIC COPY ATTACHMENTS

- Item 4.1** Draft Council Meeting Minutes – 27<sup>th</sup> June 2018
- Item 4.2.1** Woodsdale Community Memorial Hall Committee Minutes – 24<sup>th</sup> April 2018  
Chauncy Vale Management Committee Minutes – 19<sup>th</sup> June 2018  
Lake Dulverton Management Committee Minutes – 25<sup>th</sup> June 2018  
Southern Midlands Emergency Management Committee Minutes – 25<sup>th</sup> June 2018
- Item 4.3.1** STCA Minutes – 14<sup>th</sup> May 2018
- Item 11.1.2** Buddhist Cultural Park Application documents
- Item 17.2.4** Population and the Policy Imperative – Presentation by Bernard Salt AM



Dear Sir/Madam

## NOTICE OF MEETING

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

**Date:** Tuesday, 24<sup>th</sup> July 2018  
**Time:** 10.00 a.m.  
**Venue:** Municipal Offices, 71 High Street, Oatlands

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

### ***Councillors please note:***

- Mr Alan Colson (Tasmanian Irrigation) will address Council at 10.30 a.m. regarding their 'Future Irrigation Project' and the proposed Southern Midlands Irrigation Scheme.
- Rowena McDougall (President, Oatlands Community Association) will address Council at 12.20 p.m.
- Public Question Time has been scheduled for 12.30 p.m.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tim Kirkwood', written in a cursive style.

Tim Kirkwood  
**GENERAL MANAGER**

## OPEN COUNCIL AGENDA

### 1. PRAYERS

Rev Dennis Cousens to recite prayers.

### 2. ATTENDANCE

### 3. APOLOGIES

### 4. MINUTES

#### 4.1 Ordinary Council Minutes

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 27<sup>th</sup> June 2018, as circulated, are submitted for confirmation.

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A E Bisdee OAM		
Dep. Mayor A O Green		
Clr A Bantick		
Clr R Campbell		
Clr E Batt		
Clr D F Fish		
Clr D Marshall		

## 4.2 Special Committees of Council Minutes

### 4.2.1 SPECIAL COMMITTEES OF COUNCIL - RECEIPT OF MINUTES

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

- Woodsdale Community Memorial Hall Committee Minutes – 24<sup>th</sup> April 2018
- Chauncy Vale Wildlife Sanctuary Management Committee Minutes – 19<sup>th</sup> June 2018
- Southern Midlands Emergency Management Committee Minutes – 25<sup>th</sup> June 2018

### RECOMMENDATION

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

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

### 4.2.2 SPECIAL COMMITTEES OF COUNCIL - ENDORSEMENT OF RECOMMENDATIONS

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

- Woodsdale Community Memorial Hall Committee Minutes – 24<sup>th</sup> April 2018
- Chauncy Vale Wildlife Sanctuary Management Committee Minutes – 19<sup>th</sup> June 2018
- Lake Dulverton & Callington Park Management Committee – 25<sup>th</sup> June 2018
- Southern Midlands Emergency Management Committee Minutes – 25<sup>th</sup> June 2018

### RECOMMENDATION

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

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

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

##### 4.3.1 JOINT AUTHORITIES - RECEIPT OF MINUTES

The Minutes of the following Joint Authority Meetings (including JA Committees), as circulated, are submitted for receipt:

- Southern Tasmanian Councils Authority – 14<sup>th</sup> May 2018.
- Southern Tasmanian Councils Authority (Waste Strategy South) – Nil.

#### RECOMMENDATION

**THAT the minutes of the above Joint Authority Meetings be received.**

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

##### 4.3.2 JOINT AUTHORITIES - RECEIPT OF REPORTS (ANNUAL & QUARTERLY)

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

#### **36A. Annual reports of authorities**

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

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

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

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

#### **36B. Quarterly reports of authorities**

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

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

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

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

- Southern Tasmanian Councils Authority – Nil.

#### DECISION NOT REQUIRED

## 5. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, the Agenda is to include details of any Council workshop held since the last meeting.

It is reported that no workshops have been held since the previous meeting.

### RECOMMENDATION

**THAT the information be received.**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A E Bisdee OAM		
Dep. Mayor A O Green		
Clr A Bantick		
Clr R Campbell		
Clr E Batt		
Clr D F Fish		
Clr D Marshall		

## 6. COUNCILLORS – QUESTION TIME

### 6.1 QUESTIONS (ON NOTICE)

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

It states:

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

The following questions were submitted by Clr R Campbell on the 17<sup>th</sup> July 2018.

#### **Q1. Council Policies: How many Council Policies does Council have that have not been reviewed in the last eight years?**

*General Manager's response:*

*Council has a total of 46 policies (including four currently in draft format – Management of Trees on Council Land Policy; Business Continuity Management Policy; Gaolers Residence and Supreme Court House Use Policy and Oatlands Commissariat & 79 High Street Use Policy)*

*Sixteen policies are due for review, six of which form part of the suite of Human Resource Policies that were developed by Page Seager through an engagement by the Local Government Association of Tasmania (on behalf of all Councils). These are currently being assessed by the LGAT. There is a program of review for the remaining ten policies, most of which require no amendment (e.g. Leave Management Policy; Supporting Community Owned Halls Policy; Uniform and Protective Clothing Policy).*

**Q2. Waste: Having made changes at Council Waste Transfer Stations we still have not addressed the issue of bulky waste i.e. old furniture, branches, builders (timber) waste etc. If Council reduced this waste by feeding it through a machine then more waste fits into a skip bin that means less skips needed to move waste and should calculate to reducing costs. With two workers on site why have we not considered acquiring a portable machine that can be taken from site to site and can also be used to chip shred pulverise fallen trees and branches etc. We have to get smarter in the way we deal with waste! Why are we not doing it?**

*General Manager's response:*

*Large bulky items (e.g. furniture and building materials) are an issue in relation to filling the waste bins. At this stage there are no immediate solutions for that type of waste, as chipping is not a viable option at present. In relation to green waste, Council is in the process of negotiating with Pure Living Soil which will result in the green waste being chipped on site (at Oatlands and Dysart) at no cost, which will then be carted by Council to the Interlaken composting facility.*

## 6.2 QUESTIONS WITHOUT NOTICE

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

It states:

### **“29. Questions without notice**

- (1) *A councillor at a meeting may ask a question without notice –
  - (a) of the chairperson; or
  - (b) through the chairperson, of –
    - (i) another councillor; or
    - (ii) the general manager.*
- (2) *In putting a question without notice at a meeting, a councillor must not –
  - (a) offer an argument or opinion; or
  - (b) draw any inferences or make any imputations –except so far as may be necessary to explain the question.*
- (3) *The chairperson of a meeting must not permit any debate of a question without notice or its answer.*
- (4) *The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.*
- (5) *The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.*
- (6) *Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.*
- (7) *The chairperson of a meeting may require a councillor to put a question without notice in writing.*

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

## **7. DECLARATIONS OF PECUNIARY INTEREST**

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the Agenda.

Accordingly, Councillors are requested to advise of a pecuniary interest they may have in respect to any matter on the agenda, or any supplementary item to the agenda, which Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*.

## 8. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*, the Council, by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the General Manager has reported –

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

### RECOMMENDATION

**THAT the Council resolve by absolute majority to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A E Bisdee OAM		
Dep. Mayor A O Green		
Clr A Bantick		
Clr R Campbell		
Clr E Batt		
Clr D F Fish		
Clr D Marshall		

## 9. PUBLIC QUESTION TIME (SCHEDULED FOR 12.30 PM)

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the agenda is to make provision for public question time.

In particular, Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* states:

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

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

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

### 9.1 Permission to Address Council

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

- Mr Alan Colson (Tasmanian Irrigation) will address Council at 10.30 a.m. regarding their 'Future Irrigation Project' and the proposed Southern Midlands Irrigation Scheme.
- Rowena McDougall (President, Oatlands Community Association) will address Council at 12.20 p.m.

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

### 10.1 HONOUR BOARD

***Clr R Campbell has submitted the following Notice of Motion:***

This motion is for an honour board recognising people living in the Southern Midlands who have reached the aged of one hundred years (plus) the honour board being cut from the Radiata pinus (pine) tree located near Lake Dulverton believed to have been planted in the early nineteen hundreds and is now in an unsafe conditions and removal is eminent.

#### **BACKGROUND (*Comments provided by Clr R Campbell*)**

By taking a slab of timber from a tree over one hundred years old and season it until suitable dried then making it into an honour board mean we can record the history of the tree and those who have lived a fully century plus. This means that future generations can trace the history of families and heritage re the Southern Midlands.

#### ***General Manager's Comments:***

*Nil.*

### RECOMMENDATION

**For discussion.**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A E Bisdee OAM		
Dep. Mayor A O Green		
Clr A Bantick		
Clr R Campbell		
Clr E Batt		
Clr D F Fish		
Clr D Marshall		

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

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

### **11.1 DEVELOPMENT APPLICATIONS**

#### **11.1.1 DEVELOPMENT APPLICATION (SA 2018/2) FOR SUBDIVISION (ONE LOT AND BALANCE) AT 27 ERSKINE STREET, KEMPTON OWNED BY D STACEY**

*File Ref: T 1942091*

**Author:** PLANNING OFFICER (JACQUI TYSON)

**Date:** 5 JULY 2018

**Enclosure:**

*Development Application documents / Representation*

### **PROPOSAL**

The applicant CL Andrews and Associated (surveyor) on behalf of the landowner, Danny Stacey, have applied to the Southern Midlands Council for a Permit under the *Land Use Planning and Approvals Act 1993* ("the Act") to subdivide the property at 27 Erskine Street, Kempton.

The application seeks to create a new internal lot (Lot 1) with an area of 1170m<sup>2</sup>, leaving the existing house and the remainder of the land on the balance lot with an area of 4898m<sup>2</sup>. The main part of Lot 1 is located on the south eastern corner of the site behind the existing dwelling with the access strip along the eastern boundary. The first part of the access driveway will be shared by both lots through a Right of Way, as the property is located at the end of the formed portion of Erskine Street.

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

The land and is zoned Village and is currently developed with a single dwelling and grassed paddock.

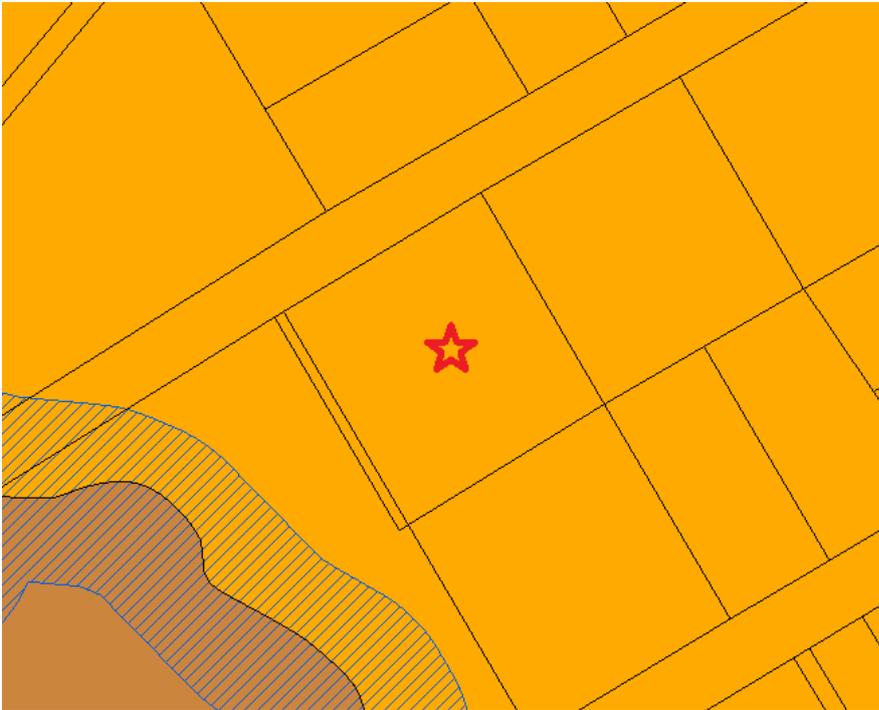
Under the Planning Scheme subdivision is defined as development. The proposal is to be assessed against the development standards of the zone and the development standards of the applicable Codes. These matters are described and assessed in this report.

A permit for this type of development is considered at the discretion of Council.

The Council gave notice of the application for public comment for 14 days. During the notification period one (1) representation was received. This report will assess the proposal against the relevant provisions of the Act and the Scheme. It is recommended that Council approve the proposal.

## THE SITE

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



*Map 1\_ The subject land and surrounding properties are in the Village Zone (orange). Land to the west of Green Ponds Creek is in the Significant Agriculture Zone (brown) and the Waterway Protection Area (blue hash) applies to land adjoining the creek. The subject land is marked with a red star.*



*Map 2 \_ Aerial image of the subject land and surrounding area.*

## THE APPLICATION

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

Following discussion with Council officers, the proposal has been amended to reduce the size of Lot 1 from what was originally proposed to better comply with the requirements of the Village Zone.

The proposal has been referred to Taswater and conditions have been provided to be attached to the planning permit if the proposal is approved by Council.

## USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as development for Subdivision, which is Discretionary in accordance with Clause 9.7.2 of the Southern Midlands Interim Planning Scheme 2015.

## Use/Development Status under the Planning Scheme

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

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

## PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised on the 5<sup>th</sup> June 2018 for fourteen (14) days. During this period Council received one (1) representation, as detailed in the table below.

<b>Representation 1</b>	<b>Council Officer Comment</b>
<p>We as paying tenants of 27 Erskine Street strongly disapprove of any plans and development being passed by Council.</p> <p>We have a tenancy agreement until December 2019 with an option for longer.</p> <p>This agreement is for all of 27 Erskine Street including the paddock at the rear of the house as we have six sheep to graze.</p>	<p><i>The existence of a tenancy agreement for the property is noted.</i></p> <p><i>However, this is a legal matter outside of the planning system and does not impact whether the proposal complies with the requirements of the planning scheme.</i></p> <p><i>If Council approves the proposed subdivision this does not automatically create the new lot. The title will not exist until a Final Plan is sealed by Council and lodged with the Land Titles Office. All conditions of the permit would need to be satisfied before Council seals the Final Plan.</i></p> <p><i>If the proposal is approved the recommendation is to include advice that the permit does not imply that requirements of any other legislation has been met or waived.</i></p>

I have sought legal advice that says he can sell the lot but cannot build or use our driveway for access without our approval or until the lease expires.	See above.
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## ASSESSMENT - THE SOUTHERN MIDLANDS INTERIM PLANNING SCHEME

### Village Zone

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

<b>Development Standards - Subdivision</b>		
<b>16.5.1 Lot Design</b>		
To provide for new lots that:		
<ul style="list-style-type: none"> <li>(a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;</li> <li>(b) contain building areas which are suitable for development, consistent with the Zone Purpose, located to avoid hazards and values;</li> <li>(c) are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces;</li> <li>(d) are not internal lots, except if the only reasonable way to provide for efficient use of land;</li> <li>(e) are provided in a manner that provides for the efficient and ordered provision of infrastructure.</li> </ul>		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>OFFICER COMMENT</b>
<p>A1 The size of each lot must be no less than as specified below, except if for public open space, a riparian or littoral reserve or utilities:</p> <ul style="list-style-type: none"> <li>(a) no less than 600 m<sup>2</sup> and no more than 1,000 m<sup>2</sup> (except balance lot) if in Bagdad, Campania, Kempton;</li> <li>(b) no less than 800 m<sup>2</sup> and no more than 1,500 m<sup>2</sup> (except balance lot) if in Colebrook;</li> <li>(c) no less than 5,000 m<sup>2</sup> if located in Parattah, Tunbridge or Tunnack.</li> </ul>	<p>P1 The size of each lot must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) variance above the maximum lot size only to the extent necessary due to demonstrated site constraints;</li> <li>(b) be consistent with the Zone Purpose and any applicable Local Area Objectives or Desired Future Character Statements.</li> </ul>	<p><i>The proposed Lot 1 has an area of 1170m<sup>2</sup>, which is slightly larger than the maximum stated in A1 (a) for Kempton.</i></p> <p><i>The variance above the maximum lot size is essentially only the access strip, with the lot proper approximately 1000m<sup>2</sup>. It is considered that this is reasonable in the context of the site with consideration that most of the frontage to Erskine Street is unmade, limiting lot design options.</i></p> <p><i>The balance lot at 4898m<sup>2</sup> complies with the Acceptable Solution.</i></p>
<p>A2 The design of each lot must provide a minimum building area that is</p>	<p>P2 The design of each lot must contain a building</p>	<p><i>The proposed Lot 1 can contain a building envelope of 10m x 15m that complies with</i></p>

<p>rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities:</p> <p>(a) clear of the frontage, side and rear boundary setbacks;</p> <p>(b) not subject to any codes in this planning scheme;</p> <p>(c) clear of title restrictions such as easements and restrictive covenants;</p> <p>(d) has an average slope of no more than 1 in 5;</p> <p>(e) has the long axis of the developable area facing north or within 20 degrees west or 30 degrees east of north;</p> <p>(f) is a minimum of 10 m x 15 m in size.</p>	<p>area able to satisfy all of the following:</p> <p>(a) be reasonably capable of accommodating residential use and development;</p> <p>(b) meets any applicable standards in codes in this planning scheme;</p> <p>(c) enables future development to achieve maximum solar access, given the slope and aspect of the land;</p> <p>(d) minimises the need for earth works, retaining walls, and fill and excavation associated with future development;</p> <p>(e) provides for sufficient useable area on the lot for both of the following;</p> <p>(i) on-site parking and manoeuvring;</p> <p>(ii) adequate private open space.</p>	<p><i>the requirements of the Acceptable Solution.</i></p>
<p>A3 The frontage for each lot must be no less than 15 m, except if for public open space, a riparian or littoral reserve or utilities or if an internal lot.</p>	<p>P3 The frontage of each lot must satisfy all of the following:</p> <p>(a) provides opportunity for practical and safe vehicular and pedestrian access;</p> <p>(b) provides opportunity for passive surveillance between residential development on the lot and the public road,</p> <p>(c) is no less than 6m.</p>	<p><i>The proposed Lot 1 has a frontage of 6m to Erskine Street, complying with the Performance Criteria.</i></p> <p><i>The balance lot will maintain a frontage of nearly 70m and will continue to utilise the existing access from Erskine Street.</i></p>
<p>A4 No lot is an internal lot.</p>	<p>P4 An internal lot must satisfy all of the following:</p>	<p><i>The proposed Lot 1 is an internal lot so is assessed</i></p>

	<p>(a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</p> <p>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</p> <p>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</p> <p>(d) the lot will contribute to the more efficient utilisation of residential land and infrastructure;</p> <p>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</p> <p>(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</p> <p>(g) passing bays are provided at appropriate distances to service the likely future use of the lot;</p> <p>(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</p> <p>(i) a sealed driveway is provided on the access</p>	<p><i>against Performance Criteria P4.</i></p> <p><i>(a) Erskine Street is an existing road.</i></p> <p><i>(b) It is considered unreasonable and unnecessary to require the expense of extending Erskine Street around 50m in order to facilitate a one lot subdivision when adequate frontage can be provided as proposed.</i></p> <p><i>(c) The proposal is the only reasonable way to subdivide without extending Erskine Street.</i></p> <p><i>(d) The proposal will result in a serviced lot available for development, which represents a more efficient utilisation of residential land and infrastructure.</i></p> <p><i>(e) The building area of the proposed lot will be to the rear of the adjoining house, aligning with the rear yard and an outbuilding. The access driveway will pass the dwelling and it is considered reasonable to require landscaping along the drive to limit the amenity impact on the adjoining property.</i></p> <p><i>(f) Both lots have suitable access to Erskine Street.</i></p> <p><i>(g) The proposal includes passing bays on the driveway.</i></p> <p><i>(h) The first part of the access will be shared by the two lots only.</i></p> <p><i>(i) A condition is included in the recommendation to require the access to be sealed in accordance with this standard.</i></p> <p><i>(j) The lot does not front public open space or rights of way.</i></p>
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	<p>strip prior to the sealing of the final plan.</p> <p>(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.</p>	
<p>A5                  Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.</p>	<p>P5                  Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback.</p>	<p><i>The existing dwelling on the balance lot is setback a minimum of 5m from the proposed lot boundary. This complies with the Acceptable Solution for setback in the Village Zone, which is 2m or half the height of the wall.</i></p>

**Parking and Access Code**

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

In this case the proposed subdivision of one lot and balance, with both lots to continue to use the existing access point via a Right of Way arrangement. As mentioned above, the access strip will be required to be sealed in accordance with the subdivision standards of the zone.

The location and design of the access complies with the requirements of the Code.

**Stormwater Management Code**

The stormwater code applies to all development requiring the management of stormwater. Stormwater from the development can be disposed of onsite, complying with the applicable standards of the code.

**CONCLUSION**

The report has assessed a Development Application for a subdivision of one lot and balance at 27 Erskine Street, Kempton.

One (1) representation was made to Council with concerns regarding an existing lease arrangement for the property. While these concerns are noted, the planning system does not consider this matter. However, the approval of a subdivision does not negate other legal obligations and advice to this effect is included in the recommendation below.

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

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

## RECOMMENDATION

THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (SA 2018/02) for Subdivision of one lot and balance at 27 Erskine Street, Kempton, owned by D Stacey and that a permit be issued with the following conditions:

## CONDITIONS

### *General*

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

### *Public open space*

2. As insufficient provision has been made for recreational space, and having formed the opinion that such a provision should be made in respect of the proposal, Council requires that an amount equal to five percent (5%) of the unimproved value of Lot 1 must be provided as cash-in-lieu of public open space in accordance with the provisions of Section 117 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*. The subdivider must obtain a valuation for the unimproved value of the subdivision from a registered Valuer.

### *Easements*

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

### *Endorsements*

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

### *Covenants*

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

### *Final plan*

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

7. A fee of \$240.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
8. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Southern Midlands Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council's Municipal Engineer.
9. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
10. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

#### ***Landscaping***

11. The north eastern boundary of the access strip of Lot 1 is to be landscaped with a fast growing hedge of plants with a mature height of at least 3m. A landscape plan prepared by a landscape architect or other person approved by Council, must be submitted to Council for endorsement prior to the works commencing. The landscape plan must show the areas to be landscaped, the form of landscaping and the species of plants to be used. No plants listed as noxious weeds within Tasmania, or displaying invasive characteristics shall be used in the landscaping.

#### ***Property Services***

12. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's Municipal Engineer or responsible authority.

#### ***Existing services***

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

#### ***Telecommunications, electrical and gas reticulation***

14. Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and the satisfaction of Council's Municipal Engineer.

#### ***Drainage***

15. Stormwater from the development is to be connected to the Council's existing reticulation system using a single point of discharge to the satisfaction of Council's Municipal Engineer.

#### ***TasWater***

16. Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P (2) (b) TasWater impose conditions on the permit as per SPAN TWDA 2018/00328-STM (attached).

**Access**

17. The access driveway must be constructed in accordance with the following:
  - a) the access and access strip to Lot 1 is to be sealed from Erskine Street to the lot proper in accordance with the construction standards shown on standard drawings SD 1003 and to the satisfaction of Council's Works Manager ; and
  - b) stormwater drainage as required.
18. The subdivider must provide not less than 48 hours written notice to Council's Works Manager before commencing access works in order to arrange an onsite meeting to finalise the required works.

**Construction amenity**

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

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

**THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -**

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

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A E Bisdee OAM		
Dep. Mayor A O Green		
Clr A Bantick		
Clr R Campbell		
Clr E Batt		
Clr D F Fish		
Clr D Marshall		

**ENCLOSURE**

*Agenda Item 11.1.1*

Development & Environmental Services  
Email: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au)  
Phone: (03) 62593011  
Postal Address: PO Box 21 Outlands Tas 7120



**APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT**  
**Subdivision Development**

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details: [REDACTED]

Owner / s Name

Postal Address  Phone No:

Fax No:

Email address

Applicant Name (if not owner)

Postal Address  Phone No:

Fax No:

Email address:

Description of proposed use and/or development:  
subdivision of 1 lot and a balance lot [REDACTED]

Address of new use and development:

Certificate of Title details

Description of proposed use or development:

Current use of land and buildings for each title:

E.g. are there any existing buildings on these titles?  
If yes, what are the main buildings used as?

Is the property Heritage Listed: Please tick ✓/answer

Please attach any additional information that may be required by Part 8.1 Application Requirements of the Planning Scheme.

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");

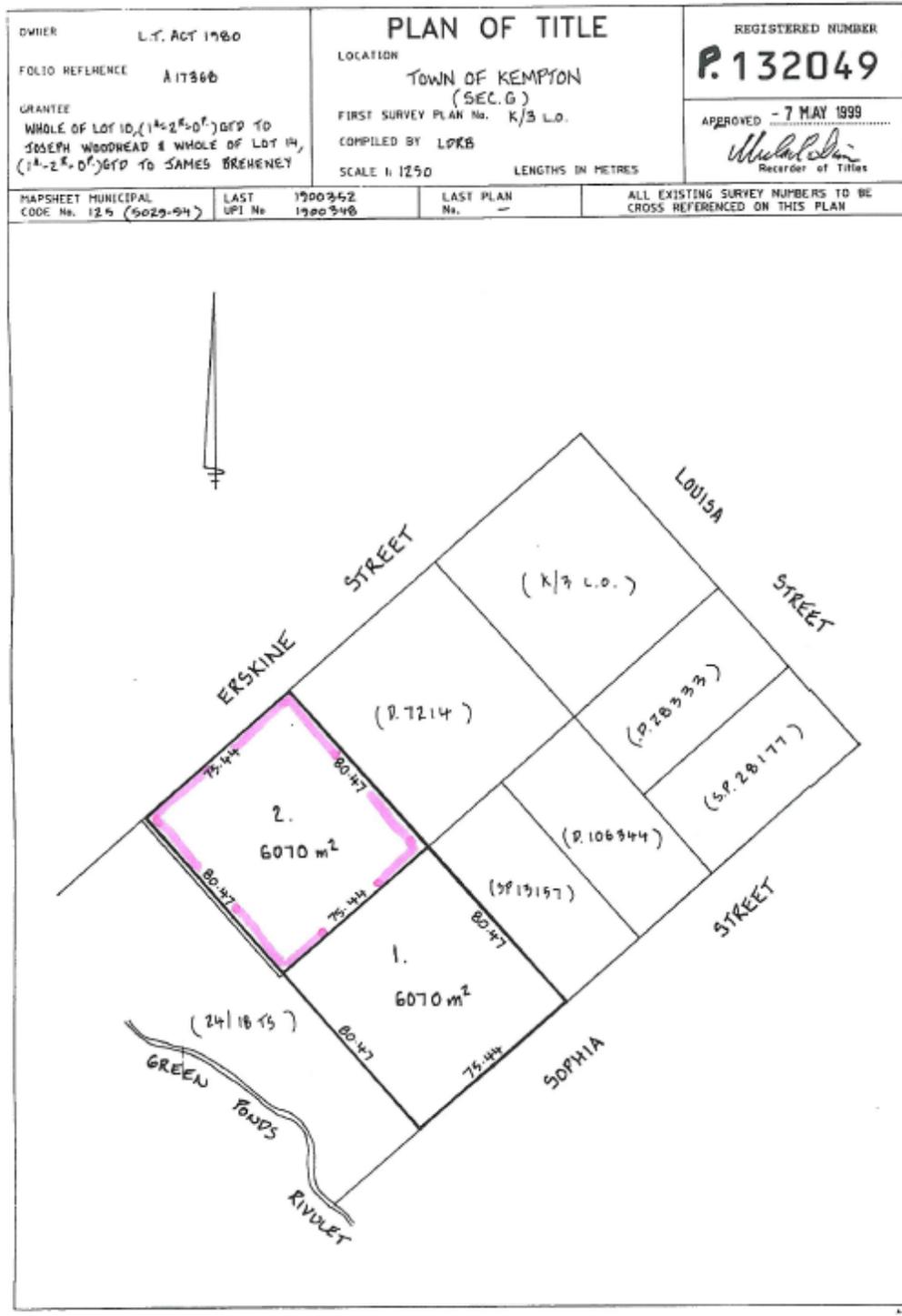
Applicant Signature 	Applicant Name (print) C L Andrews	Date 20-02-2018
Applicant Signature	Applicant Name (print)	Date
Land Owner(s) Signature	Land Owners Name (please print)	Date
Land Owner(s) Signature	Land Owners Name (please print)	Date

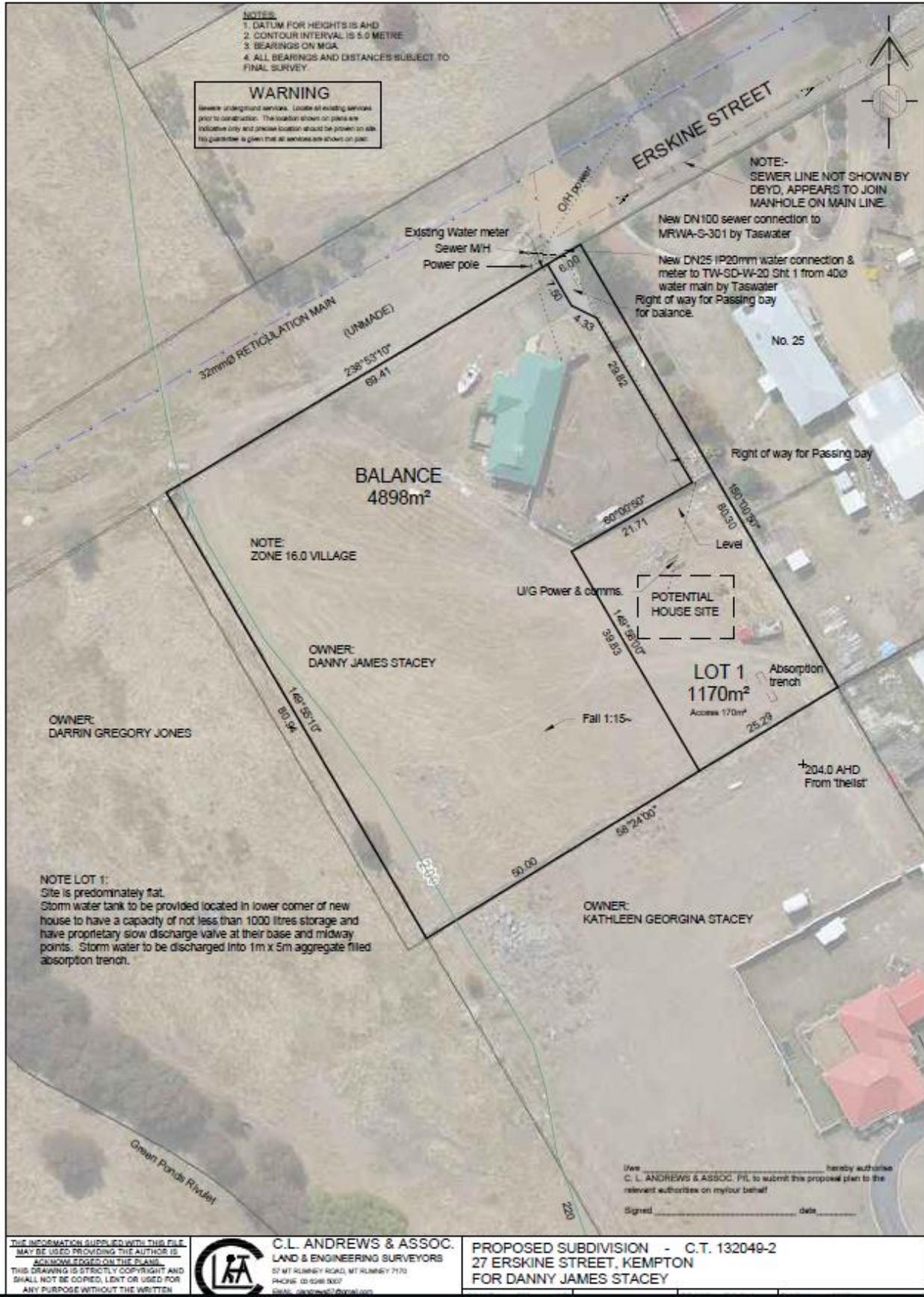
Address all correspondence to:  
The General Manager, PO Box 21, Oatlands, Tasmania 7120  
Or by Email Address: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au) 'in single PDF file format'  
Phone (03) 62593011



**FOLIO PLAN**  
 RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980







## Submission to Planning Authority Notice

Council Planning Permit No.	SA 2018 / 00002	Council notice date	6/03/2018
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2018/00328-STM	Date of response	05/06/2018
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
<b>Response issued to</b>			
Council name	SOUTHERN MIDLANDS COUNCIL		
Contact details	mail@southernmidlands.tas.gov.au		
<b>Development details</b>			
Address	27 ERSKINE ST, KEMPTON	Property ID (PID)	1942091
Description of development	Subdivision of 1 lot plus balance		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
C.L. Andrews & Assoc. Surveyors	Plan of Subdivision / 18007 king	--	24/05/2018
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections / sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Water and sewer connections must be located wholly within the lot they service and if located within vehicle manoeuvring areas they must be housed in trafficable boxes in accordance with TasWater standards.</li> <li>3. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> </ol> <p><b>FINAL PLANS, EASEMENTS &amp; ENDORSEMENTS</b></p> <ol style="list-style-type: none"> <li>4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made. <i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i></li> </ol> <p><b>DEVELOPMENT ASSESSMENT FEES</b></p> <ol style="list-style-type: none"> <li>5. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:             <ol style="list-style-type: none"> <li>a. \$252.15 for development assessment; and</li> <li>b. \$136.58 for Consent to Register a Legal Document</li> </ol> </li> </ol>			



The payment is required within 30 days of the issue of an invoice by TasWater.			
<b>Advice</b>			
<b>General</b>			
For information on TasWater development standards, please visit <a href="http://www.taswater.com.au/Development/Development-Standards">http://www.taswater.com.au/Development/Development-Standards</a>			
For application forms please visit <a href="http://www.taswater.com.au/Development/Forms">http://www.taswater.com.au/Development/Forms</a>			
<b>Service Locations</b>			
Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure. The location of this infrastructure as shown on the GIS is indicative only.			
<ul style="list-style-type: none"> <li>• TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <a href="http://www.taswater.com.au/Development/Service-location">www.taswater.com.au/Development/Service-location</a> for a list of companies</li> <li>• TasWater will locate residential water stop taps free of charge</li> <li>• Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.</li> </ul>			
<b>Declaration</b>			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
<b>Authorised by</b>			
			
Jason Taylor Development Assessment Manager			
<b>TasWater Contact Details</b>			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

RECEIVED

15 JUN 2018

By SMC

GENERAL MANAGER  
SOUTHERN MIDLANDS COUNCIL.

WE AS PAYING TENANTS OF 27 ERSKINE STREET  
KEMPTON STRONGLY DISAPPROVE OF ANY SUCH  
PLANS AND DEVELOPMENT BEING PASSED BY COUNCIL.  
WE HAVE A TENANCY AGREEMENT SIGNED AND DATED  
UNTIL 2<sup>ND</sup> DECEMBER 2019 WITH AN OPTION OF  
LONGER.

THE AGREEMENT IS FOR 27 ERSKINE ST. WHICH  
INCLUDES THE Paddock AT THE REAR OF THE HOUSE  
WHICH THE OWNER AND HIS MOTHER SHOOK HANDS  
WITH US AS WE HAVE SIX SHEEP TO GRAZE WHICH  
WAS A MAJOR CONCERN FOR US HAVING ROOM FOR THEM.  
I HAVE SOUGHT LEGAL ADVICE ON THIS MATTER FROM  
2 DIFFERENT PARTY'S AND THEY BOTH SAID HE CAN  
SELL THE LOT IN QUESTION BUT CANNOT BUILD OR USE  
OUR DRIVE WAY FOR ACCESS WITH OUT OUR APPROVAL  
UNTIL OUR LEASE EXPIRES.

THANK YOU.

**11.1.2 PLANNING SCHEME AMENDMENT (RZ2017/01) FOR REZONING FROM RURAL RESOURCE ZONE TO PARTICULAR PURPOSE ZONE – TASMANIAN BUDDHIST CULTURAL PARK AT 1384 TEA TREE ROAD, CAMPANIA (CT155148/1), OWNED BY HOLY TANTRA ESOTERIC BUDDHISM INCORPORATED**

*File Ref:* T 2941293

**Author(s):** PLANNING OFFICER (JACQUI TYSON) & MANAGER, DEVELOPMENT & ENVIRONMENTAL SERVICES (DAVID CUNDALL)

**Date:** 12 JULY 2018

**Attachment:**

*Application documents*

## **1. PROPOSAL**

Planning consultants GHD, on behalf of Holy Tantra Esoteric Buddhism Incorporated have requested under Section 33 of the *Land Use Planning and Approvals Act 1993* (“the Act”) to rezone land at 1384 Tea Tree Road, Campania from Rural Resource to a Particular Purpose Zone for the establishment of the Tasmanian Buddhist Cultural Park.

The site has been owned by the Holy Tantra Esoteric Buddhism Incorporated organisation for around 20 years. Council have been aware of the desire to establish a Tasmanian Buddhist Cultural Park in the Southern Midlands some time. The concept of such a development is recognised in Council’s Strategic Plan and the local objectives of the *Southern Midlands Interim Planning Scheme 2015*.

The proposed Particular Purpose Zone (PPZ) is designed to facilitate the development of the site over time in order to achieve the Tasmanian Buddhist Cultural Park concept. The site will be open to the public and will host a range of religious, educational and cultural activities and events. The full development of the site is expected to take a significant time period of up to 200 years, depending on resources available.

The overall design includes a series of temples positioned in a traditional symmetrical layout, progressing up the natural slope of the land. Around the main axis formed by the temples will be associated buildings and structures to be used for Buddhist cultural studies, libraries, conference spaces, exhibition halls, research centres and accommodation for residents and visitors including Sangha (Buddhist monks and nuns). An area in the north eastern section of the site fronting Tea Tree Road will be set aside for mixed use development including visitor accommodation and commercial uses to support the operations of the Tasmanian Buddhist Cultural Park. The buildings will generally be constructed using traditional Chinese architectural styles and the temple area will be landscaped using traditional Chinese gardens. Open space areas with the natural vegetation will be retained around the rear and sides of the property.

The proposed PPZ divides the site into three Precincts to reflect the different development intentions, as detailed below.

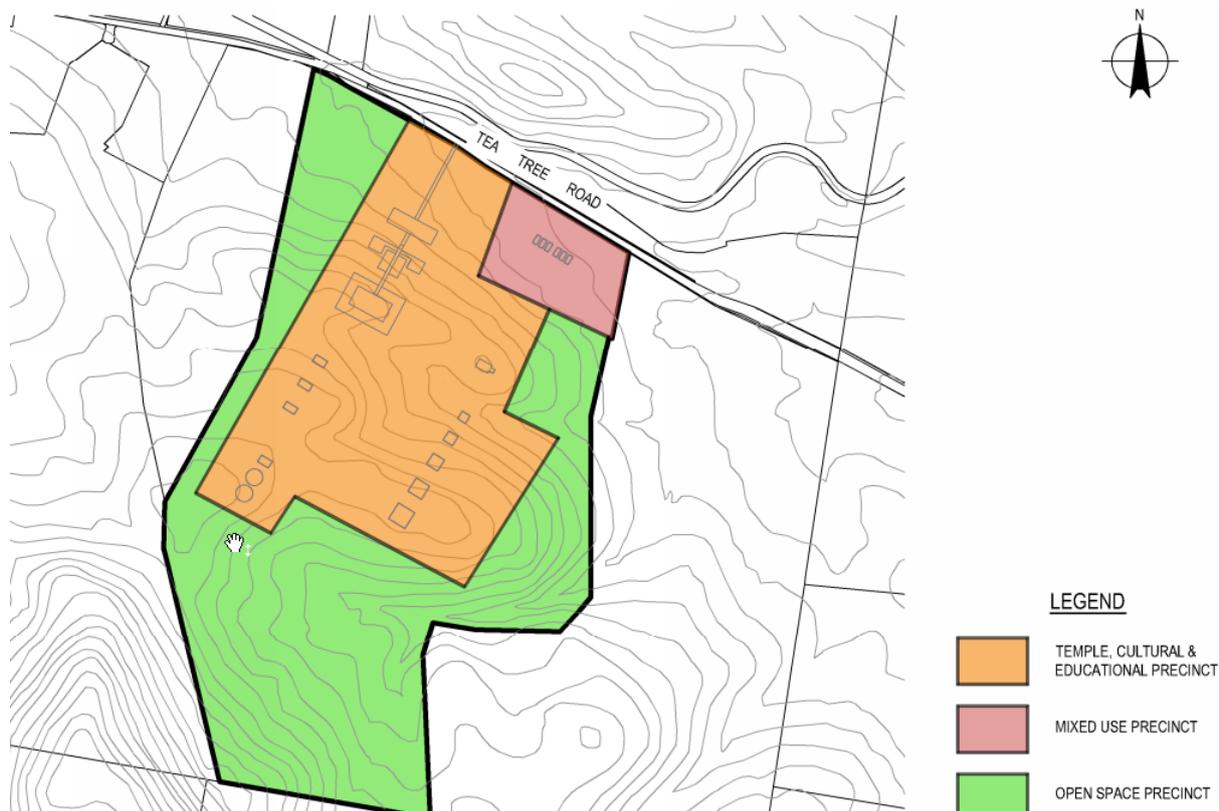


Figure 1: Tasmanian Buddhist Cultural Park Precinct Plan

Precinct	Local Area Objectives
Temple, Cultural and Educational Precinct	To provide an area for the establishment of buildings and related structures used for worship, education and research, cultural activities, meeting and conference spaces, exhibition of historical and cultural artefacts, and related activities associated with visitation and use of the Tasmanian Buddhist Cultural Park. Buildings will reflect and be consistent with the Chinese Buddhist architectural style.
Mixed Use Precinct	To provide an area within which residential, visitor and commercial use and development can occur in support of the Tasmanian Buddhist Cultural Park. The buildings and structures will be responsive to the Chinese Buddhist architectural style.
Open Space Precinct	To ensure that the balance area within the zone is maintained for its ecological, aesthetic, and landscape values. It will be characterised by retention of the existing native vegetation, and may include recreational paths and trails.

The PPZ also sets out a Use Table and a series of Use and Development Standards to guide and control future development of the site.

This request is lodged in accordance with Section 33 of the Act for an amendment of the Planning Scheme only. The request is not also seeking a permit for the buildings and development otherwise described in this report.

If Council agree to initiate the amendment it will be advertised for public comment and referred to the Tasmanian Planning Commission for their consideration and decision.

This report will assess the requested amendment against the relevant provisions of the Act and the Scheme. It is noted that references to the provisions of the Act are references to former provisions, which remain in force until a Local Provisions Schedule comes into effect, in accordance with Part 2, Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015*.

It is recommended that Council agree to initiate the planning scheme amendment.

## 2. THE SITE

The subject land is located on the southern side of Tea Tree Road in Campania, approximately 3km west of the Campania Township. The property is 106.5ha in area and is described in Certificate of Title Volume 155148 Folio 1.

The land is generally sloping, with a small plateau area near the centre of the lot falling quite steeply to the rear south west corner and initially towards Tea Tree Road before levelling to a gentler slope towards the frontage in the northern and western portions of the lot. There currently exists as a mix of sparse native bush and cleared paddocks, with the cleared areas concentrated in the northern section near Tea Tree Road. It was historically been used for grazing purposes.

The site is developed with a house, sheds, storage buildings and associated improvements located in a cluster around 200m from the frontage to Tea Tree Road. There are also six (6) prominent statues and associated works on the land which are visible from the Tea Tree Road.

The site is generally surrounded by rural lands, largely cleared for primary production and/or residential purposes, with some patches of native vegetation remaining mostly on hill sides. Properties in the area are used for a variety of purposes including grazing, some cropping, viticulture and fruit growing as well as hobby farms and dwellings. The neighbouring land to the west is developed with a gravel quarry, which is a Level 2 operation.

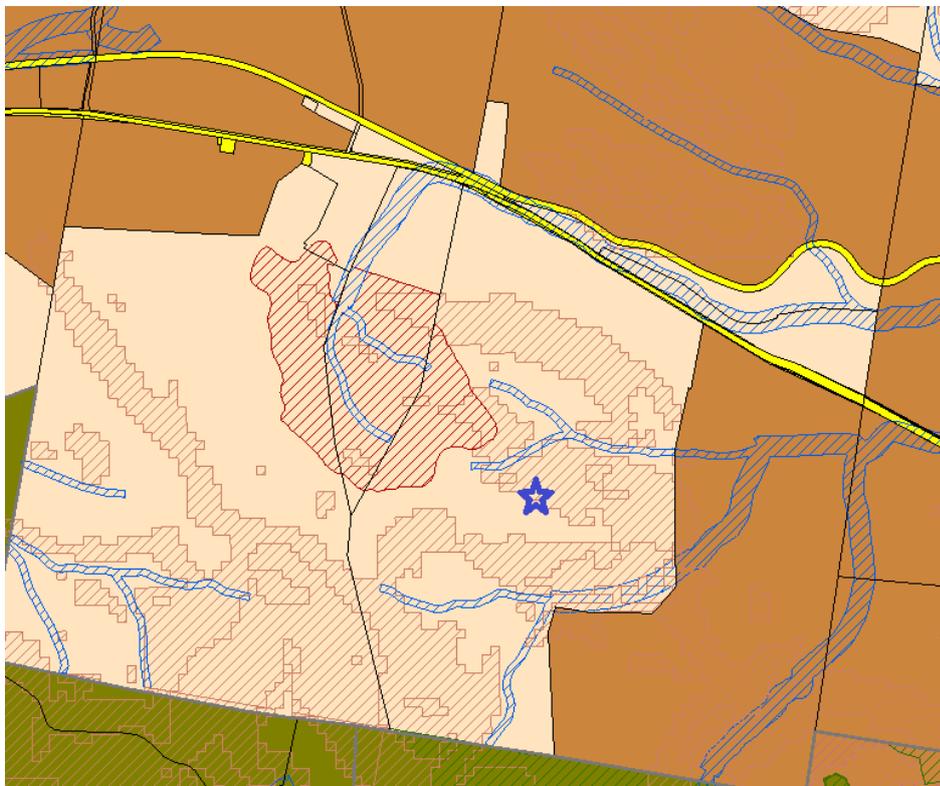
Tea Tree Road is a Category 2 road controlled by the State. The South Line train line is located nearby on the northern side of Tea Tree Road.

The land is located at the southern edge of the Southern Midlands municipality, with land to the south east and south west in Brighton and Clarence municipalities, respectively.

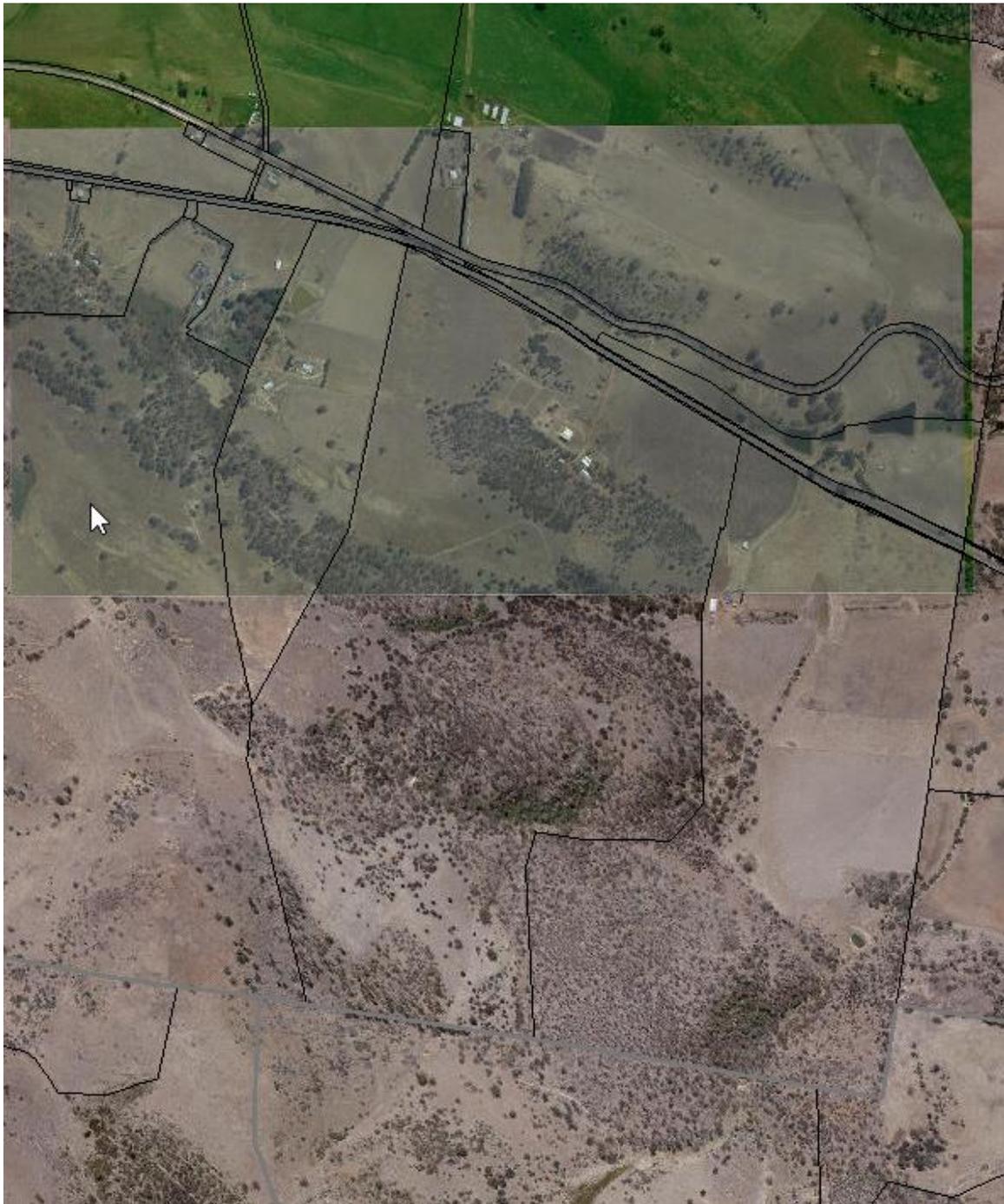
Maps 1 and 2 below show the current zoning and overlays of the land and surrounding area.



Map 1\_ The subject site is currently located in the Rural Resource Zone (cream). There are properties zoned Rural Resource (cream), Significant Agriculture (brown) and Environmental Living (green) surrounding the site. Tea Tree Road and the train line are zoned Utilities (yellow). The subject property is marked with a blue star.



Map 2\_ The Waterway Overlay (blue hatch) applies to drainage lines on the property and parts of the property are identified in the Landslide Hazard Area overlay (brown hatch). The land is partly subject to an Attenuation overlay associated with the neighbouring quarry (red hatch).



Map 3 \_ Aerial image of the subject land and surrounding area.

### 3. THE REQUEST

The applicant has provided a detailed planning assessment report by GHD (Buddhist Cultural Park – 1384 Tea Tree Road; Rezoning Application – Supporting Planning Report, May 2018) with various plans and expert reports as appendices, to accompany the request.

The appendices to the planning report include:

- Land Capability Assessment (Doyle Soil Consulting);
- Ecological Assessment (ECOTas);
- Traffic Impact Assessment (GHD);

- Wastewater Assessment (SEAM Environmental);
- Bushfire Assessment (Castellan Consulting);
- Aboriginal Assessment (Cultural Heritage Management Australia);
- Visual Impact Assessment (GHD);
- Economic Impact Assessment (Economic Impact Assessment);
- The draft Particular Purpose Zone; and
- Water Service information, provided in response to Taswater comments.

#### 4. LEGISLATIVE REQUIREMENTS

The amendment must be decided under section 33(3) of the Act which reads:

*33. Request for amendment of planning scheme*

*(3) A planning authority must, within 42 days of the receipt of a request or such longer time as the Commission may allow, make a decision as to whether or not to initiate an amendment of the planning scheme and serve on the person who made the request notice of its decision within 7 days of making the decision.*

*(3AA) If the planning authority decides under subsection (3) to initiate an amendment of a planning scheme after receipt of a request from a person under subsection (1), it must –*

*(a) initiate the amendment under section 34; and*

*(b) certify the draft amendment under section 35 – within 42 days of receiving the request or such longer time as the Commission allows.*

The matters which Council must consider when making a decision whether to reject or exhibit the application are listed in sections 32 and 33 of the Act and are set out in detail in the body of this report.

#### 5. PUBLIC NOTIFICATION

Section 38 of the Act sets out that after making a decision to initiate a planning scheme amendment it is to be publicly advertised for a minimum period of 28 days or longer period agreed to by the Council and the Planning Commission.

Following the advertising period a report will be presented to Council addressing any representations received which will then be provided to the Tasmanian Planning Commission along with the representations.

**6. ASSESSMENT – PROVISIONS OF THE ACT**

**6.1 Section 32 of the Act**

The requirements for amendment of a planning scheme under Section 32(1) of the Act are addressed in the table below (Table 1).

<b>Act Section</b>	<b>OFFICER COMMENT</b>
<p><b>32 (1) (e)</b> must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area;</p>	<p><i>Council must give consideration to two (2) key components:</i></p> <ol style="list-style-type: none"> <li><i>1. The operational aspects of the proposed TBCPZ in relation to the surrounding land usage (and zoning); and</i></li> <li><i>2. The overarching strategic objectives of the Southern Midlands Council and the Southern Region.</i></li> </ol> <p><i>The strategic considerations are captured in the assessment of consistency of the amendment with the:</i></p> <ul style="list-style-type: none"> <li><i>• Southern Tasmanian Regional Land Use Strategy,</i></li> <li><i>• Southern Midlands Strategic Plan,</i></li> <li><i>• Midlands Economic Development and Land Use Strategy</i></li> <li><i>• The Objectives of the Southern Midlands Interim Planning Scheme 2015 (addressed in the supporting report)</i></li> </ul> <p><i>The zoning of the land adjacent to 1384 Tea Tree Road is mostly rural/agricultural zoning, and is depicted in Map 1 of this report. The make-up of zoning is as follows:</i></p> <ul style="list-style-type: none"> <li><i>• Rural Resource Zone to the west</i></li> <li><i>• Significant Agriculture Zone to the east and north of the Tea Tree Road</i></li> <li><i>• Environmental Living Zone to the south (in Clarence Municipality).</i></li> <li><i>• A strip of Utilities Zone to the north for the Tea Tree Road; and also</i></li> <li><i>• the Railway corridor.</i></li> </ul> <p><i>Most of the land surrounding the subject land is rural/agricultural zoning. This zoning reflects the historical, and ongoing, rural/agricultural settlement patterns of the area.</i></p> <p><i>Each of the surrounding zones allow for a number of permissible land uses and</i></p>

*development that can occur either with or without a permit under the Planning Scheme.*

*Such use and development should continue without conflict with the number of uses and development that are permissible in the proposed TBCPZ.*

*In particular, the number of sensitive uses (in the TBCPZ) or uses sensitive to rural and agricultural activities should not lead to restrictions on farming and rural resource activities on the adjacent lands.*

*To avoid such fettering, or conflict, use and development of the TBCPZ will be controlled through the precincts and the use and development standards. In particular Clause 34.4.2 Building Setback and Height requires that sensitive uses must be located a minimum 200m from an agricultural zone or a minimum 100m for the remaining allowable uses. These are significant distances that are already evident in current planning schemes across the State of Tasmania. Such distances are accepted as reasonable distances between potentially conflicting uses. This distance is also captured in the regional policies of the STRLUS in PR1.2 – that reads “Avoid further fettering from residential development areas by setting a minimum buffer distance of 200m to manage land use conflicts”.*

*Of note there is currently a level 2 quarry operating on the adjoining property at 1356 Tea Tree Road. The quarry is currently permitted to extract upto 10,000 cubic metres of material per annum. As a quarry the Planning Scheme requires the consideration of the Attenuation Code in considering any later Development Applications for use and development of the TBCPZ that may be within the Attenuation Code Overlay. The attenuation overlay encompasses a portion of the 1384 Tea Tree Road land. The proposed zoning of the land and the precincts however still allow for sufficient land to accommodate the range of uses and development included in the TBCPZ without imposing on the Attenuation Area. For any development within the Attenuation Area then the Planning Authority must assess potential conflicts between the differing uses.*

*The attenuation overlay was customised for this quarry through an urgent planning scheme amendment in 2016. Mapping the spatial area is very useful as it delineates the extent of environmental impacts from the quarry – meaning any future land use and development can opt to avoid this area altogether.*

*It is recognised that there are a number of dwellings located on the surrounding titles in the area. Though these are a discretionary use in the agricultural zones, consideration should be given to the impact of the proposed TBCPZ on residential land use. Land use conflict between dwellings and the uses proposed in the TBCPZ again should be avoided through the use and development standards of the proposed zone. In particular the use standards of Clause 34.3 which ensures that uses associated with the TBCP will not unreasonably confine or restrain the operation of uses on adjoining properties, is compatible with agricultural use, and does not unreasonably impact on residential amenity of adjoining dwellings.*

*The other mitigating factor to minimise and avoid land use conflict are the setbacks provided by the Open Space Precinct. This precinct is land dedicated to landscaping and open space and will provide for further setbacks for development within the TBCP from the adjacent lands. This should act as a physical buffer between differing land uses.*

*In regard to the Utilities Zone the ongoing use of the Tea Tree Road (and the nearby railway corridor) are unlikely to be affected by the use and development in the TBCPZ. Any such impacts will be considered at the time of any Development Applications and will be largely considered by the relevant code of the Scheme.*

*The Environmental Living Zone to the south is also unlikely to be impacted by the uses proposed in the TBCPZ.*

*Overall the operation of the use and development standards, couple with the relevant Local Area Objectives of the TBCPZ will avoid, as far as practicable, land use conflicts with adjoining permissible land use and development.*

<p><b>32 (1) (ea)</b>          must not conflict with the requirements of Section 300</p>	<p><i>Assessment against Section 300 is provided in Table 3.</i></p>
<p><b>32 (1) (f)</b>          must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.</p>	<p><i>The proposed use table for the TBCPZ are site specific and associated with the concept of a Buddhist Cultural Park. Accordingly the uses are limited to community, religious, and educational type uses. Such use is unlikely to have any detrimental environmental impact on the region.</i></p> <p><i>The supporting reports demonstrate the land's capacity for onsite waste water treatment, water supply, road access and other services that can be developed on the land or otherwise readily available without undue pressure on the region's resources.</i></p> <p><i>In terms of the economic, and social impacts on the region these are captured succinctly in the supporting report prepared by GHD (May 2013) pp47-48. These include:</i></p> <ul style="list-style-type: none"> <li><i>• Enhanced cultural exchange and understand of different countries, culture and religions (and teachings)</i></li> <li><i>• Increased diversity in Tasmania's education sector and alternative pathways in education</i></li> <li><i>• Broadening the tourism market in Tasmania</i></li> <li><i>• Enhanced worldwide exposure of Tasmania</i></li> <li><i>• Employment through construction, support services, materials, logistics, planning, and ongoing support for the development; and</i></li> <li><i>• Long term employment and greater economic growth in the region.</i></li> </ul> <p><i>Much of the economic and to a degree social impacts of the amendment are captured in the Economic Impact Assessment prepared by SGS (July 2017).</i></p> <p><i>Overall the impacts on the region are considered sustainable growth for the region (and Tasmania) and align with numerous relevant State Government Strategies:</i></p> <ul style="list-style-type: none"> <li><i>• Population Growth Strategy (September 2015) – through encouraging greater diversity, increased jobs, encouraging more people to the State, improve the liveability and cultural diversity of the state.</i></li> </ul>

	<ul style="list-style-type: none"> <li>• <i>Cultural and Creative Industries Strategy 2016-2018 – through encouraging cultural precincts, increased visitor numbers, increased diversity in culture and the arts</i></li> <li>• <i>Tasmania’s Global Education Growth Strategy</i></li> </ul>
<p><b>Section 32(2) - Considerations of Section 20(2),(3),(4),(5),(6),(7),(8),(9).</b></p> <p>This Part of the Act does the following:</p> <ul style="list-style-type: none"> <li>• Prescribes what a Planning Scheme can provide for.</li> <li>• Prescribes requirements and protection for the continuation of a lawfully established use or development</li> <li>• Provides the scope of the planning system</li> </ul>	<p><i>The proposed PPZ meets those requirements of Section 20.</i></p>
<p><b>Section 20 (1)</b></p> <p>a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and</p> <p>b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993 ; and</p> <p>c) . . . . .</p> <p>d) have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and</p> <p>e) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000 .</p>	<p><i>Assessment against the objectives of the Act is provided in Table 4 and Table 5 of this report.</i></p> <p><i>Assessment against the State Policies are provided in Part 7 of this Report.</i></p> <p><i>Assessment against the Strategic Plan is provided in Part 10 of this Report.</i></p> <p><i>In regard to the Gas Pipeline, the proposed PPZ is not located in the vicinity of the pipeline.</i></p>

(Table 1 – Section 32 of the Act)

## 6.2 Section 33 of the Act

The requirements of Section 33(2B) are addressed in the Table (Table 2) below:

Act Section	OFFICER COMMENT
<p><b>33(2B) (a)</b>                      Whether the requested amendment is consistent with the requirements of section 32 of the Act</p>	<p><i>This section has been addressed in the previous table (Table 1) for “Section 32”.</i></p>
<p><b>33(2B) (ab)</b>                      Any representation made under section 30I, and any statements in any report under section 30J as to the merit of a representation, that may be relevant to the amendment; and</p>	<p><i>Council in considering the representations received during the statutory exhibition of the Interim Planning Scheme (late 2015) must then prepare a report and recommendations to the Tasmanian Planning Commission. This was then the subject of hearings into such matters in mid-2016. Subsequent to the hearings were a number of urgent amendments and directions to Council from the TPC for Planning Scheme amendments (or otherwise).</i></p> <p><i>This section of the Act is a safeguard to avoid conflict between the consideration of an Interim Scheme representation by the Planning Authority and TPC whilst having to also consider a request for an amendment to a planning scheme that may involve similar/same issue. The hearings and final report from the Tasmanian Planning Commission were delivered to Council in May 2017. Of note, in consideration of this matter the Report on the Southern Midlands Interim Planning Scheme 2016) (May 2017) prepared by the TPC there are no outstanding matters in relation to the SMIPS2015 and the land at 1384 Tea Tree Road.</i></p> <p><i>Council received two representations during the exhibition of the Interim Planning Scheme in relation to the anticipated Chinese Buddhist Cultural Park.</i></p> <p><i>The representations objected to the following section of the Interim Planning Scheme:</i></p> <p><i>3.0.4 Economic Infrastructure: Local Objectives</i>  <i>Desired outcomes:</i>  <i>(e) The Chinese Buddhist Cultural Park at Tea Tree Road, Rekuna is established.</i></p>

*Outcomes to be achieved by:*

*(d) Applying a particular purpose zone at Tea Tree Road, Rekuna, that facilitates the establishment of the Chinese Buddhist Cultural Park.*

*The reasons for the objections were that the Buddhist Cultural Park had not been applied for or approved at that time and concerns over the impact on upgrading a nearby quarry to Level 2.*

*There are statements in the 30J report responding to the objections as follows:*

*“Planning schemes need to be forward looking, and ‘aspirational’. If they were to simply account for what exists, they wouldn’t be ‘planning’ schemes. It is appropriate to retain the Tasmanian Chinese Buddhist Cultural Park as an objective.*

*The TCBCP has not been applied for, although it is anticipated an application for rezoning will be submitted by the proponents soon.*

*The proposed TCBCP is not the only major concern with the representor’s proposed quarry upgrading to Level 2: The representor’s property is very small compared to the area covered by Standard Recommended Attenuation Distance (SRAD) for Level 2 quarries. The great majority of the SRAD would be on other people’s land. Three such properties would be entirely covered by the SRAD and a large proportion of several others would be covered also. This will significantly impact the future development and use potential of all of this land – not just the TCBCP land.*

*This adversarial impost and would appear to be unfair and counter to the fairness objective of Tasmania’s Resource Management and Planning System.”*

*The Southern Midlands Interim Planning Scheme 2015 was not altered as a result of the above representations and the current proposal responds to the Local Economic Infrastructure objective 3.0.4 (e).*

*Also a late submission was received that considered the impact of the Level 2 quarry on*

	<p><i>the land at 1384 Tea Tree Road. This matter was then resolved through an urgent amendment to the planning scheme which applied an attenuation buffer around the quarry.</i></p> <p><i>The buffer removed any uncertainty of the effect of the Attenuation code in the Interim Scheme.</i></p>
<p><b>33(2B) (b)</b>                  any advice referred to in section 65 of the Local Government Act 1993 received by it.</p>	<p><i>In accordance with Section 65 of the Local Government Act 1993, the Council must take into account the advice provided by a person with the necessary qualifications and experience necessary to give such advice. This report is prepared by such persons and provides the appropriate advice and recommendations.</i></p>

(Table 2 – Section 33 of the Act)

### 6.3 Section 300 of the Act

The requirements of Section 300 of the Act are addressed in the Table (Table 3) below.

<b>Act Section</b>	<b>OFFICER COMMENT</b>
<p><b>300 (1)</b>                  An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.</p>	<p><i>The proposed amendment is consistent with the Southern Regional Land Use Strategy (STRLUS), considered in more detail in Part 9 of this report.</i></p>
<p><b>300 (2)</b>                  An amendment, of a planning scheme, that would amend a local provision of the scheme or insert a new provision into the scheme may only be made under Division 2 or 2A if –</p> <p>(a) the amendment is not such that the local provision as amended or inserted would be directly or indirectly inconsistent with the common provisions, except in accordance with</p>	<p><i>The proposed amendment will introduce a new Particular Purpose Zone into the Scheme ordinance and map.</i></p> <p><i>The proposal does not include any changes that conflict with, or override, the common provisions of the Planning Scheme</i></p>

<p>section 30EA, or an overriding local provision; and</p> <p>(b) the amendment does not revoke or amend an overriding local provision; and</p> <p>(c) the amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.</p>	
<p><b>300 (3)</b>                  Subject to section 30EA, an amendment may be made to a local provision if –</p> <p>(a) the amendment is to the effect that a common provision is not to apply to an area of land; and</p> <p>(b) a planning directive allows the planning scheme to specify that some or all of the common provisions are not to apply to such an area of land.</p>	<p><i>The proposed amendment is not inconsistent with and does not change any common provisions.</i></p>

(Table 3 – Section 30 of the Act)

#### 6.4 Objectives of the Act

The objectives of Schedule 1, Part 1 of the Resource Management and Planning System (RMPS) are addressed in the Table (Table 4) below.

Objective	OFFICER COMMENT
<p>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;</p>	<p><i>The supporting reports to the request for the amendment have demonstrated the land is capable of sustaining the many uses and development allowable on the land through the proposed TBCPZ. This is achieved through establishing precincts for development and through site specific use and development standards that both recognise the surrounding agricultural land (and associated rural uses) and the natural, physical and cultural values of the subject site.</i></p> <p><i>The recommendations of the Ecological Assessment of 1384 Tea Tree Road, Campania, Tasmania (June 2017) found that the zoning (which allows for a range of development) will have negligible disturbance</i></p>

	<p><i>to ecological values and should be able to proceed with minimal constraints.</i></p> <p><i>This is also in recognition that any disturbance or removal of threatened vegetation, habitat or fauna will require additional approvals in the future planning of the site.</i></p> <p><i>Furthermore the precincts and standards are supported by a number of existing planning scheme codes that re-enforce sustainable development principles.</i></p> <p><i>Council should also recognise the large portion of the land that will be dedicated to an open space precinct to retain existing native vegetation and promote a natural space and habitat. The standards of the zone will require the land must be landscaped in the other two (2) precinct areas.</i></p> <p><i>The open space precinct is approximately 50% of the land. The use table prohibits development other than natural and cultural values management, passive recreation, and utilities in the part of the land.</i></p> <p><i>The proposed PPZ is considered to further the objective.</i></p>
<p>(b) to provide for the fair, orderly and sustainable use and development of air, land and water;</p>	<p><i>The proposed use and development standards partnered with the Local Area Objectives and purpose of the zone are essentially site specific and responsive to the supporting reports for the sustainable use of the land.</i></p> <p><i>The supporting reports demonstrate the availability for water, onsite waste water management, direct access to a category 2 road, power supply, and generally land which is usable for the intended purposes of the zone without undue impost on service providers or at the detriment of the local area.</i></p> <p><i>The proposed PPZ is considered to further the objective.</i></p>
<p>(c) to encourage public involvement in resource management and planning;</p>	<p><i>Should the Council decide to initiate the amendment and proceed to exhibit the application then the public will have the opportunity to comment on this proposal during the exhibition period,</i></p>

	<p><i>The public will have the opportunity to lodge a written representation during the public exhibition period.</i></p> <p><i>The Tasmanian Planning Commission may also hold a public hearing to consider the representations if any are received.</i></p> <p><i>It should be noted also that the Holy Tantra Buddhist community and organisation have been engaged with the community for a number of years and have openly promoted their intentions to build a Buddhist Cultural Park in the Southern Midlands. Of recent note is a list of 409 signatories that was tabled at the June Council meeting which supported the Buddhist Cultural Park development.</i></p> <p><i>The Holy Tantra organisation also attended every public consultation session for the preparation of the Interim Planning Scheme in 2014 and gave presentations and information on their future plans for the land. Interested members of the public and those in the local area should be well informed of the organisations intentions to rezone this land for these purposes. This consultation is useful for the formal exhibition of the amendment.</i></p> <p><i>The proposed amendment through the legislative process will encourage public involvement in the planning process.</i></p> <p><i>The proposed PPZ is considered to further the objective.</i></p>
<p>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);</p>	<p><i>The proposal documents include an Economic Impact Assessment undertaken on SGS Economics and Planning. The report demonstrates that this proposal is a significant economic development opportunity for the municipality and southern region more generally.</i></p> <p><i>The report forecasts economic benefits of the proposal including:</i></p> <ul style="list-style-type: none"> <li><i>• Direct employment of 103 full time equivalent jobs and \$18 million in direct value to the southern region from construction activity;</i></li> <li><i>• Flow on effects of the first stage of development up to \$43 million in the region;</i></li> </ul>

	<ul style="list-style-type: none"> <li>• <i>In the short term (to 2025) directly support around 143 full time equivalent jobs and \$9.6 million in value added benefits per annum in the southern region; and</i></li> <li>• <i>Increasing benefits over time as construction continues and visitation increases.</i></li> </ul> <p><i>The proposed PPZ is considered to further the objective.</i></p>
(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.	<p><i>The application represents a shared responsibility for resource management and planning by Council, the Commission, the applicant and the community. All relevant bodies and individuals will have either a formal role or an opportunity to participate in the approval process.</i></p> <p><i>The proposed PPZ is considered to further the objective.</i></p>

(Table 4 – Objectives of the Act Part 1)

6.4.1 The objectives of Schedule 1, Part 2 of the Planning Process established by the Act are addressed below.

<b>Objective</b>	<b>OFFICER COMMENT</b>
(a) to require sound strategic planning and co-ordinated action by State and local government;	<p><i>The proposal is consistent with the Southern Regional Land Use Strategy and will be assessed by local and State government authorities.</i></p> <p><i>The proposed PPZ and associated statutory process is considered to further the objective.</i></p>
(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;	<p><i>Objectives, policies and controls are set by Planning directives, the Act and the Scheme as considered in this report.</i></p> <p><i>The proposed PPZ and associated statutory process is considered to further the objective.</i></p>
(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;	<p><i>Land capability and other environmental values have been considered.</i></p> <p><i>The proposal meets the economic, social and environmental objectives of the Resource Management Planning System.</i></p> <p><i>The proposed PPZ and associated statutory process is considered to further the objective</i></p>

<p>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;</p>	<p><i>The Scheme provisions and proposed PPZ provides an appropriate balance between the environmental, social and economic, conservation and resource management policies and objectives relevant at State, regional and local levels.</i></p> <p><i>The proposed PPZ and associated statutory process is considered to further the objective.</i></p>
<p>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;</p>	<p><i>The proposal is for a planning scheme amendment only.</i></p> <p><i>The proposed PPZ and associated statutory process is considered to further the objective.</i></p>
<p>(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;</p>	<p><i>The purpose of the zone is specifically to create a Buddhist Culutral park that encapsulates open spaces, walking trails, community facilities and educational/cultural learning experiences.</i></p> <p><i>The TBCPZ will contribute to the Tasmanian economy and the local economy whilst promoting the Southern Midlands as a liveable destination.</i></p> <p><i>The proposed PPZ is considered to further the objective.</i></p>
<p>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;</p>	<p><i>The subject site does not contain any historic heritage features.</i></p> <p><i>The subject site contains areas of known Aboriginal heritage significance. An Aboriginal Heritage Assessment has been undertaken by Cultural Heritage Management Australia and provided with the application documents.</i></p> <p><i>A field survey identified one Aboriginal site and one isolated artefact was found. In addition to the single stone artefact found, five separate sand stone overhangs were recorded within the study area. These overhangs are all clustered along a sand stone cliff line in the central portion of the study area, and are outside the development footprint.</i></p> <p><i>While potential sites of Aboriginal occupation or use were identified, the survey did not find any evidence that these overhangs had ever</i></p>

	<p><i>been occupied. No stone artefacts were identified within or immediate vicinity of the overhangs, no hearths (Aboriginal fire places) were identified on the shelter floors, and there was no evidence of aboriginal rock art.</i></p> <p><i>Given the absence of evidence of Aboriginal occupation, these overhangs have not been classified as Aboriginal sites on the Tasmanian Aboriginal Site Index (TASI).</i></p> <p><i>The report concludes that, from the field survey work and general impressions generated, artefact densities are likely to be low to very low, reflecting sporadic Aboriginal activity throughout the landscape. This is generally consistent with the findings of previous archaeological research in the region.</i></p> <p><i>If during the course of the proposed development works, previously undetected archaeological sites or objects are located, a management plan has been developed to comply with the relevant legislation.</i></p> <p><i>Nevertheless the standards for the zone require a buffer area from these sandstone overhangs – this is in recognition of their potential cultural values and current habitat for flora and fauna.</i></p> <p><i>The proposed PPZ is considered to further the objective.</i></p>
<p>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;</p>	<p><i>Initial feedback from TasWater and the Department of State Growth (as Tea Tree Road Authority) was provided at the request of Council Officers. The following comments were provided:</i></p> <ul style="list-style-type: none"> <li>• <b><i>Email from Department of State Growth</i></b>  <i>Thank you for providing State Growth with the opportunity to comment on Draft Planning Scheme Amendment RZ2017/01 to rezone 1384 Tea Tree Road, Tea Tree to Particular Purpose Zone – Tasmanian Chinese Buddhist Cultural Park.</i></li> </ul> <p><i>The following advice is provided regarding State Road traffic management issues:</i></p> <ul style="list-style-type: none"> <li>• <i>Tea Tree Road is a Category 2 Road – Regional Freight Road in the</i></li> </ul>

	<p><i>Tasmanian State Road Hierarchy and is the only route available for High Productivity Vehicles (HPVs) to and from the east (Tasman, Clarence and Glamorgan Spring Bay Municipalities).</i></p> <ul style="list-style-type: none"><li>• <i>The allowable use and development within the PPZ are to be completed over a very extended time frame (200yrs) with incremental traffic increases.</i></li><li>• <i>The provision of a café will likely attract customers that are not otherwise associated with the overall development.</i></li><li>• <i>The assumption within the TIA that the majority of movements will be left-in, right-out is queried as the more direct route from most areas of Tasmania is via the Midland Hwy onto Tea Tree Rd.</i></li><li>• <i>The presence of HPV's, HV's and the associated high speed approach indicates that formal turning facilities will be required as part of future development proposals. While these can be incremental, with a minimum of a BAR and left deceleration to be provided during the initial phase, it will be more practical to provide formalised turning facilities (CHR) initially as retro-fitting may prove problematic.</i></li><li>• <i>The TIA indicates that there is unlikely to be a change in pedestrians and cyclists external to the site. While this might be true of pedestrians, this may not be the case for cyclists, for example the introduction of a café along Tea Tree Road will be an attractor for recreational cyclists using this road as a longer loop out of Hobart through Brighton or Richmond, as it would be located about halfway (35-40 km in a 70-85 km loop).</i></li></ul> <p>• <b>Notice from TasWater</b></p> <p><i>Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56S(2) TasWater makes the following submission(s):</i></p> <p><i>TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.</i></p>
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	<p><i>The subject land is located in an area unserviced for sewerage and subject to a limited water service.</i></p> <p><i>In further consideration of the above, Council Officers requested Additional Information from the Applicant in regard to water supply for the purposes of the PPZ. The Applicant has demonstrated that water supply for potable water and for firefighting purposes can be achieved through onsite utilities works and the installation of a water reservoir. Such development will require separate approvals. A full report Preliminary Bushfire Protection Report Tasmanian Buddhist Cultural Park prepared by Castellan Consulting (July 2017) was also provided to support the request.</i></p> <p><i>If the planning scheme amendment is initiated the application will be formally referred to relevant authorities for comment during the advertising period.</i></p> <p><i>There is also scope for infrastructure and service providers to provide representation to Council during the exhibition period.</i></p> <p><i>Pending the formal exhibition and Council's consideration of any representations the proposed PPZ furthers the objective.</i></p>
<p>(i) to provide a planning framework which fully considers land capability.</p>	<p><i>Land capability is considered in the application and the assessment against the State Policies, below.</i></p> <p><i>The proposed PPZ is considered to further the objective.</i></p>

(Table 5 – Objectives of the Act Part 2)

## 7. STATE POLICIES

### 7.1 State Policy on the Protection of Agricultural Land 2009

The purpose of the State Policy on the Protection of Agricultural Land 2009 (“PAL Policy”) is 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. The PAL Policy is directly applicable to the application.

A Land Capability Assessment by Doyle Soil Consulting has been provided with the application. The land is identified as predominantly Class 5, with some patches of Class 4, 6, and 7 and an assessment against the provisions of the PAL Policy are provided.

The PAL Policy is guided by 11 Principles. These Principles are discussed in detail below. Note that no one Principle should be read in isolation from the others. Overall the proposal is considered to be consistent with the PAL Policy.

Principle	OFFICER COMMENT
<p><b>Principle 1</b>                      Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.</p>	<p><i>The land capability report states:</i></p> <p><i>The low inherent land quality combined with local climatic conditions imposes severe limitations to agricultural production on the land i.e. Class 5 and 6 agricultural land capability. The agricultural capability of much of the land area is therefore low and is limited by; soil erosion hazard, shallow soil depth, moderate slopes, and poor soil conditions (sandy and acidic topsoils of low nutrient holding capacity and poor structure).</i></p> <p><i>A minor component of the total land area of the property (approximately 11 hectares), at its northern end (road frontage), is classified as Class 4 land for agricultural production. Class 4 land is described as ‘Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation’.</i></p> <p><i>The small area and low rainfall limit the usefulness of the Class 4 land.</i></p> <p><i>The site is not mapped within the area allocated to receive the benefit of the South East Irrigation Scheme (Coal River and Sorell Irrigation Districts).</i></p> <p><i>In conclusion the site has limited agricultural potential and as such the proposal does not conflict with this Principle.</i></p>
<p><b>Principle 2</b>                      Use and development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.</p>	<p><i>The site is not classified as prime agricultural land (Class 1-3) and the proposal therefore does not conflict with this Principle.</i></p>

<p><b>Principle 3</b> Use and development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy.</p>	<p><i>The site is not classified as prime agricultural land and the proposal therefore does not conflict with this Principle.</i></p>
<p><b>Principle 4</b> The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:</p> <ul style="list-style-type: none"> <li>• Minimising the amount of land alienated;</li> <li>• Minimising negative impacts on the surrounding environment; and</li> <li>• Ensuring the particular location is reasonably required for operational efficiency.</li> </ul>	<p><i>The establishment of utilities, extractive industries and controlled environment agriculture is not part of the proposal.</i></p>
<p><b>Principle 5</b> Residential use of agricultural land is consistent with the Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.</p>	<p><i>The site is already developed for residential use with the existing single dwelling.</i></p> <p><i>The proposed amendment will allow for further residential use associated with the Buddhist Cultural Park .</i></p> <p><i>The land capability report demonstrates that the land is not a significant agricultural resource and conversion to alternative uses can be supported with the strategic justification provided otherwise in this report.</i></p>
<p><b>Principle 6</b> Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.</p>	<p><i>The site is not classified as prime agricultural land and the proposal therefore does not conflict with this Principle.</i></p>
<p><b>Principle 7</b> The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and</p>	<p><i>The agricultural report finds that most of the site is of low land capability (Class 5 or 6) and is severely limited in regard to agricultural potential. The Class 4 land that has some</i></p>

<p>regional significance of that land for agricultural use.</p>	<p><i>agricultural potential is limited by size (11ha), low rainfall and lack of access to irrigation.</i></p> <p><i>Overall, the land capability report demonstrates that the land is not a significant agricultural resource and conversion to alternative uses can be supported with the strategic justification provided otherwise in this report.</i></p>
<p><b>Principle 8</b>                  Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.</p>	<p><i>The property is not within an irrigation district.</i></p>
<p><b>Principle 9</b>                  Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.</p>	<p><i>This Principle is not relevant to the proposed rezoning.</i></p>
<p><b>Principle 10</b>                  New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.</p>	<p><i>This Principle is not relevant to the proposed rezoning.</i></p>
<p><b>Principle 11</b>                  Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.</p>	<p><i>This Principle is not relevant to the proposed rezoning.</i></p>

(Table 5 – PAL Policy)

## 7.2 State Coastal Policy 1996

The subject site is located more than 1 km from the coastal zone, which is defined by reference to State waters, and the State Coastal Policy therefore does not apply.

## 7.3 State Policy on Water Quality Management 1997

The State Policy on Water Quality Management aims to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System.

The proposal is for a planning scheme amendment and does not include any development at this point. Future development on the site will be required to comply with the provisions of the Interim Scheme, including the Stormwater Management Code and Waterway and Coastal Protection Code.

## 8. NATIONAL ENVIRONMENTAL PROTECTION MEASURES

The National Environmental Protection Measures (NEPMs), which have been adopted as State Policies, relate to:

- Ambient air quality;
- Air toxics;
- Diesel vehicle emissions;
- Assessment of site contamination;
- Used packaging material;
- Movement of controlled waste between States and Territories; and
- National pollutant inventory.

The NEPMs have been reviewed and relate to issues that are not directly relevant to the proposed amendment.

## 9. SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY 2010–2035

The Southern Tasmania Regional Land Use Strategy ("STRLUS") is a strategic land use plan for the twelve (12) Council areas in the southern region of Tasmania. It has a 25 year planning time horizon to 2035 for integrated infrastructure, land use and transport planning.

The proposed amendment must as far as practicable be consistent with the STRLUS in accordance with Section 300 of the Act. This is typically considered through assessment of the policies of STRLUS.

Assessment against the relevant regional policies within STRLUS are provided in the tables (tables 6-8).

<b>Cultural Values</b>	<b>OFFICER COMMENT</b>
CV 1 Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our	<i>The supporting report Aboriginal Cultural Heritage Assessment prepared by Cultural Heritage Management Australia (June 2017) has assessed the aboriginal heritage values of the land.</i>

<p>understanding history and contribution to the region's competitive advantage.</p> <p>CV 1.1 Support the completion of the review of the Aboriginal Relics Act 1975 including the assimilation of new Aboriginal heritage legislation with the RMPS.</p> <p>CV 1.2 Improve our knowledge of Aboriginal heritage places to a level equal to that for European cultural heritage, in partnership with the Aboriginal community,</p> <p>CV 1.3 Avoid the allocation of land use growth opportunities in areas where Aboriginal cultural heritage values are known to exist.</p> <p>CV 1.4 Support the use of predictive modelling to assist in identifying the likely presence of Aboriginal heritage values that can then be taken into account in specific strategic land use planning processes.</p> <p>CV 2 Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.</p> <p>CV 2.1 Support the completion of the review of the Historic Cultural Heritage Act 1995.</p> <p>CV 2.2 Promulgate the nationally adopted tiered approach to the recognition of heritage values and progress towards the relative categorisation of listed places as follows:</p> <p>a. places of local significance are to be listed within the Local Historic Heritage Code, as determined by the local Council</p>	<p><i>The report concludes that there are sandstone overhangs on the land and potential for Aboriginal occupation. However in assessing the areas for future development artefact scatterings are likely to be low and sporadic concluding there was minimal use of this land.</i></p> <p><i>The proposed development areas in the PPZ avoid the potential occupation sites. This is controlled through the development standards and through the precincts planning.</i></p> <p><i>The consideration and avoidance of identifiable Aboriginal Heritage sites demonstrate consistency with the policy.</i></p> <p><i>The land is otherwise absent from any significant or listed European heritage sites.</i></p>
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<p>b. places of state significance are to be listed within the Tasmanian Heritage Register, as determined by the Tasmanian Heritage Council.</p> <p>c. places of national or international significance are listed through national mechanisms as determined by the Australian Government.</p>	
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(Table 6)

<b>Tourism</b>	<b>OFFICER COMMENT</b>
<p>T1 Provide for innovative and sustainable tourism for the region.</p> <p>T 1.1 Protect and enhance authentic and distinctive local features and landscapes throughout the region.</p> <p>T 1.2 Identify and protect regional landscapes, which contribute to the region's sense of place, through the planning scheme.</p> <p>T 1.3 Allow for tourism use in the Rural Zone and Agriculture Zone where it supports the use of the land for primary production.</p> <p>T 1.4 Provide flexibility for the use of holiday homes (a residential use) for occasional short-term accommodation.</p> <p>T 1.5 Provide flexibility within commercial and business zones for mixed use developments incorporating tourism related use and development.</p> <p>T 1.6 Recognise, that the planning scheme may not always be able to accommodate the proposed tourism use and development due to its innovative and responsive nature.</p> <p>T 1.7</p>	<p><i>In terms of impacts on the landscape it is clear that the proposed PPZ is seeking to create a set of site specific development standards that allow for large scale buildings, statues, and structures on the land.</i></p> <p><i>The regional policy recognises that planning scheme are not always prepared for new and innovative tourist developments such as a Buddhist Cultural Park in the Southern Midlands.</i></p> <p><i>The current Rural Resource Zone does not accommodate land use and development of this nature i.e. large gates, temples, university; and to be clear, nor does any other zone in the State.</i></p> <p><i>This is simply because the suite of planning zones provided in the PD1 Planning Scheme Template for Tasmania do not accommodate unique development of this nature. There are no other zones in the state that would accommodate development of this scale and ensure that such development is in the Chinese style and limits impact on the surrounding land and land uses.</i></p> <p><i>With this in mind Council are reminded that in order to allow for a unique and largescale development of this nature then large tracts of land are required. Planning Schemes cannot always anticipate development of such a grand scale and must be considered via planning scheme amendments and test the strategic objectives of the RMPS, the region and the Local Council.</i></p> <p><i>The supporting reports demonstrate that development of this scale (allowed in the</i></p>

<p>Allow for objective site suitability assessment of proposed tourism use and development through existing planning scheme amendment processes (section 40T application).</p>	<p><i>PPZ) will be highly visible in the surrounding area but will not impact on the Coal River Valley and nearby historic township of Richmond.</i></p> <p><i>The standards of the TBCPZ also limit the development footprint of the site to central areas on the site and require additional landscaping and large tracts of vegetated open spaces on the land. This will limit the overall footprint of the development and attempt to better assimilate the allowable uses/development into the surrounding landscape.</i></p> <p><i>The supporting reports demonstrate that a high volume of visitor and tourist numbers will visit the region to visit the TBCP. This is consistent with the policy to provide for a range of visitor experiences in the region.</i></p> <p><i>Overall the supporting reports demonstrates that the development allowable through the provisions of the PPZ are not at the detriment of the scenic landscape values of the Campania and Tea Tree area and do not impact on the Coal Valley or Richmond historic township.</i></p> <p><i>The proposed PPZ is consistent with this Policy.</i></p>
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(Table 7)

<b>Productive Resources</b>	<b>OFFICER COMMENT</b>
<p>PR1                      Support agricultural production on land identified as regionally significant by affording it the highest level of protection from fettering or conversion to non-agricultural uses.</p> <p>PR 1.1                      Utilise the ‘Significant Agriculture Zone’ to identify regionally significant agricultural land in planning schemes and manage that land consistently across the region.</p>	<p><i>The proposed PPZ includes development standards for the separation of sensitive use with the agricultural zone of 200m.</i></p> <p><i>The PPZ does not allow for further subdivision of the land unless for public open space, utilities or reserve.</i></p> <p><i>The PPZ does not displace land zoned as Significant Agriculture.</i></p> <p><i>The proposal is therefore consistent with this policy.</i></p>

<p>PR 1.2                  Avoid potential for further fettering from residential development by setting an acceptable solution buffer distance of 200 metres from the boundary of the Significant Agriculture Zone, within which planning schemes are to manage potential for land use conflict.</p> <p>PR 1.3                  Allow for ancillary and/or subservient non-agricultural uses that assist in providing income to support ongoing agricultural production.</p> <p>PR 1.4                  Prevent further land fragmentation by restricting subdivision unless necessary to facilitate the use of the land for agriculture.</p> <p>PR 1.5                  Minimise the use of significant agricultural land for plantation forestry.</p>	
<p>PR2                  Manage and protect the value of non-significant agricultural land in a manner that recognises sub-regional diversity in land and production characteristics.</p> <p>PR 2.1                  Tailor planning scheme standards, particularly the minimum lot size for subdivision, according to the designated subregion.</p> <p>PR 2.2                  Ensure the minimum lot size takes into account the optimum size for the predominating agricultural enterprise within that subregion.</p> <p>PR 2.3                  Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises.</p> <p>PR 2.4                  Ensure opportunities for down-stream processing of agricultural products are</p>	<p><i>The proposed PPZ allows for residential development only if associated with the Community or Educational uses and only if used as caretaker or otherwise managing the facility. The PPZ is not therefore considered to be the conversion of agricultural land to residential land.</i></p> <p><i>The long term agricultural potential of the surrounding lands will not be lost due to the creation of the PPZ. The standards and the Local Area Objectives are specifically tailored to this site and to minimise and avoid impact on the surrounding agricultural land.</i></p> <p><i>The PPZ is consistent with the Productive Resources Policy.</i></p>

<p>supported in appropriate locations or 'on-farm' where appropriate supporting infrastructure exists and the use does not create off-site impacts.</p>	
<p>PR 2.5 Provide flexibility for commercial and tourism uses provided that long-term agricultural potential is not lost and it does not further fetter surrounding agricultural land.</p>	
<p>PR 2.6 Ensure the introduction of sensitive uses not related to agricultural use, such as dwellings on small non-farming titles, are only allowed where it can be demonstrated the use will not fetter agricultural uses on neighbouring land.</p>	

(Table 8)

## 10. SOUTHERN MIDLANDS COUNCIL STRATEGIC PLAN

Section 20(d) of the Act requires consideration of the Council's Strategic Plan, as adopted in accordance with Division 2 of Part 7 of the *Local Government Act 1993*.

The Southern Midlands Council Strategic Plan 2014 to 2023 provides strategic goals and operational actions arranged under six (6) themes:

- **Infrastructure:** The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.
- **Growth:** The need to increase the population in the municipality and to grow the level of agricultural, commercial and industrial activity.
- **Landscapes:** The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.
- **Lifestyle:** The need to increase the opportunities for improved health and well-being of those that live in the Southern Midlands.
- **Community:** The need to retain and build on the strong sense of Community that exists within the Southern Midlands.
- **Organisation:** The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community.

The following section of the Landscapes theme is directly relevant to the proposal:

### 3.3 Cultural

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

- 3.3.1.4 *Support the establishment and development of the Buddhist Cultural Park in an appropriate location in the Southern Midlands and encourage the State Government to declare the project to be a Project of Regional Significance recognising its scale, importance and the far reaching nature of its potential benefits and impacts.*

The following goals and actions are also considered to be relevant to and furthered by the proposal:

- 2.2.1.1 *Seek opportunities to support the development and growth of a wide range of tourism in the Southern Midlands*
- 2.2.1.3 *Support the development of tourism products*
- 2.3.1.1 *Continue to facilitate and actively promote the development of new business opportunities.*
- 2.3.1.9 *Develop opportunities and participate in a range of business activities centred on the unique competitive advantage of assets in the Southern Midlands*
- 4.10.1.1 *Develop partnerships increasing educational opportunities within the Southern Midlands for the entire community*

## **CONCLUSION**

This report has assessed a request for an amendment to the *Southern Midlands Interim Planning Scheme 2015* to rezone land at 1384 Tea Tree Road, Campania from Rural Resource to a Particular Purpose Zone for the establishment of the Tasmanian Buddhist Cultural Park.

If Council agree to initiate the amendment, the proposal will be exhibited for public comment and referred to the Tasmanian Planning Commission.

The proposal has found to be consistent with the applicable objectives and sections of the Act, State Policies and the Southern Tasmanian Regional Land Use Strategy.

It is recommended that the Council agrees to initiate the planning scheme amendment and exhibit it for public comment.

## RECOMMENDATION

### THAT, Council:

1. Pursuant to Section 34(1)(a), former provisions, of the *Land Use Planning & Approvals Act 1993*, the Planning Authority agree to initiate draft Planning Scheme Amendment RZ2017/01 comprising:
  - a) Rezoning of land at 1384 Tea Tree Road, Campania (CT155148/1) from Rural Resource Zone to Particular Purpose Zone – Tasmanian Chinese Buddhist Cultural Park;
  - b) Amend the ordinance to include the provisions of the Particular Purpose Zone 3 – Tasmanian Chinese Buddhist Cultural Park.
2. Pursuant to Section 35(1), former provisions, of the *Land Use Planning & Approvals Act 1993*, resolves that draft Planning Scheme Amendment RZ2017/01 meets the requirements specified under Section 32 former provisions of the Act.
3. Pursuant to Section 35(2) of the *Land Use Planning & Approvals Act 1993*, former provisions, resolves to prepare and certify draft Planning Scheme Amendment RZ2017/01 and sign and seal the instrument as required.
4. Pursuant to Section 35(4) of the *Land Use Planning & Approvals Act 1993*, former provisions, that a copy of draft Planning Scheme Amendment RZ2017/01 and certified instrument be provided to the Tasmanian Planning Commission.
5. Pursuant to Section 38 of the *Land Use Planning & Approvals Act 1993*, former provisions, resolves to place the draft Planning Scheme Amendment RZ2017/01 on public exhibition for a period of no less than 28 days.

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

**11.2 SUBDIVISIONS**

Nil.

**11.3 MUNICIPAL SEAL (Planning Authority)**

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

Nil.

**11.4 PLANNING (OTHER)**

Nil.

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

### **12.1 Roads**

**Strategic Plan Reference 1.1.1**

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

#### **12.1.1 WHYNYATES STREET, OATLANDS – CONSTRUCTION OF UNMADE ROAD**

**Author:** MANAGER, INFRASTRUCTURE & WORKS

**Date:** 19 JULY 2018

**Enclosure:**

*Crown Reserved Roads – Unmade Roads Policy  
Map of site*

### **ISSUE**

To report on Whynyates Street, Oatlands.

### **BACKGROUND**

This matter was raised at the previous Council meeting and it was resolved that the Manager, Infrastructure and Works be asked to provide an approximate cost estimate to construct Whynyates Street to a standard whereby it can be brought up to a reasonable road condition for possible transfer of ownership to Council. A cost estimate will enable further consideration of the options available.

### **ISSUE**

Whynyates Street, Oatlands (as a Crown Reserved Road) actually commences at Dudley Street, this being the old section of highway leading into Oatlands. It extends for a total distance of approximately 1.95 kilometres to the east. However, as far as evidence of where the road has been gravelled and a certain amount of works undertaken in the past, this is basically limited to that section from Glenelg Street through to the entrance of the property owned by K Paul – a distance of approximately 480 metres. There are seven property owners fronting this section of road.

In terms of upgrade, it is apparent that the section which has mainly been raised is that section from Glenelg Street through to Chatham Street (approximately 230 metres). There are four property owners fronting this section of road (includes the property on the corner of Glenelg and Whynyates Street which adjoins Whynyates Street).

In reference to the attached Map, Councillors will also note the section of Chatham Street which is also classified as 'unmade'. This means that any upgrade of Whynyates Street to provide a connection through to the Tunnack Main Road would also require an upgrade of that section on Chatham Street.

Council has previously been advised that any upgrade of Whynyates Street would need to be in accordance with Council's 'Crown Reserved Roads – Unmade Roads Policy'. This

ensures that a precedent is not set, particularly noting the numerous other locations where similar circumstances exist.

Councillors will note from the Policy that the process is to be initiated by the property owners which enables the exact section of road proposed for upgrade to be identified. An estimated cost of construction can then be prepared for assessment.

In this case, the actual section of road is still unclear.

In light of this, some broad estimates (based on \$6.50 per square metre and a 6 metre wide gravel pavement) are as follows:

- construct approximately 200 metres of Whynyates Street (i.e. from Glenelg Street through to the junction with Chatham Street) – \$7,800
- construct approximately 200 metres of Chatham Street (to connect with the end of the Council maintained section) – \$7,800
- construct approximately 450 metres of Whynyates Street (i.e. from Glenelg Street through to the entrance of the property owned by K Paul) – \$17,550

**Note:**

1. *These prices include an allowance for drainage infrastructure;*
2. *No allowance is made for acquisition of drainage easements. These are necessary where road drainage is directed through private property.*
3. *Prior to any construction, private water lines would need to be removed and or re-laid at a depth that will not interfere with the road infrastructure. This would need to be undertaken by the owner of the private line(s) prior to any commencement.*

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

**Community Consultation & Public Relations Implications** – To be considered.

**Policy Implications** – Policy position.

**Priority - Implementation Time Frame** – N/A.

**RECOMMENDATION**

**THAT:**

- a) **the information be received; and**
- b) **the subject matter be discussed and further direction provided.**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A E Bisdee OAM		
Dep. Mayor A O Green		
Clr A Bantick		
Clr R Campbell		
Clr E Batt		
Clr D F Fish		
Clr D Marshall		

**ENCLOSURE**

*Agenda Item 12.1.1*

**1.1 ROADS & BRIDGES**

**1.1.5.2 CROWN RESERVED ROADS (UNMADE ROADS): PUBLIC INITIATED REQUEST TO CONSTRUCT – POLICY AND PROCEDURES**

<i>First Council Meeting Date:</i>	<i>11<sup>th</sup> Oct. 2006</i>	<i>Decision No.</i>	<i>C/06/10/078/8500</i>
<i>Final Council Meeting Date:</i>	<i>1<sup>st</sup> Nov. 2006</i>	<i>Decision No.</i>	<i>C/06/11/069/8541</i>
<i>Repealed Council Meeting Date:</i>		<i>Decision No.</i>	
<i>Updated Council Meeting Date:</i>		<i>Decision No.</i>	

**POLICY AND PROCEDURE**

**POLICY STATEMENT**

Council will construct a Crown Reserved Road, and accept ongoing maintenance responsibility, where the following procedure is adhered to and all conditions / pre-requisites have been complied with.

In all cases, Council will be responsible for constructing the road to the required standard determined by Council.

**PROCEDURE**

Upon receipt of a request for Council to construct a Crown Reserved Road, Council will:

- (a) undertake research to confirm the status of the Road as Crown Reserved Road, and identify any existing Leases / Licences (which may prevent construction);
- (b) Assess and consider the merits of the proposal based on economic and social benefit for the broader municipal area and community (This is an additional consideration to justify Council investment in the development of additional road infrastructure, and the associated budget implications);
- (c) determine whether there is any private infrastructure within the road reservation which may require relocation to enable construction of the road. This will be undertaken at the owners expense, although it may be undertaken during the construction process;
- (d) seek approval 'in-principle' from the Crown to construct the Road;
- (e) prepare a cost estimate for constructing the road, which will include costs associated with acquiring necessary drainage easements (if applicable) and any other related infrastructure;
- (f) identify the affected property owners and determine the apportionment of costs based on the principles detailed below; and
- (g) inform the applicant(s) accordingly.

The applicant(s) must then:

- (a) seek formal consent from each of the landowners fronting the section of the Crown Reserved Road to be constructed, which will include confirmation of financial contribution. A separate apportionment of the construction costs may be agreed between the affected landowners;
- (b) identify if there is a need to negotiate any separate repayment arrangements, with all or any of the parties, and notify Council accordingly. In this regard, it is considered appropriate that any repayment arrangement would not exceed five (5) years. Each to be considered on a 'case by case' basis;
- (c) Seek formal approval from any persons that may have private infrastructure within the road reservation that they are prepared to relocate the infrastructure at their own expense.

There must be full agreement from all affected landowners for the project to proceed.

**Funding Contributions – Apportionment principles:**

Unless determined otherwise, Council will contribute an amount equivalent to twenty percent (20%) of the total estimated cost of construction.

The remaining (80%) of the total cost will, in the first instance, be apportioned based on the length of the road frontage to the section of the road to be constructed.

Any Council owned property will be excluded for the purpose of calculating road frontage and the end apportionment.



## 12.2 Bridges

**Strategic Plan Reference 1.2.1**

*Maintenance and improvement of the standard and safety of bridges in the municipal area.*

Nil.

## 12.3 Walkways, Cycle ways and Trails

**Strategic Plan Reference 1.3.1**

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

Nil.

## 12.4 Lighting

**Strategic Plan Reference 1.4.1a & 1.4.1b**

*Ensure adequate lighting based on demonstrated need / Contestability of energy supply.*

Nil.

## 12.5 Buildings

**Strategic Plan Reference 1.5.1**

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

Nil.

## 12.6 Sewers / Water

**Strategic Plan Reference(s) 1.6.1 & 1.6.2**

*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.

## 12.7 Drainage

**Strategic Plan Reference 1.7.1**

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

Nil.

## 12.8 Waste

### Strategic Plan Reference 1.8.1

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

### 12.8.1 WASTE MANAGEMENT SURVEYS – TEA TREE & TUNNACK

**Author:** GENERAL MANAGER (TIM KIRKWOOD)

**Date:** 10 JULY 2018

**Enclosure:**

*Survey sent to residents in Tea Tree & Tunnack*

### ISSUE

To report on the outcomes of a Waste Management Survey relating to a proposed extension of the kerb-side garbage and recycling collection service to residents in Tea Tree and Tunnack.

### BACKGROUND

Council was requested to survey residents in Tunnack and Tea Tree to ascertain the level of interest to introduce a kerb-side garbage and recycling collection service for these street addresses.

A survey of residents located on Tea Tree Road, Grices Road and Williams Road was posted to residents with the options of either 'Yes', 'No' or 'Unsure' in regard to waste management services being provided in the Tea Tree area.

A survey of residents located on Tunnack Road, Tunnack Square Road, Pound Road, Scotts Road and Fairhaven Road was posted to residents with the options of either 'Yes', 'No' or 'Unsure' in regard to waste management services being provided in the Tunnack area.

### DETAIL

#### Tea Tree

A total of fifty (50) surveys were issued to residents along Tea Tree Road, Grices Road and Williams Road, Tea Tree.

Twenty eight (28) surveys were returned, with a response rate of 56.00%. *Refer to Table 1 for results.*

#### Tunnack

A total of forty two (42) surveys were issued to residents along Tunnack Road, Tunnack Square Road, Pound Road, Scotts Road and Fairhaven Road, Tunnack.

Twenty five (25) surveys were returned, with a response rate of 59.52%. *Refer to Table 2 for results.*

The covering letter for both surveys indicated that should a Household Collection Service be introduced, it would be on a "one in, all in" basis. In other words, all residents along the designated route would have to participate.

WASTE SURVEY: TEA TREE	Total Surveys posted	Surveys Returned	% Survey Response Rate	YES	NO	UNSURE
Tea Tree Rd/Grices Rd/Williams Rd	50	28	56.00%	15	12	1

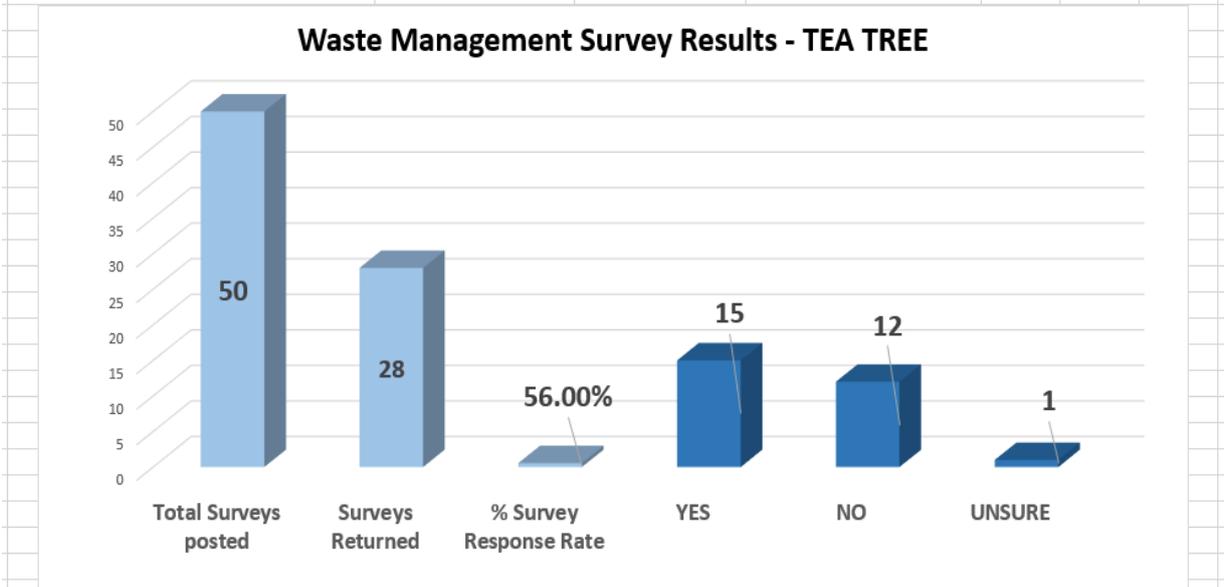


Table 1 – Survey Results (Tea Tree)

WASTE SURVEY: TUNNACK	Total Surveys posted	Surveys Returned	% Survey Response Rate	YES	NO	UNSURE
Tunnack Rd/Tunnack Square Rd/Pound Rd/Scotts Rd/Fairhaven Rd	42	25	59.52%	13	12	0

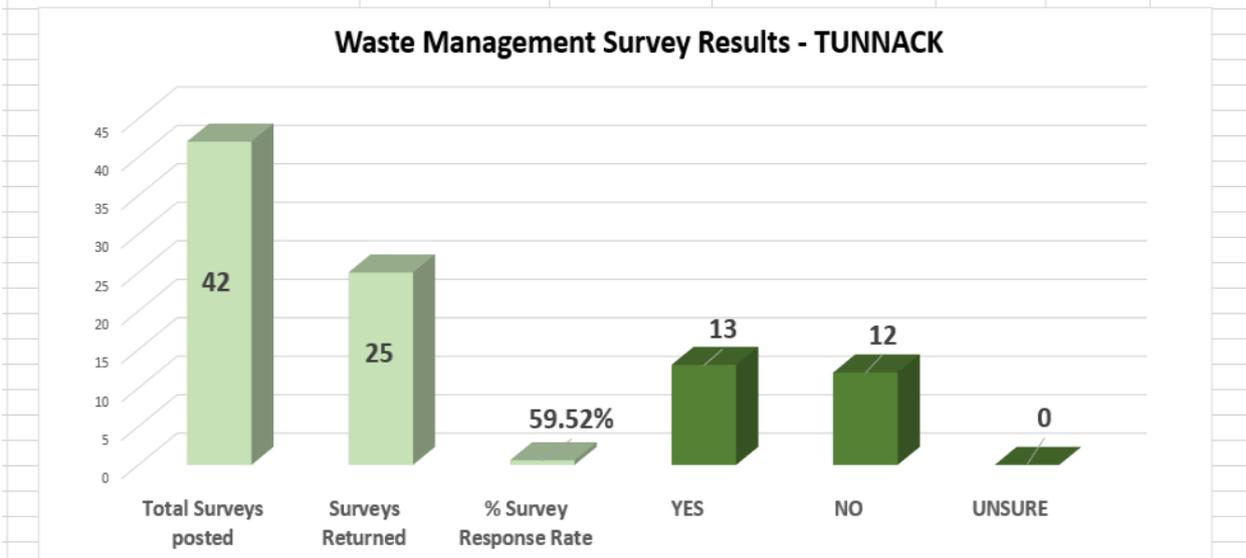


Table 2 – Survey Results (Tunnack)

**Human Resources & Financial Implications** – The introduction of any new service would commence in the 2018/19 rating period.

**Community Consultation & Public Relations Implications** – The recommendation provided takes into account the number of responses received, and the outcomes of the survey. Once Council have considered this report, a further letter will be posted to all affected households to advise of the outcome of the survey.

**Policy Implications** – N/A

**Priority - Implementation Time Frame** – refer comments above.

## RECOMMENDATION

**THAT Council, based on survey results, elect not to introduce a household collection service to the residents surveyed in Tea Tree & Tunnack.**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A E Bisdee OAM		
Dep. Mayor A O Green		
Clr A Bantick		
Clr R Campbell		
Clr E Batt		
Clr D F Fish		
Clr D Marshall		

**ENCLOSURE**

*Agenda Item 12.8.1*



## Waste Management Services **Tea Tree Road, Grices Road, Williams Road**

The Southern Midlands Council has been requested to consider providing a kerb-side Garbage Bin (Wheelie Bin) and Recycling service to properties located along Tea Tree Road, Grices Road and Williams Road, Tea Tree.

The proposal is to introduce a fortnightly collection service, with each property being issued with a 240 litre wheelie bin and 240 litre recycling bin.

The total cost of this service would be approximately \$165 per annum (reviewed annually). This charge is payable in addition to the standard Waste Management Levy.

*\* Eligible pensioners may be entitled up to 30% remission of the additional Charge.*

It should be noted that if a Household Collection Service were to be provided, (based on survey results) it would be on a "one in, all in" basis. In other words, all residents along the designated route would have to participate.

It would be greatly appreciated if residents could complete the attached survey form and return it in the reply-paid envelope provided. Responses would be appreciated by the 29<sup>th</sup> June 2018.

If you have any queries in relation to this matter, please feel free to contact me on 6254 5000.

Kind Regards

A handwritten signature in black ink, appearing to read 'T F Kirkwood', written in a cursive style.

T F Kirkwood  
**GENERAL MANAGER**



## **RESIDENTS SURVEY**

### Waste Management Services

#### **TEA TREE**

Tea Tree Road, Grices Road, Williams Road

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**Based on the information provided, I would be interested in Council providing a kerb-side collection service, and I would be prepared to pay the annual charge accordingly.**

**YES**

**NO**

**UNSURE**

Please return the completed survey in the reply paid envelope provided.

It would be appreciated if survey responses could please be returned to Council by the **29<sup>th</sup> June 2018**.

Residents will be advised of the outcomes once all results are collated and kept informed accordingly.

***Thank you for your assistance***



## Waste Management Services **Tunnack**

The Southern Midlands Council has been requested to consider providing a kerb-side Garbage Bin (Wheelie Bin) and Recycling service to properties located along Tunnack Road, Tunnack Square Road, Pound Road, ~~Scotts Road~~ and Fairhaven Road, Tunnack.

The proposal is to introduce a fortnightly collection service, with each property being issued with a 240 litre wheelie bin and 240 litre recycling bin.

The total cost of this service would be approximately \$165 per annum (reviewed annually). This charge is payable in addition to the standard Waste Management Levy.

*\* Eligible pensioners may be entitled up to 30% remission of the additional Charge.*

It should be noted that if a Household Collection Service were to be provided, (based on survey results) it would be on a "one in, all in" basis. In other words, all residents along the designated route would have to participate.

It would be greatly appreciated if residents could complete the attached survey form and return it in the reply-paid envelope provided. Responses would be appreciated by the 29<sup>th</sup> June 2018.

If you have any queries in relation to this matter, please feel free to contact me on 6254 5000.

Kind Regards

A handwritten signature in black ink, appearing to read 'T F Kirkwood', written in a cursive style.

T F Kirkwood  
**GENERAL MANAGER**



## RESIDENTS SURVEY

### Waste Management Services

#### **TUNNACK**

Tunnack Road, Tunnack Square Road, Pound Road, Scotts Road, Fairhaven Road

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**Based on the information provided, I would be interested in Council providing a kerb-side collection service, and I would be prepared to pay the annual charge accordingly.**

**YES**

**NO**

**UNSURE**

Please return the completed survey in the reply paid envelope provided.

It would be appreciated if survey responses could please be returned to Council by the **29<sup>th</sup> June 2018**.

Residents will be advised of the outcomes once all results are collated and kept informed accordingly.

---

## 12.9 Information, Communication Technology

**Strategic Plan Reference 1.9.1**

*Improve access to modern communications infrastructure.*

Nil.

## 12.10 Officer Reports – Infrastructure & Works

### 12.10.1 MANAGER – INFRASTRUCTURE & WORKS REPORT

**Author:** MANAGER WORKS & TECHNICAL SERVICES (JACK LYALL)

**Date:** 19 JULY 2018

#### ROADS PROGRAM

One Grader is working in the Elderslie area. The second Grader is working in the Tunbridge/Glen Morey area and then on to York Plains area.

Drainage works are being undertaken on Eldon Road in the Tunnack area. These works will continue.

Town and general maintenance is continuing in all other areas.

#### Waste Management Program

All new operating arrangements are working well.

#### QUESTIONS WITHOUT NOTICE TO MANAGER, WORKS & TECHNICAL SERVICES

#### RECOMMENDATION

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

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A E Bisdee OAM		
Dep. Mayor A O Green		
Clr A Bantick		
Clr R Campbell		
Clr E Batt		
Clr D F Fish		
Clr D Marshall		

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

### **13.1 Residential**

**Strategic Plan Reference 2.1.1**

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

Nil.

### **13.2 Tourism**

**Strategic Plan Reference 2.2.1**

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

Nil.

### **13.3 Business**

**Strategic Plan Reference 2.3.1a, 2.3.1b & 2.3.1c**

*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.

### **13.4 Industry**

**Strategic Plan Reference 2.4.1 & 2.4.2**

*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.

## 14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

### 14.1 Heritage

**Strategic Plan Reference 3.1.1, 3.1.2 & 3.1.3**

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

#### 14.1.1 HERITAGE PROJECT PROGRAM REPORT

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

**Date:** 19 JULY 2018

#### ISSUE

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

#### DETAIL

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

- Works on the shop/cottage at 79 High Street, Oatlands are nearing completion, with final electrical fit off and painting to be completed shortly. Restoration of the commissariat floor is complete, front doors and louvred windows fitted and stonemasonry works progressing. The second-last progress report has been submitted to the Australian Government's National stronger Regions Fund.
- Processing of artefacts excavated from the Oatlands Commissariat site.
- Welcoming two new Artists in Residence at the Gaoler's Residence – Michael and Gabrielle Morgan – painter and writer respectively. The next Artist in Residence will be Christina Henri who will also participate in the heritage festival and undertake a schools program.
- Development of draft user policy and guidelines for use of the Oatlands Commissariat and 79 High Street as well as updating the Oatlands Gaoler's Residence and Supreme Court House User Policies (see separate report).
- Assisting with preparation of interpretation for 'Cows in the Lake' and Kempton Memorial Avenue.
- Ongoing research into Oatlands Supreme Court cases including database (for use with first monograph/ booklet in planned series).
- Promoting the Commissariat and Centre for Heritage projects on ABC radio.
- Heritage & Bullock Festival preparations & discussions with local makers about providing workshops & products for display.
- Cross promoting to outside groups e.g. Hobart and Kingston Historical Societies and U3A.
- Meetings with Centre for Heritage regarding future usage & co-branded workshops, State Growth regarding economic development workshops to help grow local businesses, Narryna to collaborate on future workshops & exhibitions.

- Discussions with local groups about potential model of community co-operative, planning for expressions of interest & open day for 79 High Street, Oatlands.
- Starting discussions with TMAG, Narryna & private collectors about the possibility of calendar of events/exhibitions across Old Gaol, Commissariat Precinct & Supreme Court buildings.
- The Beacon project is progressing in conjunction with Brighton and Derwent Valley Councils, including geo-locating beacon sites, final image selection and attending meetings at Handbuilt Creative (the app developer) to see the provided content working within the trial app. Simon Blight and Alan Townsend are being hired to Brighton and DVC to manage their components of the project parallel with Southern Midlands.
- Providing assistance with the 'Cows in the Lake' and Kempton Memorial Avenue Anniversary projects including gaining image permissions from AWM and TAHO, liaising with graphic designer and seeking permission from DVA to use centenary logo.
- Final rollout and resolution of technical issues of the Oatlands swipe card access system.
- Providing research and a consultation framework for the forthcoming Anglican church sales community forums.
- Social media updates for Oatlands Commissariat Restoration Project and Southern Midlands Heritage.

## RECOMMENDATION

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

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A E Bisdee OAM		
Dep. Mayor A O Green		
Clr A Bantick		
Clr R Campbell		
Clr E Batt		
Clr D F Fish		
Clr D Marshall		

#### 14.1.2 USE POLICIES: OATLANDS GAOL, SUPREME COURT HOUSE, COMMISSARIAT & 79 HIGH STREET, OATLANDS

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

**Date:** 18 JULY 2018

**Enclosure:-**

*Revised Oatlands Gaolers Residence and Supreme Court House Use Policy*  
*Draft Oatlands Commissariat & 79 High Street Use Policy*

#### ISSUE

Council consideration of the Draft Oatlands Commissariat and 79 High Street User Policy, and the [revised] Oatlands Gaol and Supreme Court House User Policy (superseding that previously endorsed October 2011).

#### DETAIL

This report tables the draft *Oatlands Commissariat & 79 High Street User Policy*, which is a new policy aimed at providing guidance as to the use of the Oatlands Commissariat and shop/cottage at 79 High Street (the place), Oatlands as a 'community heritage/craft/trade skills co-operative'.

This report includes a draft revision of the *Oatlands Gaoler's Residence and Supreme Court House* user policy, which was endorsed by Council in October 2011. The draft revised policy is not materially different to that previous policy but updates it to better align with the newer policy format as well as the draft Commissariat/79 High Street policy.

Background (etc.) of each policy is contained within each document.

These draft policies are tabled here for Council consideration ahead of inclusion on the August Council agenda for endorsement (with consideration of any amendment(s) Council may wish to include).

#### RECOMMENDATION

**THAT the draft/revised policies be received and be tabled at the August Council meeting for further consideration.**

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

**ENCLOSURE**

*Agenda Item 14.1.2*



Council Policy REVISED  
**OATLANDS GAOLER'S RESIDENCE & SUPREME COURT HOUSE  
USE POLICY**

Approved by: Council  
Approved date:  
Review date:

**1. PURPOSE**

The purpose of this policy is to provide guidance as to the use of the Oatlands Gaoler's Residence (GR) and Supreme Court House (SCH) for community use and for furthering the objectives of the Southern Midlands Historic Heritage Strategy (SMHHS) and Southern Midlands Arts Strategy (SMAS) as they relate to those buildings and their use.

**2. OBJECTIVE**

This policy specifically seeks to further the following broad program objectives (drawn from the SMHHS14-18 – note that other initiatives are further elaborated in that strategy):

- Continue to make the building [GR] available for Artist in Residence (AiR) and other community-based events/uses.
- Scope business opportunities for the long-term sustainable use of the Oatlands Gaol, in-line with other local and multi-regional heritage and tourism initiatives.
- Implement the refined long term for a heritage, trades, archaeology & museum skills centre with maximised public use and access [GR].
- Make available for community use [SCH].
- Continue to foster partnerships with relevant stakeholders for the use of the building as a small museum and interpretation centre [SCH].
- Seek to operate the Court House as a community focused small museum and heritage interpretation centre.

Overall, the objective of this policy is to seek maximum appropriate use of the buildings and associated collections and to encourage heritage/arts/cultural use of the spaces for the benefit of the community.

**3. BACKGROUND**

In July 2010, Council endorsed the *Oatlands Gaol Use and Development Plan*, which set the broad usage parameters of the building and site, following the restoration and interpretation project. That document proposed use of the building as:

- Heritage collections storage and curatorial space
- Office for Council's Heritage Projects staff, and office space ancillary to the Centre for Heritage at Oatlands
- Accommodation and office space for visiting interns/students
- An archaeological interpretation space (further to the Oatlands Gaol Interpretation Plan).



Council Policy REVISED  
**OATLANDS GAOLER'S RESIDENCE & SUPREME COURT HOUSE  
USE POLICY**

Approved by: Council  
Approved date:  
Review date:

The SMHHS 2014-18 sets a range of initiatives for the ongoing use of the GR and SCH – this policy is to be read in conjunction with that strategy (or any successor) and any revision of that strategy must be consistent with this policy.

On the 17<sup>th</sup> October 2011, Council endorsed a User Policy for the buildings. The purpose of this strategy is to revise and update that policy (with a similar tenor) and to re-format the policy into a form more consistent with current Council policy documents.

#### 4. POLICY

##### 4.1 Nature of use

The GR is to be used as the administrative centre for Council's Heritage Projects Program and as a shared space to be used for public access, heritage interpretation and community events with a heritage research/interpretation arts/crafts and cultural focus. Use for Council's AiR program may occur consistent with the associated policy. The future use of the gaol yard itself is subject to off-site replacement of the swimming pool and the directions of the Oatlands Gaol Master Plan.

The SCH is to be used primarily as heritage interpretation space as well as a shared use with community events with a focus on larger group events (e.g. seminars, reunions, performance etc).

##### 4.2 Management and staffing

The management responsibility of the buildings is to be within the Heritage Projects Program, with monthly reporting to Council. Staffing for management/administration is to be sourced from that program.

Council will not necessarily provide day-to-day/on-site staffing although will provide administrative support to the user groups to do so. Subject to workload, Council's Heritage Projects Program staff may provide some staffing presence at the GR.

Council is to ensure the maintenance, security, safety and where possible equitable access requirements of the buildings.

##### 4.3 Return to Council

Council has budgeted \$5,000 p.a. to cover baseline outgoings for each building (excluding staffing). Provided the objectives of this policy are being demonstrably met, Council does not seek a financial return for use of the buildings however a break-even bottom line is desirable.



Council Policy REVISED  
**OATLANDS GAOLER'S RESIDENCE & SUPREME COURT HOUSE  
USE POLICY**

Approved by: Council  
Approved date:  
Review date:

Should any profit be made by Council, this is to be reinvested into the buildings (e.g. works, interpretation, infrastructure) and/or associated objectives (e.g. promotion or staffing).

#### 4.4 Eligibility criteria for use of the buildings

##### *Exhibitions*

Use of exhibition spaces in the Gaoler's Residence and Supreme Court House will be made available free-of-charge for not-for-profit purposes on a negotiated duration basis (including for Artist in Residence exhibitions consistent with the Artist in Residence policy).

Exhibition space may be made available on a commercial basis provided that the proposal is considered culturally appropriate for the building, and preferably fits with the mandates of SMC's Heritage or Arts Programs (as outlined in the SMHHS and SMAS). Council, via the General Manager, reserves the right to charge a fee for any commercial use of the buildings (in-line with Council's schedule of fees for hall use) in this instance.

##### *Accommodation*

Residential accommodation in the GR may be made available free-of-charge to the following:

- Artists in Residence (consistent with the Artist in Residence Policy).
- Not-for-profit and/or academic researchers undertaking research on Southern Midlands heritage collections or sites.
- Persons working on Council owned work sites as a contractor, where Council would normally provide/pay for accommodation.
- Participating on Council's heritage (or other) programs as a volunteer.
- The building is not to be used for Council staff accommodation.

##### *Gatherings*

The buildings may be used free-of-charge for gatherings which have a heritage/arts/cultural theme, such as seminars, meetings, performance, reunions, recitals, demonstrations etc.

##### *Office space*

Use of office space by complimentary organisations or other Council staff may be negotiated on a cost-sharing basis provided this does not unduly inhibit community use and access.

##### *Other community events*

The General Manager has the discretion to allow other uses of the buildings for occasional public events that do not precisely fit this policy, provided these will not result in detriment to the buildings or collections. Council reserves the right to charge a fee for such uses, consistent with fees and charges for other Council owned halls.



Council Policy REVISED  
**OATLANDS GAOLER'S RESIDENCE & SUPREME COURT HOUSE  
USE POLICY**

Approved by: Council  
Approved date:  
Review date:

Council, via the General Manager, reserves the right to place time limits on any use of the buildings by any particular user/group.

'User Manuals' are to be provided for each building to guide the appropriate use, safety and security of the buildings and collections.

#### 5. RELATED DOCUMENTS

- OATLANDS GAOL MASTER PLAN 2009 (SMC)
- OATLANDS GAOL USE AND DEVELOPMENT PLAN 2010 (SMC)
- OATLANDS GAOL INTERPRETATION PLAN 2011 (SMC)
- OATLANDS GAOLER'S RESIDENCE AND COURT HOUSE USE POLICY (10/2011 – superseded by this policy).
- OATLANDS GAOLER'S RESIDENCE USER MANUAL (SMC)
- OATLANDS SUPREME COURT HOUSE & COLLECTIONS, PUBLIC ACCESS and INTERPRETATION PLAN 2006 (People and Place)
- OATLANDS SUPREME COURT HOUSE INTERPRETATION PROJECT – IMPLEMENTATION STRATEGY 2008 (SMC)

The proposed use of the buildings is consistent with the endorsed *Oatlands Supreme Court House Public Access and Interpretation Plan*, the *Oatlands Gaol Master Plan*, the *Southern Midlands Council Historic Heritage Strategy 2009-13*, and the *Oatlands Gaol Use and Development Plan*, all of which have been subject to public exhibition and consultation.

#### 6. DOCUMENT ADMINISTRATION

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

This document is Version 2.1 effective XX-XX-XXXX. The document is maintained by the Heritage Projects Program for the Southern Midlands Council.



Council Policy  
**OATLANDS COMMISSARIAT & 79 HIGH STREET  
USE POLICY**

DRAFT

Approved by: Council  
Approved date: Insert date  
Review date: Insert date

## 1. PURPOSE

The purpose of this policy is to provide guidance as to the use of the Oatlands Commissariat and shop/cottage at 79 High Street (the *place*), Oatlands as a 'community heritage/craft/trade skills co-operative'.

## 2. OBJECTIVE

This policy seeks to further the following program objectives:

- To encourage the vibrant use of the place (including maximum community/public access).
- To foster heritage/craft/art/trade skills in Oatlands and the wider Southern Midlands.
- To fulfil the obligations arising from the *National Stronger Regions Fund* grant for the refurbishment of the place.
- To define the rights, roles and responsibilities of user groups.
- To work collaboratively with the Centre for Heritage at Oatlands to achieve mutual objectives.

## 3. BACKGROUND

Further to the *Oatlands Commissariat Master Plan 2013*, in 2016, Council obtained funding through the *National Stronger Regions Fund* for the restoration and refurbishment of the Oatlands Commissariat and shop/cottage at 79 High Street Oatlands as the *Southern Midlands Integrated Heritage Skills Hub* (name may be subject to change). Essentially this project was to prepare the building and site for an economic development use, but with the themes of heritage/arts/crafts/trades as the main impetus. The SMIHSH project master plan formed part of the application which set broad parameters for use, further to which this policy formalises.

The project plan identified the Centre for Heritage at Oatlands as the 'lead tenant' but with involvement by community groups as 'co-tenants'. The economic development of the Centre for Heritage was a key component in sourcing the funding for the project therefore an commitment exists for that lead tenancy.

## 4. POLICY

### 4.1 Nature of use

The place is to be used for initiatives relating to heritage/craft/art/trades with a skill development or demonstration component that have demonstrable community benefit.

Public access and interpretation of heritage values is a key component of the use of the place.



Council Policy  
**OATLANDS COMMISSARIAT & 79 HIGH STREET  
USE POLICY**

DRAFT

Approved by: Council  
Approved date: Insert date  
Review date: Insert date

It is desired that the historic baker's oven be used for bakery purposes with a focus on traditional methods/ingredients.

#### 4.2 Management and staffing

The management responsibility of the place is to be within the Heritage Projects and Community Development Programs with monthly reporting to Council. Staffing for management/administration is to be sourced from both/either of those programs.

Council will not necessarily provide day-to-day/on-site staffing although will provide administrative support to the user groups to do so.

#### 4.3 Return to Council

Council has budgeted \$10,000 p.a. to cover baseline outgoings for the place (excluding staffing). Provided the objectives of this policy are being demonstrably met, Council does not seek a financial return for use of the property however a break-even bottom line is desirable.

Whilst preference is to be given to not-for-profit community groups, for-profit initiatives may be accommodated however Council reserves the right to seek a return from such users.

Should a profit be made by Council, this is to be reinvested into the place (e.g. infrastructure) and/or associated objectives (e.g. promotion or staffing).

Council's General Manager may determine any user fees applicable.

#### 4.4 User guidelines and user group agreements

User guidelines and user group agreements are to be in-place which adhere users to meeting the objectives of this policy. The user guidelines must:

- o Ensure that use of the place is consistent with the objectives of this policy and any appropriate quality control processes.
- o Define Council's role as a landlord.
- o Give preference to not-for-profit community groups.
- o Allow the discretion for use by 'for profit' individuals/groups if a benefit to the place, return to Council, or substantial benefit to the objectives of this policy can be demonstrated (note that the funding sourced for the project was reliant on the Centre for Heritage economic development activities).
- o Define the rights for each user/user group (e.g. spatial, time-share etc.).



---

Council Policy DRAFT  
**OATLANDS COMMISSARIAT & 79 HIGH STREET  
USE POLICY**

Approved by: Council  
Approved date: Insert date  
Review date: Insert date

---

- Define the responsibilities for each user/user group (e.g. individual financial management, times of attendance/opening, outgoings, cleaning, security etc.).
- Define use duration and reversionary processes.

#### 4.5 Complimentary use of other Council owned heritage buildings

Use of the Oatlands Gaoler's Residence and Supreme Court House may be an adjunct of initiatives arising from the place, subject to the provisions of this policy and the Oatlands Gaoler's Residence and Court House User Policy.

#### 5. RELATED DOCUMENTS

- OATLANDS COMMISSARIAT PROJECT MASTER PLAN 2013 (SMC)
- SOUTHERN MIDLANDS INTEGRATED HERITAGE SKILLS HUB PROJECT PLAN 2015. (SMC/HESC)
- SOUTHERN MIDLANDS HISTORIC HERITAGE STRATEGY
- OATLANDS GAOLER'S RESIDENCE AND COURT HOUSE USE POLICY (SMC)

#### 6. DOCUMENT ADMINISTRATION

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

This document is Version 1.1 effective XX-XX-XXXX. The document is maintained by Heritage projects/Community and Corporate Development for the Southern Midlands Council.

## 14.2 Natural

### Strategic Plan Reference 3.2.1 & 3.2.2

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

#### 14.2.1 LANDCARE UNIT – GENERAL REPORT

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

**Date:** 17 JULY 2018

**ISSUE:** Southern Midlands Landcare Unit Monthly Report.

#### DETAIL

- Helen Geard and Maria Weeding have been busy with Kempton Streetscape matters. The Streetscape Group met on Monday 16<sup>th</sup> July 2018. Priorities for the 2018-2019 budget were agreed. Tree planting at the recreation ground and some additional planting at the Stop Over area to better screen the back of the residential properties for privacy were discussed. The road gutter crossings to the recreation ground works are underway. Discussion on the new ticket box at the ground. Discussion on the upgrade of a section of footpath on the Main Street.
- The draft landscape plan for the area on the foreshore known as the 'Pine Tree Area' is currently on hold until the minutes of the Lake committee go through Council (Monday 25<sup>th</sup> June meeting).
- The historic machinery display at Callington Park has been re-organised to enable it to be better displayed. The shed had become cluttered with too many items. A revised brochure on the history and background of the items will be developed in the next few weeks in time for the Oatlands Heritage Festival.
- Some spraying of gorse regrowth to be done on a section of the Dulverton Walkway (Hawthorn Bay).
- Council's Weeds Officer Sandy Leighton continues with her work. The following is a summary of activities from 19<sup>th</sup> June to 16<sup>th</sup> July 2018 (*details provided by S Leighton*).

#### Enquiries

2 (gorse)

#### Site visits

1 x gorse control and native revegetation suggestions, Elderslie property

#### Emerging weed issues

Nil

#### Database update

All weed databases updated (African lovegrass, pampas grass, boneseed, Paterson's curse, Chilean needle grass, St John's wort, Spanish heath, cotton/saffron/ nodding/ stemless thistle, serrated tussock).

### Mapping

All priority weed maps updated and added to the revised draft Southern Midlands Weed Management Strategy update.

### Thistle interviews

- Planning for thistle and herbicide workshop/ information session at Tunbridge underway – discussing availability of Rod Hancl, Roberts Limited and Ben Leditschke, Proadvice
- More properties identified, no interviews

### Southern Midlands Weed Management Strategy

Compiled tables for all declared weeds, their zonings and distribution (including newly declared species).

Strategy updated with revised draft better reflecting current knowledge gained since Weeds Officer began in September 2017.

### Weed Control Contractor list

Potential providers identified and contacted regarding including their business details to the Weed Control Contractors list.

### Planning

Discussion held with Maria Weeding and Jacqui Tyson, Planning Officer around high priority weeds and the DA process as well as the potential of having weed distribution data available as a layer on Councils GIS system - Exponare.

## RECOMMENDATION

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

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

## 14.3 Cultural

### Strategic Plan Reference 3.3.1

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

#### 14.3.1 COWS IN THE LAKE ARTWORKS INSTALLATION

**Author:** DEPUTY GENERAL MANAGER (ANDREW BENSON)

**Date:** 17 JULY 2018

### ISSUE

For Information Only.

### DETAIL

The following information is an article prepared for the SMC website, along with some additional information.

On the 17<sup>th</sup> July 2018 the 'Cows' were launched into Lake Dulverton, Oatlands as a precursor to the forthcoming Heritage & Bullock Festival being held in Oatlands on the weekend of the 11<sup>th</sup> & 12<sup>th</sup> August 2018. The artwork was initiated by the Southern Midlands Arts Advisory Committee in association with the Lake Dulverton Callington Park Committee. The installation will be officially opened during the Festival.

The Cows in the Lake sculpture represents a bygone era of Oatlands, local resident, Don Fish recalls first seeing the cows in the lake while attending the former Oatlands Primary School (now Roche Hall on the High Street) during the late 1940s, early 1950s; a time when village residents would pay 10 shillings per year to the Council to enable their milking cows, usually a Jersey Cross, to roam the back streets of Oatlands. A Council registration tag was fitted to a collar worn around the cow's neck to show that the cow had the right to roam the village. The cows would graze on the grassy verges during the day, this roaming extended to entering Lake Dulverton in search of the native grasses which grow there still today.

Fifteen to twenty cows would enter the lake after grazing the verges, near disappearing until their hooves were barely touching the bottom of the lake, with only the top of their rump, shoulders and head visible as the cows would eat the native grasses. When school finished at the end of the day, the children whose parents owned a cows roaming the village would find the cow, tether her up and return her home to be milked. The cows would be kept in the home yard overnight, the next morning they were milked before being let back out to the streets to roam once again.

This is a story that is reminiscent of the bush poets Henry Lawson or Andrew Barton 'Banjo' Paterson, relating to Australian rural life in a bygone era. One can only imagine how they would have crafted stories and poetry around this Oatlands tale.

Maria Weeding from the historic property 'Weedington' which fronts Lake Dulverton stated that the Hereford cattle from 'Weedington' also dined on the native grasses in the lake up until the early 1980s.

The sculpture *Cows in the Lake* created by Kooper Tasmania represents a time in Oatlands, when cows roamed and grazed the village street verges and then systematically through the day made their way into Lake Dulverton in search of nourishing native grasses.

Project Manager, Andrew Benson stated that the project had been a great community collaboration, starting from Don Fish's story, Stephanie Burbury from the Oatlands District Historical Society provided some initial research, Simon Blight and Alan Townsend from Council's Heritage Projects business unit provided further research, Chairman of the Southern Midlands Arts Advisory Committee, Cllr Edwin Batt and his Committee had faith in the artistic merits of the project & supported it through the formal Council processes, the Lake Dulverton & Callington Park Committee of Council supported the project and saw the relevance of the sculptures in the Lake, the Principal of the Kempton Primary School, MaryAnne Picone and the students from the school allowed their school mascot 'Daisy' to be the model for artist Folko Kooper to use as the basis of his creation of the three cows in the Lake, then finally Council's Manager Infrastructure & Works, Jack Lyall plus Works Supervisor Paul Lang and their team of Council field workforce who actually installed the three cows in the Lake under the supervision of the Artist, Folko Kooper. Thanks goes to the Mayor, Tony Bisdee OAM and the Council for investing in this interesting part of the *Oatlands story*, also to all of those contributors who have made this project possible.

The Sculpture of the three cows is located in Lake Dulverton and can be seen from High Street Oatlands, adjacent to the Oatlands District Historical Society museum. An interpretation panel will be installed prior to the official dedication ceremony during the Heritage & Bullock Festival in Oatlands on the 11<sup>th</sup> & 12<sup>th</sup> August 2018.

#### *About the Artist*

*Kooper Tasmania is a creative partnership between Folko Kooper and Maureen Craig of 'Oakwood' in the Southern Midlands. Focusing on garden sculpture and water features as well as public art, they specialise in limited ranges and one-off pieces. Their work incorporates corten/mild steel, glass, bronze, stainless steel and stone.*



Source LINC Tasmania: circa 1954







**Human Resources & Financial Implications** - Project Managed by Andrew Benson, budgeted in the 2017/18 financial year.

**Community Consultation & Public Relations Implications** - This project has been covered in the Southern Midlands Arts Advisory Committee minutes as well as the Lake Dulverton Callington Park Committee minutes, through Council over the last two years.

**Website Implications** - This information has been uploaded to the website.

**Policy Implications** – NA.

## RECOMMENDATION

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

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A E Bisdee OAM		
Dep. Mayor A O Green		
Clr A Bantick		
Clr R Campbell		
Clr E Batt		
Clr D F Fish		
Clr D Marshall		

#### 14.4 Regulatory (Other than Planning Authority Agenda Items)

**Strategic Plan Reference 3.4.1**

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

Nil.

#### 14.5 Climate Change

**Strategic Plan Reference 3.5.1**

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

Nil.

## 15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE)

### 15.1 Community Health and Wellbeing

**Strategic Plan Reference 4.1.1**

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

Nil.

### 15.2 Youth

**Strategic Plan Reference 4.2.1**

*Increase the retention of young people in the municipality.*

Nil.

### 15.3 Seniors

**Strategic Plan Reference 4.3.1**

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

Nil.

### 15.4 Children and Families

**Strategic Plan Reference 4.4.1**

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

Nil.

### 15.5 Volunteers

**Strategic Plan Reference 4.5.1**

*Encourage community members to volunteer.*

Nil.

### 15.6 Access

**Strategic Plan Reference 4.6.1a & 4.6.1b**

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

Nil.

### 15.7 Public Health

**Strategic Plan Reference 4.7.1**

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

Nil.

## 15.8 Recreation

**Strategic Plan Reference 4.8.1**

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

Nil.

## 15.9 Animals

**Strategic Plan Reference 4.9.1**

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

Nil.

## 15.10 Education

**Strategic Plan Reference 4.10.1**

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

Nil.

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

### **16.1 Capacity & Sustainability**

**Strategic Plan Reference 5.1.1 & 5.1.2**

*Build the capacity of the community to help itself and embrace the framework and strategies articulated through social inclusion to achieve sustainability / Maintain and strengthen communities in the Southern Midlands.*

Nil.

### **16.2 Safety**

**Strategic Plan Reference 5.2.1**

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

Nil.

### **16.3 Consultation & Communication**

**Strategic Plan Reference 5.3.1**

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

Nil

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

### 17.1 Improvement

**Strategic Plan Reference(s) 6.1.1, 6.1.2, 6.1.3, 6.1.4 & 6.1.5**

*Improve the level of responsiveness to Community 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 IT systems / Develop an overall Continuous Improvement Strategy and framework.*

Nil.

## 17.2 Sustainability

### Strategic Plan Reference(s) 6.2.1, 6.2.2, 6.2.3, 6.2.4, 6.2.5, 6.2.6, 6.2.7 & 6.2.8

*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.*

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

**Author:** GENERAL MANAGER (TIM KIRKWOOD)

**Date:** 10 JULY 2018

#### **Attachments:**

*Local Government Shared Services – Council Update – May & June 2018*

*Local Government Shared Services – Joint Venture Update – May & June 2018*

#### **ISSUE**

To inform Council of the Common Services Joint Venture activities for the month of May & June 2018.

#### **BACKGROUND**

There are seven existing members of the Common Services Joint Venture Agreement, with two other Council's participating as non-members.

Members: Brighton, Central Highlands, Glenorchy, Huon Valley, Sorell, Southern Midlands and Tasman.

#### **DETAIL**

Refer 'Common Services Joint Venture Update – May & June 2018 attached.

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

May 2018 - Councillors will note that the Southern Midlands Council provided 52 hours of service to other Councils and received 9 hours of services from other Councils.

June 2018 - Councillors will note that the Southern Midlands Council provided 123 hours of service to other Councils and received 3 hours of services from other Councils.

Details of services provided are included in the attachment.

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

**Policy Implications** – N/A

**Priority - Implementation Time Frame** – Ongoing.

## RECOMMENDATION

**THAT the information be received.**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A E Bisdee OAM		
Dep. Mayor A O Green		
Clr A Bantick		
Clr R Campbell		
Clr E Batt		
Clr D F Fish		
Clr D Marshall		

**ENCLOSURE**  
*Agenda Item 17.2.1*

## Local Government Shared Services - Council Update

Council

Southern Midlands

Shared Service Participation in May 2018

61 hours

Summary

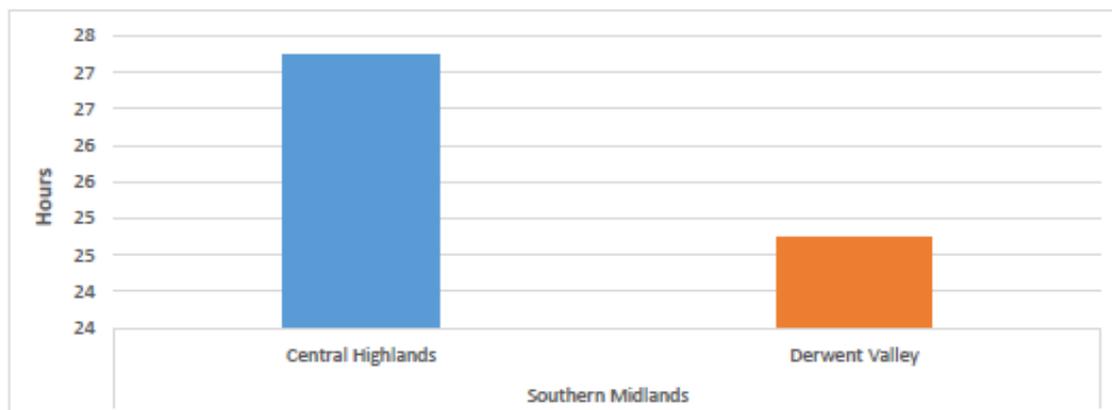
In May 2018, 61 hours of shared services were exchanged by the Southern Midlands Council which was an increase from hours exchanged in April (52). From this total, Southern Midlands provided 52 hours of services to other Councils and received 9 hours of services from other Councils.

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



### Services Provided by Southern Midlands Council

Fig 2 - Services Provided by Southern Midlands Council during May 2018 by Council



\*Council is not a member of LG Shared Services Agreement

Fig 3 - Services Provided by Southern Midlands Council during May 2018 by Service Category

SOUTHERN MIDLANDS		Summary of Services Provided
Central Highlands	27	
Animal Control	2	Animal Management Services
Planning Services	23	Statutory Planning Services
Strategic Planning Services	2	Senior Planning Services
Derwent Valley*	25	
Plumbing Permit Authority	25	Plumbing Inspections & Approvals
<b>Grand Total</b>	<b>52</b>	

\*Council is not a member of LG Shared Services Agreement

### Services Received by Southern Midlands Council

Fig 4 - Services Received by Southern Midlands Council during May 2018 by Council

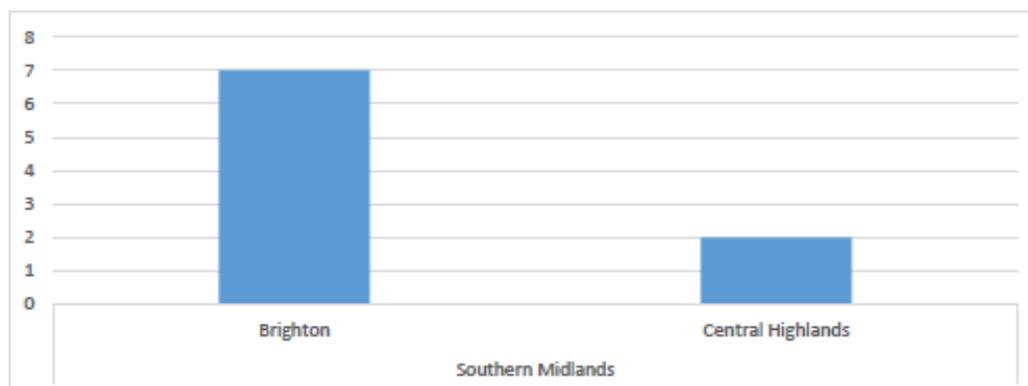


Fig 5 - Services Received by Southern Midlands Council during May 2018 by Service Category

SOUTHERN MIDLANDS		Summary of Services Received
Brighton	7	
Plumbing Permit Authority	7	Plumbing Inspections & Approvals
Central Highlands	2	
Works Services	2	Online Contractor Inductions
<b>Grand Total</b>	<b>9</b>	

## Cost Benefits Achieved by Southern Midlands and Other Councils

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

In the month of May, it is estimated, Council have achieved a net benefit of approximately **\$3,152**. This was a result of increasing the utilisation of its current staff to earn additional revenue from providing services to other Councils, and from utilising Shared Services from within Local Government as opposed to external consultants (on average LG Shared Services rates can be procured at significant discount to external consultant fees).

It is estimated that Southern Midlands Council's direct involvement in Shared Services saved **ALL** participating Councils (including Southern Midlands Council) approximately **\$3,520** for the month of May.

## Local Government Shared Services Update May 2018

### Summary of Recent Shared Services Activity

1024 hours of Shared Services were exchanged between Councils during April 2018, which was a decrease of approximately 26% when compared to hours exchanged during April 2017 (1384 hours) and these hours were lower than the three-month average of 1146 hours per month.

Fig 1 - Shared Service Exchange Hours in Recent Months

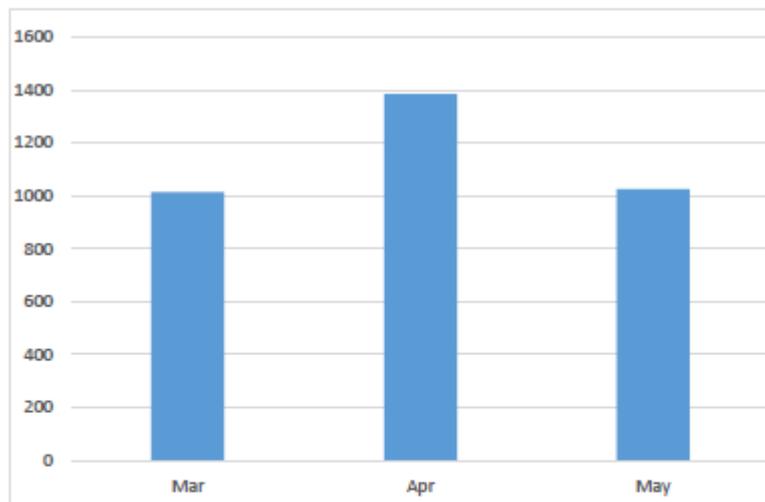
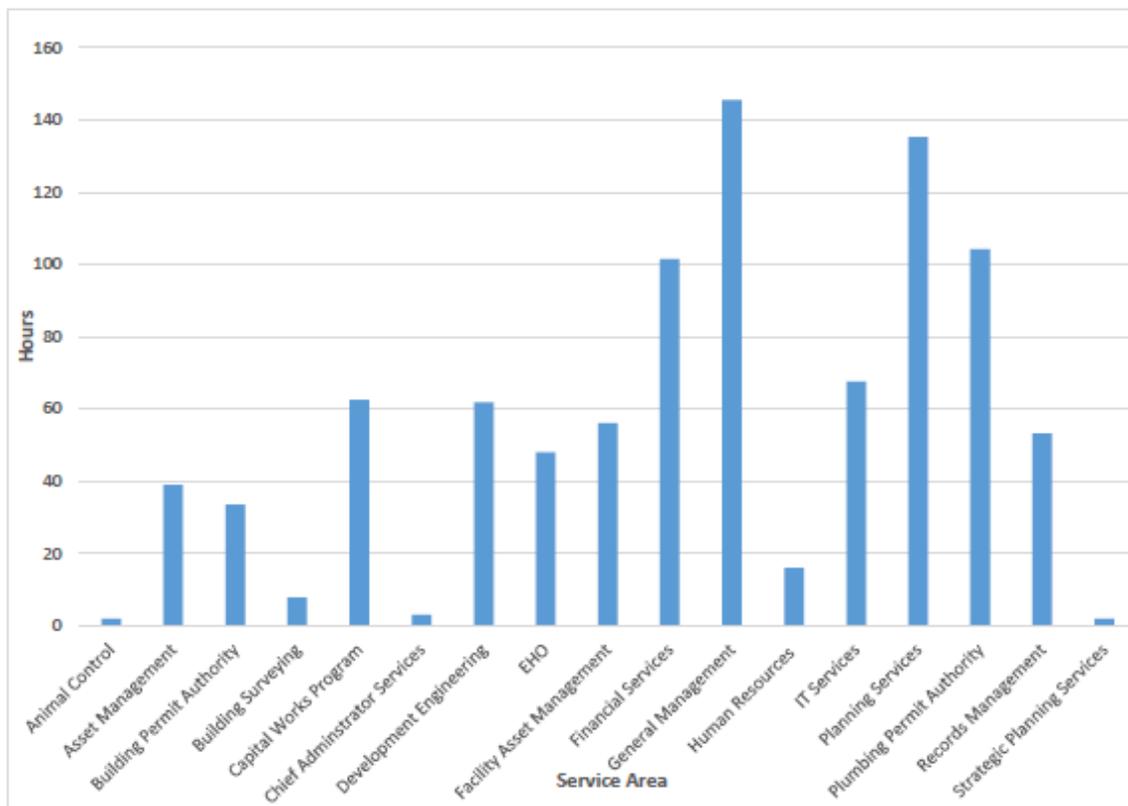


Fig 2 - Details of Current Exchange of Services by Council during May 2018

Provider Council	Client / Organisation									
	Brighton	Central Highlands	Derwent Valley*	GSB	Litchfield (NT)	LGSS	Glenorchy	Sorell	Southern Midlands	Tasman
Brighton			115	126		3	13	34	7	111
Central Highlands	2		9					2	2	2
GSB										
Sorell	8			112						278
West Arnhem (NT)					53					
Southern Midlands		27	25							
Tasman								96		

\*Council/Organisation not currently a member of the Local Government Shared Services Agreement

Fig 3 - Details of Current Exchange of Services by Service Category during May 2018



### Savings to Local Government

A total of 1024 hours of Shared Services were exchanged between Councils last month. Analysis of Shared Services provision has indicated that both the Provider Council and the Client Council save money through the exchange of Shared Services at an approximate ratio of 50%.

Due to this, it is estimated that the provision of Shared Services between Councils saved ALL participating Councils and Local Government, of the amount of \$75,225 for the month of May. This was a result of increasing the utilisation of current Council Staff at Councils providing services and from Client Councils utilising Shared Services from within Local Government as opposed to external consultants (on average LG Shared Services rates can be procured at significant discount to external consultant fees).

### Progress of the Shared Services

- The collation of a 'preferred contractors' list whom could undertake LGSS roles when staff are absent or additional resources are needed.
- Increase involvement with Northern Territory members and encourage more participation in meetings.
- Continuing to pursue financial gains through combined purchasing of common services approach.

## Local Government Shared Services - Council Update

### Council

Southern Midlands

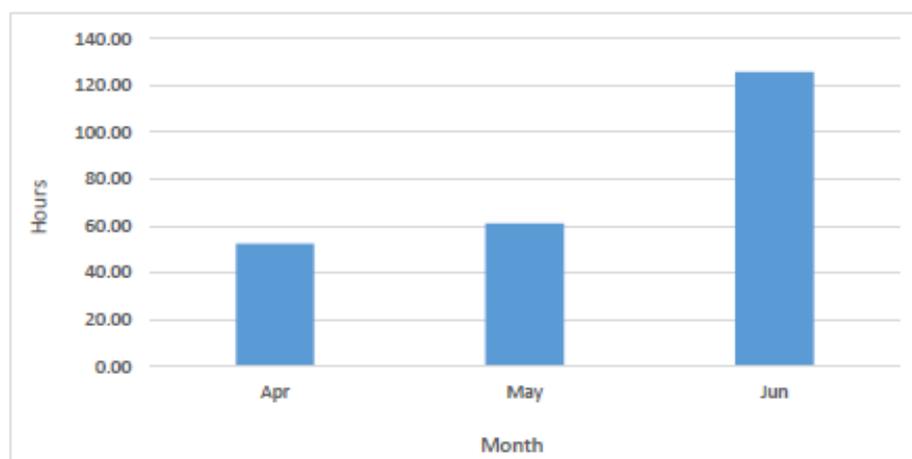
### Shared Service Participation in June 2018

126 hours

### Summary

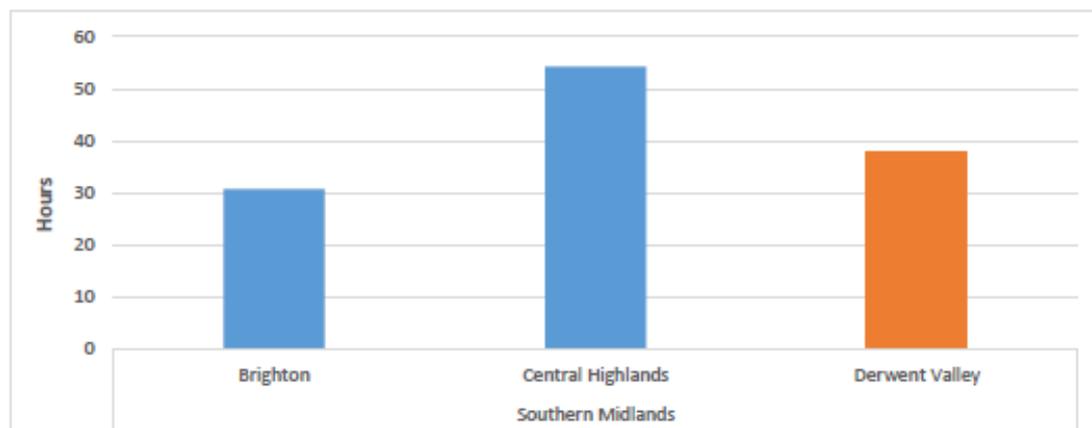
In June 2018, 126 hours of shared services were exchanged by the Southern Midlands Council which was an increase from hours exchanged in May (61). From this total, Southern Midlands provided 123 hours of services to other Councils and received only 3 hours of services from other Councils.

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



### Services Provided by Southern Midlands Council

Fig 2 - Services Provided by Southern Midlands Council during June 2018 by Council



\*Council is not a member of LG Shared Services Agreement

Fig 3 - Services Provided by Southern Midlands Council during June 2018 by Service Category

SOUTHERN MIDLANDS		Summary of Services Provided
Brighton	31	
Plumbing Permit Authority	15	Plumbing Inspections & Approvals
Tourism & Promotion	16	Beacon Foundation Project
Central Highlands	54	
Animal Control	17	Animal Management Services
Planning Services	37	Statutory Planning Services
Derwent Valley*	38	
Plumbing Permit Authority	38	Plumbing Inspections & Approvals
Grand Total	123	

\*Council is not a member of LG Shared Services Agreement

### Services Received by Southern Midlands Council

Fig 4 - Services Received by Southern Midlands Council during June 2018 by Council

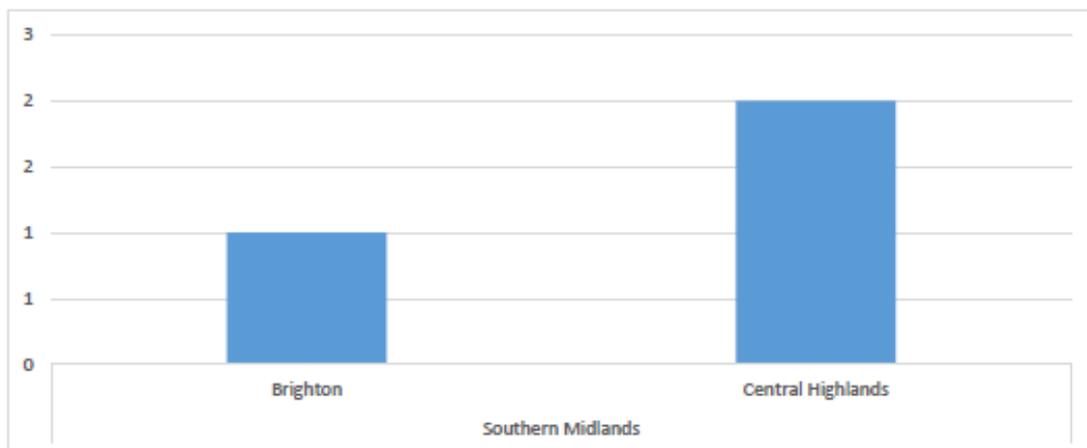


Fig 5 - Services Received by Southern Midlands Council during June 2018 by Service Category

SOUTHERN MIDLANDS		Summary of Services Received
Brighton	1	
Development Engineering	1	Subdivision Approvals & Inspections
Central Highlands	2	
Works Services	2	Online Contractor Inductions
Grand Total	3	

## Cost Benefits Achieved by Southern Midlands and Other Councils

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

In the month of June, it is estimated, Council have achieved a net benefit of approximately \$7,705. This was a result of increasing the utilisation of its current staff to earn additional revenue from providing services to other Councils, and from utilising Shared Services from within Local Government as opposed to external consultants (on average LG Shared Services rates can be procured at significant discount to external consultant fees).

It is estimated that Southern Midlands Council's direct involvement in Shared Services saved ALL participating Councils (including Southern Midlands Council) approximately \$7,860 for the month of June.

# Local Government Shared Services Update

## June 2018

### Summary of Recent Shared Services Activity

1328 hours of Shared Services were exchanged between Councils during June 2018, which was an increase of approximately 30% when compared to hours exchanged during the previous month of May (1024 hours) and these hours were higher than the three-month average of 1245 hours per month.

Fig 1 - Shared Service Exchange Hours in Recent Months

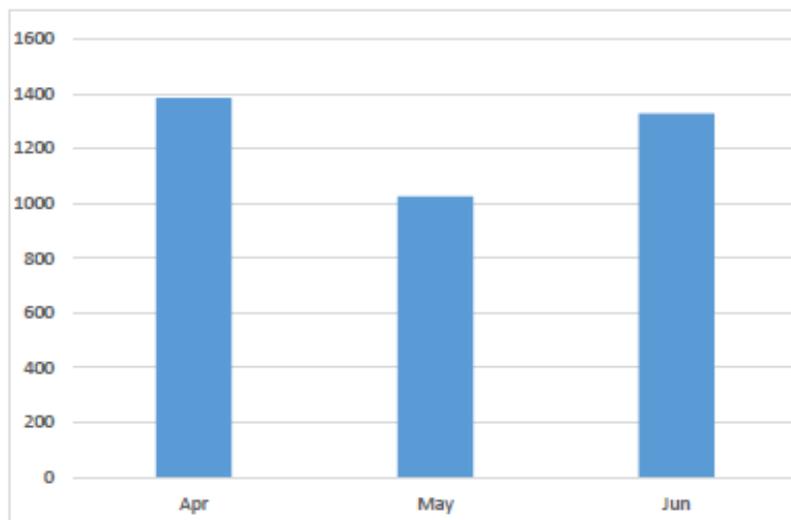
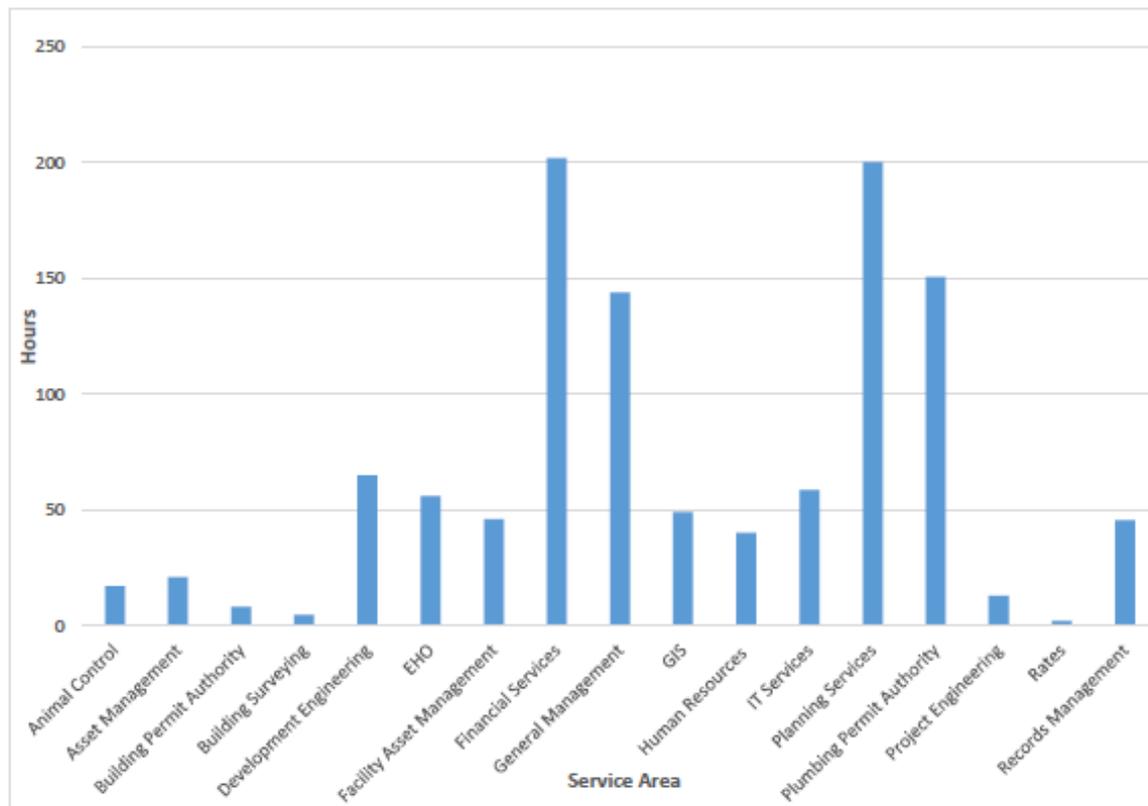


Fig 2 - Details of Current Exchange of Services by Council during June 2018

Provider Council	Client / Organisation									
	Brighton	Central Highlands	Derwent Valley*	GSB	Litchfield (NT)	LGSS	Glenorchy	Sorell	Southern Midlands	Tasman
Brighton			163	148			42	8	1	142
Central Highlands	2							2	2	2
GSB										
Sorell	54			91						359
West Arnhem (NT)					45.5					
Southern Midlands	31	54	38							
Tasman								144		

\*Council/Organisation not currently a member of the Local Government Shared Services Agreement

Fig 3 - Details of Current Exchange of Services by Service Category during June 2018



### Savings to Local Government

A total of 1328 hours of Shared Services were exchanged between Councils last month. Analysis of Shared Services provision has indicated that both the Provider Council and the Client Council save money through the exchange of Shared Services at an approximate ratio of 50%.

Due to this, it is estimated that the provision of Shared Services between Councils saved ALL participating Councils and Local Government, of the amount of \$100,109 for the month of June. This was a result of increasing the utilisation of current Council Staff at Councils providing services and from Client Councils utilising Shared Services from within Local Government as opposed to external consultants (on average LG Shared Services rates can be procured at significant discount to external consultant fees).

### Progress of the Shared Services

- Shared Services Agreement has been amended to reflect changes to 'Clause 4.7 Quorum' and was endorsed at the May LGSS Meeting.
- The collation of a 'preferred contractors' list whom could undertake LGSS roles when staff are absent or additional resources are needed.
- Increase involvement with Northern Territory members and encourage more participation in meetings.
- Continuing to pursue financial gains through combined purchasing of common services approach.

## 17.2.2 SOUTH CENTRAL SUB-REGION COLLABORATION STRATEGY – STANDING ITEM

**Author:** GENERAL MANAGER (TIM KIRKWOOD)

**Date:** 17 JULY 2018

### ISSUE

Standing Item to enable:

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

### BACKGROUND

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

### DETAIL

The Sub-Region Group has now met on six occasions. The last meeting was held on 4<sup>th</sup> June 2018 however no minutes of that meeting are yet to be received.

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

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

**Policy Implications** – N/A

**Priority - Implementation Time Frame** – Ongoing.

### RECOMMENDATION

**THAT** the information be received.

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

### 17.2.3 BUSINESS CONTINUITY MANAGEMENT POLICY

**Author:** CORPORATE COMPLIANCE OFFICER (WENDY YOUNG)

**Date:** 18 JULY 2018

**Enclosure:**

*Draft Version 1 Business Continuity Policy*

#### ISSUE

Formal adoption of a Business Continuity Policy and associated documents.

#### BACKGROUND

Draft version 1 of the policy was included in the June 2018 Council agenda for Councillors consideration and to enable time for any further amendments prior to adoption at the July Council meeting.

As part of the governance framework, this Policy has been developed to comply with audit requirements.

#### DETAIL

The objective of Business Continuity Management is to minimize the impact of a disruptive event on the operations and the delivery of services to the community. It sets out how council will manage the restoration of Council services during and after a disruptive event.

This policy and its associated documents assist in:

- Minimising interruptions to the normal operations;
- Limiting the extent of disruption and damage;
- Minimising the economic impact of the interruption;
- Establishing alternative means of operation in advance;
- Training personnel with emergency procedures;
- Providing for rapid restoration of services.

#### RECOMMENDATION

**THAT Council formally adopt version 1 of the Business Continuity Management Policy.**

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

**ENCLOSURE**

*Agenda Item 17.2.3*



Council Policy

DRAFT

**BUSINESS CONTINUITY MANAGEMENT POLICY**

Approved by: Council

Approved date: DRAFT

Review date:

**1. PURPOSE**

This policy has been developed as part of Council's Risk Management Framework to assist the organisation prepare for disruptive events to its operations.

**2. SCOPE**

This policy applies to all Southern Midlands Council staff involved or required during and after a disruptive event.

The Emergency Management Team will be responsible for oversight of Council's Business Continuity Plan and ensure appropriate resources are provided to support the plan.

**3. POLICY**

The objective of Business Continuity Management is to minimise the impact of a disruptive event on the operations and the delivery of services to the community by ensuring that Business Continuity plans are in place. Business Continuity Management at Council will align to the *AS/NZS 505:2010 Business Continuity – Managing disruption-related risk* Standard. The standard was developed to assist organisations maintain continuity of their operations through effective management of disruption-related risk.

**Council's Business Continuity Framework is made up of the following:**

**3.1 Business Continuity Management Policy**

Defines Council's approach to business continuity management and the principles by which business continuity plans are maintained within Council.

**3.2 Business Continuity Plan (BCP)**

Provides the required details for the co-ordination and management of Council during a significant disruptive event, the process for relevant business continuity plan activation and deactivation, and details BCP training and exercise requirements to ensure preparedness for disruptive events.

**3.3 Specific Operational Business Continuity Plan**

Considers the impact of disruptive events on critical operations and also documents procedures to allow continuity of services in the event of significant disruption.

**4 DOCUMENT ADMINISTRATION**

This Policy is to be reviewed every two years or as directed by the General Manager.

**Related documents:** Business Continuity Plan (BCP), Information Communications Technology (ICT) Business Continuity & Disaster Recovery Plan.

This document is Version 1.0 effective XX-XX-XXXX. The document is maintained by Community & Corporate Development, for the Southern Midlands Council.

**17.2.4 REPORT ON ATTENDANCE AT THE NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT 2018, HELD AT THE NATIONAL CONVENTION CENTRE, CANBERRA FROM THE 18-20 JUNE 2018**

**Author:** GENERAL MANAGER (TIM KIRKWOOD)

**Date:** 14 JULY 2018

**Enclosure:**  
*2018 Resolutions*

**Attachment:**  
*Population and the Policy Imperative – Presentation by Bernard Salt AM*

**DETAIL**

Report on attendance at the National General Assembly of Local Government 2018, held at the National Convention Centre, Canberra from the 18<sup>th</sup>-20<sup>th</sup> June 2018.

Attendance: Mayor A E Bisdee and General Manager T Kirkwood

Conference Theme: Approximately 850 delegates (there are presently 546 Councils in Australia) – largest attendance for many years.

**Assembly officially opened by the ALGA President (noted comments from the President):**

- spoke about the the theme of the Assembly, being 'Australia's Future: Make it Local' – referred directly to the importance of local communities and local governments in deterring our future, and the future of Australia
- communities want to make decisions at the local level about what their councils focus on and what they deliver in terms of services and infrastructure
- desire for more inclusive decision making, the need for diversity in representation among elected members being a key issue and one which all levels of governemnt are striving to achieve
- spoke about the ALGA's activities (and achievements) for the past twelve months, including:
  - FAG's indexation freeze was lifted on 1<sup>st</sup> July;
  - Headed off the threat of a divisive and unproductive review of the Grants legislation;
  - New and improved Natural Disaster Relief and Recovery Arrangeemnts take effect from 1<sup>st</sup> November (includes convincing the Government to focus more on investing disaster mitigation);
  - Budget announcement of a one-off program of \$29.70 million to fund up to 500 local community sporting infrastructure grants (part recognition of ALGA's call for the extablishment of a Community Infrastructure Fund.
  
- ALGA continues to call for investment by the Commonwealth in first and last mile projects to improve freight productivity (follows Minister McVeigh's announcemnets that he is seeking to include local government access to the Government's new \$3.50 billion Roads of Strategic Importance Program (ten- year program)
- Continuing call for a Community Infrastructure Program to address infrastructure backlog

- Trust in the waste and recycling industry has been put at risk. China's implementation of its National Sword Policy has effectively closed the China market for recycled material. Resulted in a crisis in the recycling industry, putting pressure on Councils to renegotiate waste contracts, and creating a long-term threat to the viability of recycling.
- Need to increase our capacity for recycling through investment and need to increase demand for recycled product (low demand from local government – are Councils using their procurement power to create demand for recycled product?).
- ALGA is working with the Australian Packaging Covenant Organisation to reduce the amount of waste generated, especially materials which are difficult and expensive to recycle.
- Local government is responsible for 75% of the nation's roads by length. Recognised that the road toll has worsened over recent years (March 2018 - 5.1 per 100,000 population compared to March 2015 – 4.8 per 100,000). Of significant concern is the rate in regional and remote Australia. Whilst there are a number of contributing factors, road trauma is a task that local government needs to act on, be it through community education or targeted investment (through funding over and above the FAG's and Roads to Recovery funding)
- Restoring the quantum of Financial Assistance Grants back to a level of at least 1% of Commonwealth Taxation revenue (in 1996 funding under the FAG's program was equal to 1% - currently sits at 0.55%). Growth in Commonwealth taxation revenue over the last 20 years has not been matched by a growth in distributions to local government.

### **Motions / Resolutions:**

Approximately 120 resolutions were presented for debate and reference is made in the attachment which lists each of the resolutions and the outcome of the debate.

Note: The Motion submitted by the Southern Midlands Council was consolidated into a composite Motion (ALGA discretion) with the following related Motions being passed:

1. *The National General Assembly call on the Australian Government to commit to action and resources to address the growing problem of housing affordability in Australia, impacting significantly on infrastructure and essential service provision. Specifically the NGA calls for:*
  - a) *An economically sustainable approach under the National Affordable Housing Agreement to deliver significant assistance to states and territories to support people on low to moderate incomes with limited housing options to secure appropriate public/social housing or affordable housing.*
  - b) *Research into new models for facilitating financing and investment of affordable housing development, including developer collaborations with industry and philanthropic organisations and use of government land to build local housing that is affordable, well-located, diverse and well designed;*
  - c) *Working collaboratively with the States to develop a comprehensive, long term set of integrated policy measures to address housing affordability to align with migration and population changes.*
  - d) *Additional funding or incentives to address severe shortage of affordable and appropriate housing options available to key workers including nurses, teachers and police across the States and Territories.*

2. *That National General Assembly call on the Federal Government to lead a national discussion through the Coalition of Australian Government (COAG) to develop affordable housing standards that include measures for sustainability.*

**Presenters:**

There were a high number of high profile presenters, including:

*David Speers – The Australian Political Landscape*

- Sky News Political Editor
- Discussed who is likely to win the upcoming 'Super Saturday' by-elections and the fact that the results could put pressure on the leadership of both Turnbull and Shorten
- Analysed the issues, including debate around tax cuts
- Spoke about the approach of the Coalition and Labor in tackling the challenges Australia confronts on economic management, energy policy and indigenous disadvantage

*Virginia Haussegger – The Case for Gender Diversity in Local Government*

- Journalist, Media Commentator and Television presenter
- Indicated that when it comes to representation of women in leadership positions, local government is the worst performing tier of government across Australia
- Provided a lot of data and statistics
- A number of local and state based initiatives are making inroads and achieving cultural change
- Is there a case for mandatory quotas or voluntary targets?

*Bernard Salt – Population and the Policy Imperative*

- The content of Bernard Salt's presentation is best reported by referring to the attached presentation which provides a range of information relevant to the topic

**Other Speakers:**

*Hon Dr John McVeigh – Minister for Regional Development, Territories and Local Government*

- Aware of the challenges and opportunities that face councillors and the communities they represent (previous local government elected member) and understands the importance of councils delivering the frontline services
- Made reference to the Government's investment in roads, infrastructure, railways, airports, energy infrastructure – keen to support local government doing the same in each council area
- Total provision of \$744.5 million for Roads to recovery through to 2021-22.
- Need for increased confidence and commented that the federal government needs to continue to focus on that in terms of supporting the local government sector e.g. financial assistance grants
- Referred to the Building Better Regions Fund - \$200 million allocated for the third round

*Hon Stephen Jones – Shadow Minister for Regional Services, Territories and Local Government*

- Around \$50 billion in Financial Assistance Grants has been provided by the Commonwealth to Local Government since the Whitlam Government introduced these in 1974-75. Then, as now, Labor sees local government as a partner.
- A partner in the challenge to provide important basic services; improve the amenity of streets, towns and suburbs; the aspiration to build a better future for residents
- Labor sees local government as the best partner in regional development projects

- Labor recognises that local government needs certainly around Financial Assistance Grants – the freeze was a shock and setback to local government
- Local government contributes 2 percent to Australia's GDP – that is why Labor and respects and supports local government's aspiration to be recognised in Australia's Constitution
- Constitutional recognition will remove any doubt about the ability of the Federal Government to directly fund local government
- Recycling – pressure on local government to lead the discussion – totality of the supply chain needs to be examined – not just recycling, but also packaging, disposability
- NBN – spending a lot of money but the problems are not going away – is the network fit for purpose?
- Benefits from the advancement in technologies are not being realised
- Federal Labor Government would embed a Smart Cities agenda in a National Urban policy – approach not just about major capitals but important regional cities
- Gender diversity in local government – support for change – difficult for women as the community can be harsh on elected members
- Repeated message that Labor sees local government as a partner – better planning leads to better outcomes

*Senator The Hon Bridget McKenzie – Minister for Rural Health, Sport and Regional Communities*

- Funding allocated for community sporting infrastructure – guidelines to be released shortly

*The Hon Bill Shorten – Leader of the Opposition*

- ALGA Assembly – important gathering as the ideas contribute to the national debate and policy agenda
- Shadow Minister (Stephen Jones) has already met with 160 local governments - is aiming to meet with every Council (or at least sub-region) prior to the next election
- Raised the issue of 'closing the gap for our first Australians' – this means closing the gap at both the national and local level
- If elected Prime Minister wants better cooperation and stronger partnerships with local government
- Labor will seek to include local government in the Constitution
- Labour government will allocate \$3.4 million for flood mitigation measures in the north-west of Tasmania
- Would tackle mobile black spots and improve NBN
- Greater assistance from the Commonwealth to upgrade community sporting infrastructure
- Spoke about waste minimisation and recycling issues (a problem too big for local government to solve)

*The Hon Malcolm Turnbull – Prime Minister of Australia (Conference Dinner)*

- Addressed the Conference Dinner
- Most successful multicultural society in the world
- Local government deals with a range of issues, irrespective of whether it is their direct responsibility – this reflects that local government is nearest to the community
- Spoke about 'City Deals' and his intention to take the concept and apply to regions – aimed at better engagement and involvement between the three levels of government
- Improving the amenity and liveability of our communities is vitally important

### Panel Sessions:

Four panel sessions were held during the course of the Assembly.

1. Panel was titled 'Balancing Innovation and the Public Interest'.
  - Discussion relating to the use of Drones – the technology, activities, regulations; applications for local government; mitigating legal liability for Councils
  - Trends in the motor vehicle industry (i.e. type of cars and capability) – what does this mean for local government? Examples quoted include planning infrastructure for electric cars; reduced need for car parks in high value CBD areas with driverless cars.
2. Second Panel was titled 'Building Tomorrow's Communities: Livability
3. Panel of Mayors – general discussion focussed on local government and the forthcoming Federal Election. Points noted:
  - rate caps are forcing councils to do more with less
  - Councils are making decisions on outdated data or no data at all
  - communities view councils as 'red tape' and hurdles, rather than enablers for change
  - fragmented platforms tie up valuable resources and drain limited council funds
  - Councils are expected to create 'smart cities' but lack clarity, expertise or support
4. Panel was titled 'How to Create Resilient Local Communities'. Interesting point that the total economic cost of natural disasters is forecast to increase to \$39 billion per year.

### Concurrent Sessions:

The concurrent sessions were focussed on Digital Technology; Recycling and Waste; and Delivering for Communities.

The Recycling and Waste Session raised issues such as:

1. More regular recycling education by State and Local Governments
2. More recycling services through better supported product stewardship and retail sponsored recycling schemes
3. More recycled material consumption through government procurement
4. The loss of the Chinese market has decimated international market prices and resulted in an urgent need to create new markets

### ALGA top priorities for next federal election:

- Improve the safety and management of local roads by doubling Roads to Recovery funding to \$800 m per year;
- Restore quantum of the FAG's to a level greater than or equal to 1% of Commonwealth tax revenue;
- Making the Bridges Renewal Program permanent;
- Establish a Local Freight Productivity Investment Plan funded at \$200 m per year for 5 year;
- Funding community infrastructure at a cost of \$300 m per year for 4 years;
- Establishment of a preventative health and activity program - \$100 m over 4 years;

- Investment in targeted disaster mitigation - \$200 m per year for 4 years;
- Creation of a Climate Change Fund Partnership - \$200 m over 4 years;
- Digital Regional Telecommunications Program of \$100 m over 4 years.

Full copies of the presentations can be sourced from the ALGA Website (or provided upon request).

## RECOMMENDATION

**THAT the information be received.**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A E Bisdee OAM		
Dep. Mayor A O Green		
Clr A Bantick		
Clr R Campbell		
Clr E Batt		
Clr D F Fish		
Clr D Marshall		

**ENCLOSURE**  
*Agenda Item 17.2.4*



# 2018 Resolutions

**Special Ugent Business Palm Island Aboriginal Shire Council, QLD** **Carried**

That the National General Assembly calls on the Federal Government to commit to vital long-term funding for housing construction in remote and discrete Aboriginal and Torres Strait Islander communities. The current failure to do this risks reversing the gains made in these communities to Close the Gap of indigenous disadvantage in Australia. Refusal to provide funding will have catastrophic impacts on the social, educational and health outcomes, including increased mental health issues and family violence in these communities.

**1 ALGA, NSW** **Carried**

That the National General Assembly call on the Commonwealth Government to initiate a timely process for the development and conduct of a national referendum on constitutional recognition of Local Government within 5 years. This process should be cognisant and respectful of indigenous people and not impede any process that recognises indigenous people.

**1.4 Hunter's Hill Council, NSW** **Carried**

That the Australian Local Government Association consider advocating for a second question concerning democratic recognition of local government in the Constitution to be put to the Australian people at a referendum asking that a new section 119A be inserted with wording to the effect (or similar effect) that:

- Each State shall, and each Territory may, provide for the establishment and continuance of local government bodies directly chosen by the people in accordance with its laws and empowered to administer, and to make by-laws for, their respective areas in accordance with the laws of the State or Territory.
- The Parliament of a State or Territory may by Statute dismiss a local government body, and provide for the appointment of persons to perform its functions and exercise its powers until such time as a new local government is elected.

**1.5 City of West Torrens, SA** **Carried**

That the National General Assembly call on the Australian Local Government Association, with involvement in the Council of Australian Governments, approach the Federal Government to write a new Federal Constitution for the 21st Century.

**1.6 Frankston City Council, VIC** **Carried**

That the National General Assembly endorses the constitutional acknowledgement of Indigenous Australians as the first peoples of this land. Furthermore, the National General Assembly call on Federal Parliament to allow a national referendum for Australians to make a determination on this matter.

**2 Bega Valley Shire Council, NSW** **Carried**

That the National General Assembly advocates on behalf of local government that Financial Assistance Grants should be increased to at least 1% of national taxation revenue at the 2019/2020 budget.

- 3 Yarra City Council, VIC** **Carried**
- 1) That the National General Assembly, in line with previous NGA resolutions over successive years, continue raising with the Commonwealth through COAG and all other relevant forums:
    - a) The need for re-alignment of federal funding arrangements so that the three levels of Government in Australia have a more efficient match between their public responsibilities and their finances;
    - b) The need for the Commonwealth to urgently address the rapidly growing infrastructure gap in the States, particularly in regards to rail transport in and between capital and regional cities – with significant funding being immediately provided to metropolitan public transport which will free up road space for cars and freight;
    - c) The need for equitable infrastructure funding to States to reduce major discrepancies between the Australian States, e.g. Victoria’s infrastructure funding has been reduced to 8-9% of federal infrastructure funding notwithstanding its population being 25% of the nation which produces 22% of the Australian GDP.
  - 2) That the National General Assembly therefore seeks:
    - a) A commitment to a “new agreement of principles” funding discussion across all three levels of government so it is clear who does what based from which taxation stream.
    - b) Equitable Commonwealth infrastructure investment in rail and other infrastructure projects (in both metropolitan and regional cities); and
    - c) Better communication of the Commonwealth’s infrastructure funding distribution formula.

- 4 Livingstone Shire Council, QLD** **Carried**
- a) That the National General Assembly call on the Australian Local Government Association to lobby State and National Governments to adjust procurement policy and practices to drive local content supply chain opportunities and direct spend, specifically in regional Australia, and particularly where Tier 1 and Tier 2 contractors are engaged to ensure that contracts require local content outcomes that are measurable and accountable to milestone achievements.
  - b) That Local Government is encouraged to lead by example by updating procurement policy to ensure appropriate weightings for local content are included and outcomes are measured and reported.

- 5 City of Wagga Wagga, NSW** **Carried**
- That the National General Assembly call on the Federal Government to engage with the States in order for the States to make changes and support legislation procurement frameworks that allow for Local Government to implement a similar Federal Government Indigenous Procurement Policy.

- 6 Logan City Council, QLD** **Carried**
- That the National General Assembly calls on the Australian Government to introduce a taxation category recognising social enterprises and develop a National Guideline for Social Procurement in Local Government that provides clear parameters for councils developing social procurement policies within existing legislative frameworks.

**7 Bayside City Council, VIC** **Carried**

That the National General Assembly calls on the Australian Government to:

- Build upon existing initiatives including industry product stewardship schemes, and directives on recyclable packaging, to ensure packaging and products are designed for minimal packaging, re-use, recycling and repair, with the disposal costs included in the purchase or disposal price;
- Ensure the goals and objectives set out in the Australian Packaging Covenant Strategic Plan 2017-2022 are prioritised and achieved as a matter of urgency;
- Financially support regional waste management solutions for advanced alternative waste treatment and processing;
- Ensure government and industry procurement and tenders specify the use of products with recycled content, minimal packaging and repair;
- Develop a national Circular Economy Strategy to develop markets for recyclable products.

**7.3 City of Adelaide, SA** **Carried**

The National General Assembly calls on the Australian government to collaborate with State and Local Governments and the recycling industry sector to investigate alternatives to exporting recyclable waste materials to China, including increased government and public procurement of products with Australian recycled content; investing in local recycling infrastructure that maximises the economic value of recovered materials; and/or changes to packaging regulation.

**7.4 City of Adelaide, SA** **Carried**

The National General Assembly calls on the Australian Government to develop an Australian Standard for compostable takeaway food and beverage containers and a nationwide labelling standard for recyclable and compostable takeaway food and beverage containers by 2020.

**7.5 Macedon Ranges Shire Council, VIC** **Carried**

That the National General Assembly advocate the following:

- 1) That the Federal Government commence an enquiry into the future of the waste and recycling sector in Australia, to review the current practices of waste to landfill and recyclables being sent overseas which are no longer sustainable or viable.
- 2) That the Federal Government implement policy settings that support a philosophy that views waste as a resource and resets the waste and recycling industry to move towards establishing a sustainable and viable waste and recycling resource recovery industry.
- 3) That the Federal Government invest in supporting market development, technologies and the associated local industries in creating and expanding potential end market uses of recovered resources.

**8 City of Ryde, NSW** **Carried**

Councils are required by the State and Federal Government to manage terror and security related risks at events and in crowded places. The National General Assembly seeks the following commitment from Federal and State Governments, that:

- The Federal Government funds councils to enact their roles and responsibilities as listed in the new 'National Counter-Terrorism Plan' (October 2017).

- The Federal Government funds councils and community groups to implement steps for protecting their sites from terror threats, as listed in 'Australia's Strategy for Protecting Crowded Places from Terrorism' (August 2017).
- When security measures are for not-for-profit community events, the Federal Government has the primary responsibility of funding the design and installation of measures against vehicle attacks as outlined in the 'Hostile Vehicle Guidelines for Crowded Places' (2017), and the State Government funds the costs of Traffic Management Plans for traffic control and vehicle risks.
- That the Federal and State Governments will fully fund all terror and security measures for events run by the State and Federal Government and not place this cost impost on Councils.

#### 9 Tenterfield Shire Council, NSW

Carried

That the National General Assembly lobby the State Governments to apply local government rates to National Parks, Nature Reserves, State Conservation Areas and State Forests. Any ratings applied should be differential depending on impact and level of use.

#### 10 Darebin City Council, VIC

Carried

That the National General Assembly call on ALGA to:

- 1) Explore all the potential impacts that the Trans Pacific Partnership (TPP) agreement may have which could limit the ability of councils to enter into a range of strategies and policies such as environmental initiatives, local procurement, jobs programs and insourcing.
- 2) Develop an advocacy strategy as required to protect the role of local government now and in the future.
- 3) Communicate information to all councils on the impacts that TPP may have on their operations.

#### 11 Wyndham City Council, VIC

Carried

That the National General Assembly congratulates the ALGA Secretariat for their thorough submission of September 2017 to the National Freight and Supply Chain Priorities Discussion Paper. The Assembly particularly notes recommendations that encourage more collaboration and planning between regional groupings of Councils on regional freight plans for local connector and arterial roads. The NGA therefore requests the Secretariat provide all Councils through their state associations with:

- An assessment of the alignment of the Strategy when it is released this year with its submission, and
- Case studies and options for regional groupings of Councils (metropolitan, rural, regional and a mix thereof) to collaborate and advocate for support from both State and Federal Governments for regional freight plans for local connector and arterial roads.

**12 Leeton Shire Council, NSW** **Carried**

That the National General Assembly:

- 1) Requests the Federal Government to expand the traffic safety measure of Tactile Line Treatments (audible warning devices, rumble strips) as a mechanism for inclusion in the current and future National Road Safety Strategies.
- 2) Advocates for additional funding allocations to be incorporated into future Federal Assistance Grants (FAG) roads component to support the infrastructure costs associated with the inclusion of Tactile Line Treatments or Audible Warning Devices in road construction to improve road safety outcomes within regional communities.

**13 Glen Innes Severn Council, NSW** **Carried**

That the National General Assembly expresses its concern regarding the Federal Minister for Roads' intention to require Roads to Recovery funding to be directed toward safety initiatives, noting that this may not achieve the desired outcome of a reduction in the road toll, but will divert much needed resources from Council's already inadequate roads renewal budget.

**14 Brisbane City Council, QLD** **Carried**

The National General Assembly calls on the Australian Government to ensure organisations capturing data about transport networks, openly share this data with local governments to assist with planning, delivery and operation of transport infrastructure.

**15 Brisbane City Council, QLD** **Carried**

The National General Assembly calls on the Australian Government to require all state and territory governments to commit to conducting regular, consistent and comprehensive household travel surveys.

**16 Isaac Regional Council, QLD** **Carried**

That this National General Assembly strongly condemns pricing exploitation and discrimination by any airline in rural, regional and remote regions, and calls for the Commonwealth Government Senate Standing Committee on Rural and Regional Affairs and Transport to address concerns raised by member Councils in its Inquiry into the operation, regulation and funding of air route service delivery to rural, regional and remote communities.

**17 Tamworth Regional Council, NSW** **Carried**

That this National General Assembly calls on the Australian Government to guarantee the preservation of landing slots at major metropolitan airports assigned to Regular Public Transport (RPT) Services from regional centres. Further, that the Australian Government provides every assistance to regional airline carriers to overcome the current pilot shortage which is impacting on the frequency of RPT Service schedules to and from regional centres.

**18 Randwick City Council, NSW** **Carried**

That the National General Assembly:

- 1) Notes that each year many hundreds of people nationwide are forced to move from their homes to allow for the construction of public and private infrastructure and other projects including motorways, railways and hospitals, and that this process causes great distress, emotional and financial hardship, and the irretrievable fracturing of local communities.
- 2) Notes that the compulsory acquisition process is governed under the following acts: Commonwealth (Lands Acquisition Act 1989), New South Wales (Land Acquisition (Just Terms Compensation) Act 1991), Tasmania (Land Acquisition Act 1993), Queensland (Acquisition of Land Act 1967), South Australia (Land Acquisition Act 1969), Western Australia (Land Administration Act 1997), Victoria (Land Acquisition Act and Compensation Act 1986).
- 3) Acknowledges that while some states, including NSW and Victoria, have in recent years reviewed and amended their respective acts, many households who have and still remain in the process of having their homes forcibly acquired, remain distressed and deeply unsatisfied with the both the process and financial compensation they have been offered.
- 4) Calls on the Federal government to conduct a national review, with public hearings, into land acquisition procedures across all states and territories, and to harmonise all state provisions for compensation of land acquisitions in response to the review.

**19 Boroondara City Council, VIC** **Carried**

That the National General Assembly calls on the Australian Government to adequately resource State and Local Governments to address and rectify the highly dangerous combustible cladding which has been used in construction of high rise residential and public buildings in order to avoid a potential loss of life and property across Australia.

**20 Cessnock City Council, NSW** **Carried**

That the National General Assembly call on the Federal Government to endorse regulation and a licensing scheme for short term holiday letting of properties through businesses like Air BnB and Stayz.

**21 City of Norwood Payneham and St Peters, SA** **Carried**

That the National General Assembly calls on the Australian Local Government Association to investigate options for a more sustainable management of street tree canopies under high voltage power lines in order to assist councils to negotiate with State government legislators and electricity suppliers, so as to minimise the damaging impacts on street trees now being caused by the excessive clearance of tree foliage away from high voltage wires, which takes no account of the health, aesthetic appearance, wildlife habitat and shade-giving values of street trees.

**22 Newcastle City Council, NSW** **Carried**

That the National General Assembly:

- 1) Notes the continued uncertainty surrounding the status of second and third tier Cities, where those Cities can be classified as either as a 'regional' or 'metropolitan'.
- 2) Calls on the ALGA to write to the Premier of each state, seeking clarification about regional and metropolitan boundaries in that state emphasising the importance of recognising the importance of second and third tier cities to the Australia Economy.

- 3) Calls on the ALGA to write to the Prime Minister, Malcolm Turnbull seeking clarification about regional and metropolitan boundaries in Australia, recognising the importance of second and third tier cities to the Australian Economy.

**23 Central Coast Council, NSW** **Carried**

That the National General Assembly call on the State Governments to return to the councils all waste levy revenues collected to fund their councils' waste and recycling initiatives.

- For example, in 2016/17 the NSW State Government raised \$659m from local councils through their waste levy returning only 18% (\$118m) to local communities for waste management initiatives.
- Furthermore, the States undertake a thorough review of the classification of councils for the purpose of raising the levy.

**24 Blue Mountains City Council, NSW** **Carried**

That this National General Assembly calls on the Commonwealth Government to provide more support to Local Government for the collection and disposal of hazardous wastes.

**25 Tenterfield Shire Council, NSW** **Carried**

That the National General Assembly call for a ban be placed on wet wipes incorrectly marketed as "flushable toilet wipes" due to their negative impact on sewer lines and sewerage processing facilities.

**26 Leeton Shire Council, NSW** **Carried**

That the National General Assembly:

- 1) Requests the Federal Government to investigate options for the implementation of a National Container Deposit Scheme to ensure consistency of operation in all states and territories.
- 2) Supports the implementation of a National Container Deposit Scheme to increase recycling of beverage containers.

**27 Wentworth Shire Council, NSW** **Carried**

That the National General Assembly lobby the Federal Minister and Shadow Minister to institute a National Water Registry, to monitor and report on all rainfall, surface and ground water storage, evaporation and capacity or movement, including flow rate and interstate or intervalley trade, extraction, unaccounted activity, licences and allocation in real-time, and inform the public in relation to foreign ownership of water assets and infrastructure.

**28 Wentworth Shire Council, NSW** **Carried**

That the National General Assembly calls on the Federal Government to create a National Water Ombudsman with Federal jurisdiction to inquire, arbitrate, enforce, impose punitive measures and oversee amendments to State water legislation.

**29 Alexandrina Council, SA** **Carried**

That the National General Assembly:

- 1) Notes the importance of fit-for-purpose water availability for regional prosperity;
- 2) Calls on all levels of government to recommit to full and timely implementation of the Basin Plan; and
- 3) Calls for a formal role for local government in Basin Plan decision making via a permanent seat at the Murray-Darling Basin Ministerial Council.

**30 Broken Hill City Council, NSW** **Carried**

That the National General Assembly of Local Government 2018 call upon the Federal Government to strengthen the role of the Murray Darling Basin Authority with regard to enforcement of compliance regarding water retention and extraction limits to guarantee that agreed flows are allowed to pass downstream for the length of the Barwon/Darling river.

**31 Lockyer Valley Regional Council, QLD** **Carried**

That the National General Assembly call on the Australian Government to replenish the National Water Infrastructure Development Fund to ensure sufficient funds are available to both assess the feasibility of projects and to deliver this critical water infrastructure.

**32 Liverpool City Council, NSW** **Carried**

That the National General Assembly advocates that Councils show commitment to energy efficiency, solar and other renewable technologies by:

- Seeking all available avenues of funding, including State and Federal governments, to reduce energy use across existing and future Council assets through the use of solar and other renewable energy sources;
- Ensuring all future development, consider, the impact on existing renewable energy production by ensuring any shadowing assessments take into account the impact on neighbouring building's solar panels; and
- Advocating robust renewable energy targets, along the lines of those in the ACT

**33 Break O'Day Council, TAS** **Carried**

That the National General Assembly lobby for the establishment of a national Natural Resource Management Program which is focussed on the delivery of on-ground land management activities which protect and restore the environment and result in improved environmental outcomes through greater community engagement and participation.

**34 Lockyer Valley Regional Council, QLD** **Carried**

That the National General Assembly call on the Australian Government to ensure that in any reform of the National Disaster Relief and Recovery Arrangements (NDRRA), the Australian Government will continue to fund up to 75% of the assistance available to individuals and communities and to not consider cost shifting to States and/or Local Governments.

**35 Lockyer Valley Regional Council, QLD** **Carried**

That the National General Assembly call on the Australian Government to revise the NDRRA Guidelines to consider parks and recreational facilities as essential public assets for the purposes of Category B assistance.

**36 North Burnett Regional Council, QLD** **Carried**

That this National General Assembly call on the Australian Government to maintain Water and Sewerage essential public infrastructure and recreational areas funding in the 2018 Disaster Relief Funding Arrangements (DRFA).

**37 Shoalhaven City Council, NSW** **Carried**

That the National General Assembly call on the Federal Government to provide funding to ensure that Local Government information technology is strong, secure, affordable and resilient.

**37.1 City of Adelaide, SA** **Carried**

The National General Assembly calls on the Australian Government to work with the local government sector to develop and implement a National Information Security Management Framework.

**38 Central Highlands Regional Council, QLD** **Carried**

That the National General Assembly engage with the Federal Government to establish National Data Collection Standards to enable the more efficient and effective reporting of local government data and to ensure that comparisons can be made on the same data assumptions across all States and Local Governments.

**38.1 City of Adelaide, SA** **Carried**

The National General Assembly calls on the Australian Local Government Association to coordinate with interested local government parties to develop a national information management framework, with a focus on harmonisation of standards and structure across the local government sector.

**39 West Wimmera Shire Council, VIC** **Carried**

- 1) That the National General Assembly call on the Australian Local Government Association to write to the Minister for Communications, to convey the ongoing discontent with telecommunications blackspots and erratic internet services in Rural Australia.
- 2) That the correspondence clearly state that the lack of telecommunications and internet service is acting as an inhibitor to economic development, growth in existing business, the provision of modern education programs and creates difficulties for emergency service management during emergency events.
- 3) That the Federal Government fund the closing of the telecommunications gap that exists between rural and urban residents.

**39.1 Frankston City Council, VIC**

Carried

That the National General Assembly expresses concern with the continued delay in the rollout of the National Broadband Network (NBN). Concern is to be raised regarding outstanding locations without NBN connection/coverage. Moreover, concern relating to the reliability of connected services – where substandard performance in some locations has been well documented – must also be expressed.

**39.2 East Gippsland Shire Council, VIC**

Carried

That the National General Assembly advocate to the Australian Government in respect to the importance of ensuring that all communities have timely access to effective mobile phone services and reiterate the importance of acting promptly on recommendations made by Infrastructure Australia and the Productivity Commission to:

- Review the current Mobile Black Spot Funding Program prior to announcing any further funding rounds;
- Revise the current Telecommunications Universal Service Obligation to reflect changes to the telecommunications needs of communities by creating a new baseline for universal access to mobile voice and data requirements; and
- Focus appropriate resources to ensure that a baseline of service can be provided in non-commercially viable areas and to special service users in regional and remote areas.

**40 Macedon Ranges Shire Council, VIC**

Carried

That the National General Assembly advocate the following:

- 1) That the Federal Government demand and require greater coordination in the planning and location of infrastructure required for NBN and telecommunications by requiring all carriers ensure that planned new infrastructure applications are supported by an integrated approach for black spot locations covering NBN and all telecommunications carriers.
- 2) That the Codes of Practice for Telecommunications Facilities be reviewed and updated reflecting advancement in technology, alternatives to towers and requiring that all carriers demonstrate the merit of any new tower proposal having regard to an integrated strategic placement and merited multi co-location ability for any new tower. Alternatives to towers should also be proposed in any new tower application.

**41 North Burnett Regional Council, QLD**

WITHDRAWN

That this National General Assembly calls on the Commonwealth to develop a 3-5 year strategic and asset management plan to ensure the delivery of equitable TV services allowing Australian Local Governments to withdraw from being a self-help re-transmission of television services provider for rural, remote communities and small regional communities.

**42 Manningham City Council, VIC**

Carried

The National General Assembly call on the Australian Government to commit to action and resources to address the growing problem of housing affordability in Australia, impacting significantly on infrastructure and essential service provision. Specifically the NGA calls for:

- a) An economically sustainable approach under the National Affordable Housing Agreement to deliver significant assistance to states and territories to support people on low to moderate incomes with limited housing options to secure appropriate public/social housing or affordable housing.

- b) Research into new models for facilitating financing and investment of affordable housing development, including developer collaborations with industry and philanthropic organisations and use of government land to build local housing that is affordable, well-located, diverse and well designed;
- c) Working collaboratively with the States to develop a comprehensive, long term set of integrated policy measures to address housing affordability to align with migration and population changes.
- d) Additional funding or incentives to address severe shortage of affordable and appropriate housing options available to key workers including nurses, teachers and police across the States and Territories.

#### **42.2 Latrobe City Council, VIC**

**Carried**

That the National General Assembly calls upon all State Governments requesting relevant Ministers:

- Instructs the relevant Departments to cease relocating housing clients with complex and challenging needs (drug and alcohol addiction) from urban and metropolitan communities to rural and regional areas, in particular Latrobe City.
- Or immediately increases funding to rural and regional support sectors in the areas of family violence, mental health and drug and alcohol addiction services in recognition of the impact of ice on these communities.
- Coordinate a targeted community based approach to minimise the harmful effects of ice on rural and regional communities.
- Establish new initiatives to support and strengthen local communities at risk.

#### **42.3 Mitchell Shire Council, VIC**

**Carried**

That National General Assembly call on the Federal Government to lead a national discussion through the Coalition of Australian Government (COAG) to develop affordable housing standards that include measures for sustainability.

#### **42.5 Victoria Daly Regional Council, NT**

**Carried**

That this National General Assembly calls on the Federal Government to make provision for housing for councils in remote areas that:

- Are performing services such as aged care, child care, Centrelink , night patrol and sport and recreation which are funded by the Federal Government;
- Do not have access to social or private housing; and
- Are having to find funds to construct new housing and as well as pay for essential services infrastructure to connect to it to accommodate employees.

#### **43 Hobsons Bay City Council, VIC**

**Carried**

That the National General Assembly advocate to the Federal Government to require State and Territory Governments to include an inclusionary requirement for the delivery of affordable housing (including social housing) within residential developments.

**44 Frankston City Council, VIC** **Carried**

Given the establishment of the Federal Ministry for Cities and Built Environment in 2015, and the long absence of federal funding for urbanised and regional cities, the National General Assembly formally advocates for the availability of federal funds for urban and regional cities designated as ‘activity centres’.

**45 Bega Valley Shire Council, NSW** **Carried**

That the National General Assembly advocate to the Federal Government through the Minister for Regional Development, that a decentralisation policy will assist regional and rural areas in terms of population growth, investment and job creation.

**45.1 Gwydir Shire Council, NSW** **Carried**

That the National General Assembly calls upon the Federal Government to develop programs, that facilitate and encourage the relocation of both urban residents and newly arrived migrants to regional and rural areas, through constructive engagement with local authorities that creates investment outcomes that produce the increased potential for employment and economic prosperity in these communities.

**46 Isaac Regional Council, QLD** **Carried**

That this National General Assembly calls on the Commonwealth Government to demonstrate commitment to and to fully implement Recommendation 2 of the 2013 Inquiry by the Commonwealth Government House of Representatives Standing Committee on Regional Australia titled “Cancer of the bush or salvation for our cities? Fly-in, fly-out and drive-in, drive-out workforce practices in Regional Australia” as follows: “The Committee recommends that the Commonwealth Government, in consultation with state and territory governments, review allocation of funding for communities that receive fly-in, fly-out/drive-in, drive-out workforces so that funding is based on both resident and service populations.”

**47 Central Highlands Regional Council, QLD** **Carried**

That the National General Assembly seek dialogue with the Commonwealth, States and Territories through COAG or another appropriate forum to explore the development of a national framework for addressing the emerging issue of native title compensation and the implications for all levels of government including:

- a) Local government implications in relation to compensation for “invalid future acts”;
- b) Any compensation flow through for “valid future acts”;
- c) The need to set off compensation liability against the price charged to local governments purchasing State/Territory land; and
- d) Local government involvement in alternative compensation settlement outcomes.

**47.1 Gwydir Shire Council, NSW** **Carried**

That the National General Assembly seek a review of the existing Federal Native Title provisions relating to the approval processes required regarding public infrastructure projects in order to develop a timely resolution process that does not unreasonably delay important projects.

**48 Logan City Council, QLD** **Carried**

That the National General Assembly call on the Federal Government to undertake extensive consultation with local governments, the community sector, medical experts and other relevant stakeholders prior to proposing further income management measures, such as drug testing and trials for cashless debit cards for welfare recipients.

**49 Break O'Day Council, TAS** **Carried**

That the National General Assembly call for a review of the national guidelines to AS1428 – Access for Design and Mobility relating to Disability Access in building design be undertaken to address the changing needs from powered wheelchair usage.

**50 Darebin City Council, VIC** **Carried**

That the National General Assembly seek funding from federal government to produce a report on the profile of Local Government similar to the existing "State of Public Service" report.

**51 Frankston City Council, VIC** **Carried**

That the National General Assembly call on Federal Parliament to hasten the release of aged care funding packages to eligible clients to enable them to access appropriate services for their complex needs.

**52 Darebin City Council, VIC** **Carried**

That the National General Assembly:

- 1) Writes to the Prime Minister, leader of the opposition, leaders of minor parties and independent members of parliament requesting that bulk funding from the Commonwealth for aged care services be maintained for local councils that want to continue delivering quality aged and home care services to their vulnerable and ageing communities.
- 2) Advocates for an analysis of impact on the gender pay gap of the introduction of My Aged Care, and the shift in service delivery away from local government.

**52.1 Central Highlands Regional Council, QLD** **Carried**

That the National General Assembly call on the Federal Government to engage with Local Government to collaboratively develop relevant models of aged care for rural and remote communities.

**52.2 Boroondara City Council, VIC** **Carried**

That the National General Assembly calls on the Australian Government to provide clear detail and timing of the next stage of the aged care reforms and their impact on local government Commonwealth Home Support Programme providers.

**53 Wyndham City Council, VIC** **Carried**

The NGA join with State and Territory Governments to call on the Federal Government to provide adequate and permanent funding to help educate our youngest children, especially their share of 15 hours of kindergarten.

**54 Mitchell Shire Council, VIC** **Carried**

That the National General Assembly call on the Federal Government to increase funding into mental health services and supporting mental health infrastructure, to reduce the rising mental health issues in growth and rural areas.

**55 Hay Shire Council, NSW** **Carried**

That the National General Assembly call for the Federal Health Minister urgently to form a joint task force representing Local, State and Federal spheres of government, to formulate model financial packages for the engagement of doctors in rural towns, and contribute to those financial packages. In addition, call for the Federal Health Minister to ensure that safeguards are in place to prevent GP practices from appropriating patients' medical records and making a profit out of transferring them to incoming practitioners, and to advise councils on best practice legal agreements to secure the services needed and secure the patients' records.

**56 Southern Downs Regional Council, QLD** **Carried**

Southern Downs Regional Council is seeking to obtain equity in funding for regional local governments that experience high levels of seasonal workers that are not reflected in the ABS data, and as a result do not reflect the real pressures placed on community, economic and social infrastructure, Council request that consideration be given to the following:

- 1) The date of the Census, currently conducted in August every 5 years, in the future held in February to reflect the seasonal population; or
- 2) That a weighting be placed on regions that experience seasonal population changes that are not reflected in the Census data.
- 3) That any such weighting be reflected in the level of financial assistance grants provided to local government authorities.

**57 Wingecarribee Shire Council, NSW** **Carried**

- 1) That the National General Assembly call to advocate for inclusion of issues surrounding exploitation of children, women and animals as a consideration in Council's Procurement Policies.
- 2) That where goods and services are proven to have a negative social or environmental impact or exploits Indigenous Cultures, children, women or animals or negative social impact due to manufacture or production, that these be avoided.

**58 Tenterfield Shire Council, NSW** **Carried**

That the National General Assembly call on the Federal Government to stop further bank closures in small rural towns, in particular those towns that only have one bank, and further Council calls on the Federal Government to establish a bank to fill in the gaps where banks have closed, especially in those small rural towns where bank customers have to travel great distances to another town to access banks.

**59 Moonee Valley City Council, VIC** **Carried**

That the National General Assembly advocates for change in local government bee management practices and encourages other Councils to commit to becoming bee-friendly states by:

- Investigating opportunities for Shared Services or consultancy between Councils to embed policies around bee management and advocacy; and
- Seeking funding through relevant Government Grants; and
- Providing food resources in the form of large floral plantings, reduce or cease pesticide use and preserve or provide nesting space.

**60 Bega Valley Shire Council, NSW** **Carried**

That the National General Assembly advocate to the Federal Government, through the Minister for Transport and Infrastructure and also the Minister for Regional Development, for appropriate funding for the National Transport Network and that a review of significant transport corridors in all States and Territories be undertaken.

**60.1 Shoalhaven City Council, NSW** **Carried**

That the National General Assembly call on the Federal Government to officially recognise the Princes Highway as a Highway of National Importance as a major freight and tourist route.

**61 Blue Mountains City Council, NSW** **Carried**

That this National General Assembly calls on the Commonwealth Government to support State and Territory freight and port plans, including Draft NSW Freight and Port Plan, to provide a broad framework proposed to deliver improved network efficiencies, capacity and sustainability for the network.

**62 Tenterfield Shire Council, NSW** **Carried**

That the National General Assembly ask the Federal Government to fund a feasibility study and a full and comprehensive ecological assessment undertaken to determine which of the streams along the Great Dividing Range are suitable for the generation of hydro electricity/pump hydro and if feasible, allocate funds in the next budget for this work.

**63 Shoalhaven City Council, NSW** **Carried**

That the National General Assembly calls for new National Codes of Accounting Practice for Councils and set standards to achieve auditable information as indicators for Infrastructure Assets.

**64 Moreland City Council, VIC** **Carried**

In light of the burden placed on local governments across Australia to respond to the needs and challenges of people living in poverty and homeless, that the National General Assembly calls on Federal Government to raise the Newstart Allowance to the level of the Henderson Poverty Line to increase the wellbeing and life chances of many in our community.

**65 Griffith City Council, NSW** **Carried**

The National General Assembly encourages all options be explored by Federal and State governments to put downward pressure on retail electricity and gas charges.

**66 Hume City Council, VIC** **Carried**

That the National General Assembly writes to the Australian Leisure and Hospitality Group (ALH Group) and Woolworths to determine:

- a) Whether it has engaged in the unconscionable conduct alleged in the House of Representatives on 28 February 2018 by Mr Andrew Wilkie MP,
- b) Whether it monitors and probes customers who use its Australian venues for personal information, and if so:
- c) Whether it compiles, stores and/or distributes the private personal information of these customers to other venues; and
- d) Referring to regular gamblers, whether it directs staff at its Australian venues to “be there as much as possible...do whatever you have to do to keep them in the room”.

**67 Leeton Shire Council, NSW** **Carried**

That the National General Assembly:

- 1) Requests the Federal Government to address the procedural and staffing issues affecting citizenship applications and process all applications from refugees within a reasonable time, as required by law.
- 2) Strongly urge the Federal Government to allocate sufficient resources to clear the existing backlog of citizenship applications.

**68 Wentworth Shire Council, NSW** **Carried**

That this National General Assembly requests both the Federal Government and Opposition immediately enact legislation banning all overseas political donations to individuals or parties and disclose, for public scrutiny, all such offers received from overseas agencies, or representatives thereof, along with the identity of such contact.

**69 Darebin City Council, VIC** **Carried**

That the Australian Local Government Association establishes a Multicultural Advisory Committee to provide strategic and policy advice to the ALGA Board on national immigration, settlement and multicultural issues that impacts on local governments across Australia.

**70 Isaac Regional Council, QLD** **Carried**

That this National General Assembly acknowledges the passing of the Strong and Sustainable Resource Communities Act by the Queensland State Government in 2018 and calls on the Federal Government to bring the Commonwealth Government’s policies and laws in line with the Queensland State Government’s anti-discrimination laws.

**71 North Burnett Regional Council, QLD** **WITHDRAWN**

That this National General Assembly continue to lobby policy reform with State Government via COAG that local governments still suffer greatly from significant devolution of responsibilities from the state governments with little or no additional funding. Being the government closest to the people, it is becoming more and more difficult to provide sustainable services into the future and the constant population erosion from bush to city.

**72 Wyndham City Council, VIC** **Carried**

That National General Assembly notes previous NGA resolutions calling on the Federal Government to fund key Public Transport Projects. The NGA notes two key recent developments that add impetus to these NGA resolutions, namely:

- The release by Infrastructure Australia and other state-based infrastructure bodies' priorities, including public transport projects;
- Submissions to the House of Representatives Standing Committee on Infrastructure, Transport and Cities' Inquiry into the Australian Government's role in the development of cities.

NGA therefore write to the Prime Minister, Minister for Transport, Opposition Leader and relevant Ministers as well as the House of Representatives Standing Committee to reconfirm NGA resolutions that the Federal Government fund key Public Transport Projects, and highlight the increasingly unsustainable growth of Australia's cities and the lack of connections of rural regions and towns which could both be improved through significant Federal Government funding of public transport projects.

**73 Penrith City Council, NSW** **Carried**

That the National General Assembly call on ALGA to advocate for a change to the Australia Building Standards to increase the minimum height of balustrades.

**74 Eurobodalla Shire Council, NSW** **Lost**

That the National General Assembly call on all local governments to give preference to financial institutions that do not invest in, or finance, the fossil fuel industry where council's investment is compliant with its Investment Policy and the investment rate of interest is equivalent to other similar investments that may be on offer to council at the time of investment.

**75 Brisbane City Council, QLD** **Carried**

The National General Assembly calls on the Australian Government, to ensure adequate and equitable funding for local government, to deliver and maintain transport infrastructure.

**76 Hume City Council, VIC** **Carried**

That the National General Assembly calls upon the Federal and State Governments to ensure adequate road infrastructure is provided to growth areas, particularly on our metropolitan fringes, to support Local Councils in the delivery of the duplication of growth area roads to ensure safe and timely passage of vehicles.

**78 Blue Mountains City Council, NSW** **Carried**

That this National General Assembly calls on the Commonwealth Government to support the key objectives of Cycling and Walking Australia and New Zealand in the national interest to implement strategies and actions that will rapidly improve the conditions for, and the uptake of walking and cycling on transport and recreation networks across Australia and New Zealand.

**79 City of Adelaide, SA** **Carried**

The National General Assembly calls on the Australian Government to explore alternative funding models to offset the lost income from the take-up of high-efficiency/non-combustible powered vehicles (electric, hydrogen).

**80 Penrith City Council, NSW** **Carried**

That the National General Assembly call on the Australian Government to commit to co-design with state and local governments an urban reform agenda framed around the 9 findings and the 15 recommendations of Infrastructure Australia's Future Cities paper.

**80.1 Mitchell Shire Council, VIC** **Carried**

That the National General Assembly call on the Federal Government to increase funding for enabling infrastructure in growth areas, and recognise the need for infrastructure to be established in a timely manner to services for new communities to prevent the corresponding issues that occur as a result from lack of timely access. That this issue be placed on the COAG agenda given the need for all of Federal, State and local governments to work together.

**81 Logan City Council, QLD** **Carried**

That the National General Assembly call on the Federal Government to develop a transparent, competitive process and a set criteria for selecting future City Deals.

**82 East Gippsland Shire Council, VIC** **Carried**

That the National General Assembly call on the Australian Government to support initiatives by councils, working with local businesses and communities, to develop and implement local and regional Climate Change Adaptation Plans, thereby improving the sustainability and resilience of local communities and regions.

**83 Blacktown City Council, NSW** **Carried**

That the National General Assembly calls for the Commonwealth and State Governments to provide climate change funding to assist local government and communities to implement emission reduction projects.

**84 Central Highlands Regional Council, QLD** **Carried**

That the National General Assembly lobby for a national, unified and community-minded approach to the solution and management of Flying Foxes.

**85 Blue Mountains City Council, NSW** **Carried**

That the National General Assembly calls on the Commonwealth Government to develop partnerships with Local Government recognizing Innovation and Digital Transformation – Smart Communities is a necessary next step for Local Government to achieve significant efficiency and effectiveness in the provision of services to communities.

**86 City of Adelaide, SA** **Carried**

The National General Assembly calls on the Australian Local Government Association to investigate the benefits of developing a unified view of customers across the local government sector in order to support the transformation to Smart Cities.

**87 Orange City Council, NSW** **Carried**

That the National General Assembly call on the Department of Industry, Innovation and Science develop a program with a suggested title of 'Smart Cities Partnership' to provide councils with expert advice and resources to support their development in line with the Government's Digital Economic Strategy.

**88 Blue Mountains City Council, NSW** **Carried**

That this National General Assembly calls on the Commonwealth Government to provide all government agencies with licence to reproduce copyright-protected material for the purpose of complying with state and federal statute, in accordance with Recommendation 15-4 of the Australian Law Reform Commission Report on 'Copyright and the Digital Economy'.

**89 Shoalhaven City Council, NSW** **Carried**

That the National General Assembly call for a review of Regional Development Organisations to ensure geographical alignment with Local Government Joint Association or Regional Organisation boundaries.

**90 Moreland City Council, VIC** **Carried**

That the National General Assembly calls on the Federal Government to commit to recurrent funding of Universal Access to 15 hours of kindergarten.

**91 Randwick City Council, NSW** **Carried**

That the National General Assembly request that ALGA write to the Prime Minister, the Hon. Malcolm Turnbull, the Leader of the Opposition, the Hon. Bill Shorten, the Leader of The Australian Greens, Senator Richard Di Natale, the Minister for Women, the Hon. Kelly O'Dwyer, and the Minister for Social Services, the Hon. Dan Tehan, calling for the following measures to be taken to support women and children affected by domestic violence:

- A substantial increase in direct funding for specialist services and crisis accommodation providers;
- Funding for affordable long-term accommodation;
- A substantial increase in direct funding of legal services; and
- Transparent reporting of all spending on domestic and family violence programs.

### **17.2.5      TABLING OF DOCUMENTS**

This is to be a standing item on the Agenda for tabling of documents that don't necessarily require any specific action(s).

Nil.

## 17.3 Finances

### Strategic Plan Reference(s) 6.3.1, 6.3.2 & 6.3.3

*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 (JUNE 2018)

**Author:** FINANCE OFFICER (COURTNEY PENNICOTT)

**Date:** 19 JULY 2018

### ISSUE

Refer enclosed Report incorporating the following: -

- Statement of Comprehensive Income – 1<sup>st</sup> July 2017 to 30<sup>th</sup> June 2018 (including Notes)
- Current Expenditure Estimates – as at 30<sup>th</sup> June 2018
- Capital Expenditure Estimates (*refer to enclosed report detailing the individual capital projects*) – as at 30<sup>th</sup> June 2018
- Cash Flow Statement – June 2018
- Rates & Charges – 13<sup>th</sup> June 2018

*Note: Expenditure figures provided are for the period 1<sup>st</sup> July 2017 to 30<sup>th</sup> June 2018 – 100% of the period.*

### CURRENT EXPENDITURE ESTIMATES (OPERATING BUDGET)

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

**Sub-Program – Waste** – expenditure to date (\$812,514 – 108.60%). Expenditure relates to additional costs applied by Glenorchy City Council for rubbish disposal.

**Sub-Program – Public Toilets** – expenditure to date (\$65,752 – 111.46%). Costs relate to additional services during holiday periods.

**Sub-Program – Signage** – expenditure to date (\$8,410 – 125.99 %). Expenditure relates to general replacement costs and additional signage for the Kempton Township.

#### ***Strategic Theme – Growth***

Nil.

#### ***Strategic Theme – Landscapes***

**Sub-Program – Natural** – expenditure to date (\$192,405 – 1116.70%). Expenditure relates to works at the Chauncy Vale Reserve for the implementation of safety upgrades, and land care facilitator costs – significant component grant funded.

**Strategic Theme – Lifestyle**

**Sub-Program – Public Health** – expenditure to date (\$12,754 – 126.36%). Expenditure includes minor equipment purchases for the Community Shed, and costs relating to the Campania Cemetery and health officer provisions.

**Strategic Theme –Community**

Nil.

**Strategic Theme –Organisation**

**Sub-Program – Finances** – expenditure to date (288,930 – 104.04%). Expenditure includes annual fire service levies and increased debt collection costs.

**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 A E Bisdee OAM		
Dep. Mayor A O Green		
Clr A Bantick		
Clr R Campbell		
Clr E Batt		
Clr D F Fish		
Clr D Marshall		

**STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE PERIOD**  
**1st JULY 2017 to 30th JUNE 2018**

	Annual Budget	Year to Date as at 30th JUNE	%	Comments
<b>Income</b>				
General rates	\$ 5,174,991	\$ 5,214,209	100.8%	Budget includes Interest & Penalties to be imposed to end of June 2018
User Fees (refer Note 1)	\$ 833,447	\$ 814,315	97.7%	
Interest	\$ 157,000	\$ 199,618	127.1%	
Government Subsidies	\$ 24,000	\$ 17,001	70.8%	Heavy Vehicle Licence Fees & Road Rescue MAIB reimbursements
Contract Income	\$ 0	\$ 0	0.0%	
Other (refer Note 2)	\$ 162,000	\$ 261,122	161.2%	
<b>Sub-Total</b>	<b>\$ 6,351,438</b>	<b>\$ 6,506,266</b>	<b>102.4%</b>	
Grants - Operating	\$ 1,664,336	\$ 3,352,678	201.4%	\$16,000 Tourism; \$1,640,337 FAGS plus 18-19 FAGS \$1,696,341
<b>Total Income</b>	<b>\$ 8,015,774</b>	<b>\$ 9,858,944</b>	<b>123.0%</b>	
<b>Expenses</b>				
Employee benefits	\$ (3,950,529)	\$ (3,402,443)	86.1%	Less Roads - Resheeting Capitalised
Materials and contracts	\$ (3,162,229)	\$ (3,134,636)	99.1%	Less Roads - Resheeting Capitalised, Includes Land Tax
Depreciation and amortisation	\$ (2,719,500)	\$ (2,719,500)	100.0%	Percentage Calculation (based on year-to-date)
Finance costs	\$ (48,925)	\$ (33,797)	69.1%	
Contributions	\$ (209,622)	\$ (209,622)	100.0%	Fire Service Levies
Other	\$ (161,100)	\$ (160,166)	99.4%	Incls Rate Discounts \$26,200 (annual cost)
<b>Total expenses</b>	<b>\$ (10,251,905)</b>	<b>\$ (9,660,165)</b>	<b>94.2%</b>	
<b>Surplus (deficit) from operations</b>	<b>\$ (2,236,132)</b>	<b>\$ 198,778</b>	<b>-8.9%</b>	
Grants - Capital (refer Note 3)	\$ 3,217,843	\$ 1,948,378	60.5%	
Sale Proceeds (Plant & Machinery)	\$ 484,000	\$ 338,043	69.8%	
Net gain / (loss on disposal of non-current assets)	\$ 0	\$ 0	0.0%	
<b>Surplus / (Deficit)</b>	<b>\$ 1,465,712</b>	<b>\$ 2,485,199</b>	<b>169.6%</b>	

NOTES				
1. Income - User Fees (Budget \$968,447) includes:				
- All other Programs	\$ 371,311	\$ 420,252	113.2%	Actual Income Received (i.e. excluding Debtors)
- Private Works	\$ 267,136	\$ 222,785	83.4%	
- Callington Mill	\$ 330,000	\$ 171,278	51.9%	
	\$ 968,447	\$ 814,315		
2. Other Income:				
- Tas Water Distributions	\$ 152,000	\$ 228,000	150.00%	
- HBS Dividend	\$ 10,000	\$ -	0.0%	
- Other	\$ -	\$ 33,122	0.0%	
	\$ 162,000	\$ 261,122	161.2%	
3. Grant - Capital (Budget \$877,860) includes:				
- Commissariat	\$ -	\$ 61,900	0.0%	
- Kempton Health Centre	\$ -	\$ 75,000	0.0%	
- Swimming Pool	\$ 2,300,000	\$ 800,000	0.0%	
- Heritage Grant (TCF - Access System)	\$ -	\$ 43,135	0.0%	
- Community Infrastructure Fund	\$ -	\$ 18,500	0.0%	
- Roads To Recovery Grant	\$ 877,843	\$ 877,843	100.0%	To be claimed in March 2018
- Bagdad Hall Lane (Grant Assistance)	\$ -	\$ 72,000	0.0%	
	\$ 3,177,843	\$ 1,948,378	61.3%	

CAPITAL EXPENDITURE PROGRAM 2017-18  
AS AT 30 JUNE 2018

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
<b>ROAD ASSETS</b>						
Resheeting Program	Various C1020057	Roads Resheeting Glen Morey Road	\$ 700,000	\$ 513,336 \$ 61,546	\$ 125,118	RTR
Reseal Program		Roads Resealing (as per agreed program)	\$ 600,000	\$ -	\$ 176,616	
	C1010076	York Plains Road		\$ 52,638		
	C1010067	Woodsdale Road Resealing		\$ 15,805		
	C1010075	Elderslie Road		\$ 226,789		RTR
	C1010074	East Bagdad Road		\$ 128,151		RTR
	C1010073	Woodsdale Road	\$ 135,000	\$ 138,394	\$ (3,394)	RTR
		2 x 50 mtr sections - Runnymede end				
		1 x 100 mtr section - vicinity of Runnymede Fire Station				
		1 x 200 mtr section - vicinity of 'Questlands'				
		1 x 200 mtr section - vicinity of Woodsdale Cemetery				
		1 x 200 mtr section - vicinity of Back Woodsdale Road				
	C1010072	Stonor Road (200 metres - approx. 5 klms in from Highway)	\$ 36,000	\$ 41,786	\$ (5,786)	RTR
	G1010002	Hall Lane (Bagdad Community Club)		\$ 40,561	\$ (40,561)	Incl. \$40K Grant
				\$ -	\$ -	
	C1020033	Yarlington Road (Smarts Hill - 150 metres)	\$ 22,500	\$ -	\$ 22,500	Budget c/fwd
				\$ -	\$ -	
Reconstruct & Seal		Blackbrush Road - new seal (400 metres each end)	\$ 144,000	\$ -	\$ 144,000	
Incls. widening component	C1020052	Eldon Road (extend seal from Tunnack end for 1.0 klm)	\$ 180,000	\$ 170,818	\$ 9,182	RTR
	C1020059	Native Corners Road - new seal (500 metres)	\$ 90,000	\$ 73,166	\$ 16,834	RTR
				\$ -	\$ -	
Minor Seals (New)	C1020006	Rhyndaston Road	\$ 20,000	\$ 24,871	\$ (4,871)	Rhyndaston Road
		Church Road (Brighton Council end)	\$ 10,000	\$ -	\$ 10,000	Budget c/fwd
	C1020032	Hasting Street Junction	\$ 15,000	\$ 959	\$ 14,041	Budget c/fwd - WIP 30/6/17
				\$ -	\$ -	
Unsealed - Road Widening	C1010077	Clifton Vale - (Cliff Section)	\$ 40,000	\$ 100	\$ 39,900	
	C1020060	Chauncy Vale Road, Bagdad	\$ 20,000	\$ 17,427	\$ 2,573	Budget c/fwd
	C1020058	Grices Road (Section Widening)	\$ 36,000	\$ 35,874	\$ 126	RTR
				\$ -	\$ -	
Junction / Road Realignment / Other	C1010037	Campania - Reeve St / Clime Street (includes Footpath)	\$ 48,827	\$ 2,617	\$ 46,210	Budget c/fwd WIP 30/6/17
	C1020028	Eldon Road - Guard Rail	\$ 20,000	\$ 15,896	\$ 4,104	
		East Bagdad Road - Subsidence Areas	\$ 20,000	\$ -	\$ 20,000	
	C1020055	Yarlington Road - Realignment	\$ 240,000	\$ 190,046	\$ 49,954	RTR WIP 30/6/17 \$185,828
	C1020047	Lovely Banks Road (junction with Colebrook)	\$ 210,000	\$ 213,858	\$ (3,858)	WIP 30/6/17 \$196,787 - Budget includes \$40K c/fwd
		Reeve St - Hall Street to Rec Ground (K&G) - 70 metres	\$ 17,882	\$ -	\$ 17,882	Budget includes \$8,800 c/fwd
		Campania - Reeve St / Hall Street (K&G)	\$ 5,000	\$ -	\$ 5,000	Budget c/fwd
	C1010078	Woodsdale Road - Landslip Area (vicinity Scott's Quarry)	\$ 15,000	\$ 1,400	\$ 13,600	Budget c/fwd
	C1010039	Woodsdale Road - Landslip Area(s) - Engineering Assessment	\$ 9,700	\$ -	\$ 9,700	
			\$ 2,634,909	\$ 1,966,039	\$ 668,870	

<b>BRIDGE ASSETS</b>	C1030006	Fields Road Bridge (B1851)	\$ -	\$ 1,469	\$ (1,469)	WIP 30/6/17
	C1030021	Wattle Hill Road Bridge (B1402)	\$ -	\$ 2,692	\$ (2,692)	
	C1030028	Rotherwood Road Bridge (B1137)	\$ -	\$ 1,234	\$ (1,234)	
	C1030044	Grahams Creek Road (Grahams Creek B2510)	\$ -	\$ 56,883	\$ (56,883)	RTR - WIP 30/6/17
	C1030046	Kheme Road (Biralee Creek BT468.0)	\$ -	\$ 2,815	\$ (2,815)	Capitalised 16/17
	C1030049	Inglewood Road (B 4289)	\$ -	\$ 862	\$ (862)	Capitalised 16/17
	C1030054	Bellevale Road (B2723)	\$ -	\$ 373,506	\$ (373,506)	RTR - WIP 30/6/17
	C1030055	Link Road (Craigbourne Creek B3820)	\$ -	\$ 156,738	\$ (156,738)	RTR - WIP 30/6/17
	C1030056	Noyes Road (Limekiln Creek T268.00051)	\$ -	\$ 43,066	\$ (43,066)	WIP 30/6/17
	C1030057	Reynolds Road (Burns Creek B5301)	\$ -	\$ 72,172	\$ (72,172)	WIP 30/6/17
			<b>\$ -</b>	<b>\$ 711,437</b>	<b>\$ (711,437)</b>	
<b>WALKWAYS</b>	C1040003	Footpaths - General Streetscapes	\$ 30,000	\$ 8,809	\$ 21,191	Street Furniture
		Bagdad Township				
		- Swan Street (Blackport Rd to Green Valley Rd)	\$ 109,557	\$ 2,687	\$ 106,870	WIP 30/6/17 \$2,687 - Budget c/fwd
		- Midland Highway (Bus Shelter)	\$ 5,000	\$ -	\$ 5,000	Budget c/fwd
		Campania Township				
		- Review Management Plan (Site Plan) / Walking Tracks (Bush Rese	\$ 5,000	\$ -	\$ 5,000	Budget c/fwd
		Colebrook Township				
		- K&G Renewal (Richmond St -southern end)	\$ 30,000	\$ -	\$ 30,000	Budget c/fwd
	C1040023	- Streetscape Plan Development & Implementation (Part)	\$ 60,000	\$ 38,949	\$ 21,051	WIP 30/6/17
		Kempton Township				
	C1040004	- Streetscape Plan (Review & Implementation (Part)	\$ 40,000	\$ 9,660	\$ 30,340	
		Parratah Township				
		- Tunnack Main Road Kerb & Gutter	\$ 14,478	\$ -	\$ 14,478	
	Tunbridge Township					
C1040022	- Main Road Kerb & Gutter	\$ 22,000	\$ 11,374	\$ 10,626	Budget C/fwd \$7k	
C1040024	- Streetscape Project (Part Implementation) - 2 yr program	\$ 67,954	\$ 8,747	\$ 59,207	Subject to \$50K Grant Application (Infrastructure Fund)	
			<b>\$ 383,989</b>	<b>\$ 80,225</b>	<b>\$ 303,764</b>	
<b>DRAINAGE</b>		Bagdad				
		- Midland Hwy/Swan St Drainage (McShane property)	\$ 22,500	\$ -	\$ 22,500	Budget c/fwd
		Campania				
		- Estate Road (School Farm - Easement)	\$ 10,000	\$ -	\$ 10,000	Budget c/fwd
		- Reeve Street Open Drain (north of Telephone Box)	\$ 35,000	\$ 4,124	\$ 30,876	WIP 30/6/17 \$3,750 - Budget c/fwd
		Oatlands				
		- Barrack Street (towards Mason Street)	\$ 10,000	\$ -	\$ 10,000	Budget c/fwd
		- High St/Wellington Street Junction	\$ 5,000	\$ -	\$ 5,000	Budget c/fwd
	- Queen Anne Street	\$ 7,500	\$ -	\$ 7,500		
			<b>\$ 90,000</b>	<b>\$ 4,124</b>	<b>\$ 85,876</b>	

<b>WASTE</b>		Oatlands WTS - General Improvements	\$ 25,000	\$ -	\$ 25,000	Budget includes \$5K c/fwd	
		Dysart WTS - General Improvements	\$ 20,000	\$ -	\$ 20,000		
	C110001	Wheelee Bins and Crates	\$ 7,500	\$ 1,536	\$ 5,964		
			<b>\$ 52,500</b>	<b>\$ 1,536</b>	<b>\$ 50,964</b>		
<b>PUBLIC TOILETS</b>	G3020011	Lake Dulverton (New facilities - design & approvals)	\$ 83,915	\$ 106,862	\$ (22,947)	Budget includes \$12K c/fwd	
		Colebrook History Room Toilets (Conversion Family Change Room)	\$ 12,000	\$ -	\$ 12,000		
			<b>\$ 95,915</b>	<b>\$ 106,862</b>	<b>\$ (10,947)</b>		
<b>SIGNAGE</b>	C113001	Oatlands Signage (Info Bays) - Town Maps etc. - 2 Small & 2 Large Sig	\$ 9,282	\$ 4,991	\$ 4,292	Budget c/fwd	
			<b>\$ 9,282</b>	<b>\$ 4,991</b>	<b>\$ 4,292</b>		
<b>TOURISM</b>	C2020004	Building (Wool Press Cover)	\$ 9,170	\$ 9,945	\$ (775)	Budget c/fwd	
	C4070033	Lake Dulverton (Aquatic Club Fit-Out) - Shower / Toilet Facility	\$ 18,000	\$ 21,905	\$ (3,905)	Budget c/fwd	
	C4070033	Lake Dulverton (Aquatic Club Fit-Out) - Roof Replacement	\$ 30,000	\$ 45,803	\$ (15,803)	Budget c/fwd	
	C2020002	Beacon Tourism Sub-Regional Project	\$ 18,000	\$ 17,965	\$ 35		
	C2020006	Accommodation Facility	\$ -	\$ 1,800	\$ (1,800)		
	C2020005	Lake Dulverton - Cows	\$ 12,000	\$ 12,000	\$ -		
		<b>\$ 87,170</b>	<b>\$ 109,417</b>	<b>\$ (22,247)</b>			
<b>HERITAGE</b>	C3010003	Callington Mill (Master Plan)	\$ 15,000	\$ 27,494	\$ (12,494)		
	C3010010	Callington Mill (Blacksmith Project)		\$ 1,200	\$ (1,200)		
	2016-17	Callington Mill (Mill Tower - Fire Detection System & Exit Lighting)	\$ 6,500	\$ -	\$ 6,500	Budget c/fwd	
	G3010010	Commissariat (79 High Street)	\$ 464,250	\$ 691,058	\$ (226,808)	WIP 30/6/17 \$196,481 - Budget c/fwd \$384,250	
	Wood Stove (Women's Kitchen)	Oatlands Court House (Stabilisation & Gaol Cell)	\$ 5,000	\$ -	\$ 5,000	Budget c/fwd	
		C3010002	Oatlands Gaol - Minor Capital Works	\$ 5,351	\$ -	\$ 5,351	Budget c/fwd
		G3010011	Heritage Building (Key Card System)	\$ 47,000	\$ 37,192	\$ 9,808	
			Kempton Watch House (Fitout)	\$ 7,500	\$ -	\$ 7,500	Budget c/fwd
			Parattah Railway Station - Guttering & Fascia	\$ 9,600	\$ -	\$ 9,600	Budget includes \$2.6K c/fwd
			<b>\$ 560,201</b>	<b>\$ 756,945</b>	<b>\$ (196,744)</b>		
<b>NATURAL</b>	G3020012	Chauncy Vale - Day Dawn Cottage (Toilet Upgrade)	\$ 5,000	\$ 28,643	\$ (23,643)	Budget c/fwd	
	G3020010	Dulverton Walkway Safety Upgrade	\$ -	\$ 216	\$ (216)	Grant c/fwd	
	C3020007	Chauncy Vale - Interps Hut Repairs	\$ -	\$ 19,929	\$ (19,929)		
		<b>\$ 5,000</b>	<b>\$ 48,788</b>	<b>\$ (43,788)</b>			

<b>REGULATORY</b>						
	C3040001	Kempton Council Chambers - Building & Office Improvements	\$ 23,704	\$ 16,696	\$ 7,008	WIP 30/06/17 \$577 - Budget includes \$23,704 c/fwd
		Kempton Council Chambers - External repainting (Windows etc.)	\$ 7,500	\$ -	\$ 7,500	Budget c/fwd
	C9990001	Kempton Council Chambers - Office Furniture & Equipment	\$ 3,000	\$ 2,953	\$ 47	
			<b>\$ 34,204</b>	<b>\$ 19,649</b>	<b>\$ 14,555</b>	
<b>ACCESS</b>						
	C4070035	All Buildings (Priority Approach - Year 2 of 5)	\$ 50,000	\$ 60,495	\$ (10,495)	
			<b>\$ 50,000</b>	<b>\$ 60,495</b>	<b>\$ (10,495)</b>	
<b>RECREATION</b>						
	C4070005	Recreation Committee	\$ 30,000	\$ 3,684	\$ 26,316	
		Blue Place - external repainting	\$ 20,000	\$ 3,844	\$ 16,156	
		Colebrook Hall - Heating	\$ 3,000	\$ 4,501	\$ (1,501)	WIP 30/06/17 \$560 - Budget includes \$3k c/fwd
		Kempton Hall - external repainting	\$ 40,000	\$ 23,073	\$ 16,927	Budget includes \$20k c/fwd
		- Alexander Circle & Lyndon Road (Stage 2)	\$ 8,000	\$ 770	\$ 7,230	
		Playground Equipment	\$ -	\$ -	\$ -	
		Rec Ground - Campania (Stormwater - eastern side)	\$ 3,000	\$ -	\$ 3,000	
	C4070034	Oatlands Aquatic Centre (New Pool)	\$ 3,130,000	\$ 379,803	\$ 2,750,197	WIP 30/017
	C4070033	Oatlands Aquatic Club Building	\$ 18,000	\$ 19,693	\$ (1,693)	WIP 30/6/17 \$19,693 - Budget includes \$18k c/fwd
	C4070019	Rec Gorund - Kempton	\$ -	\$ 9,632	\$ (9,632)	
		Rec Ground - Mt Pleasant (Upgrade Toilets)	\$ 13,000	\$ -	\$ 13,000	Budget c/fwd
		Rec Ground - Mangalore	\$ -	\$ 150	\$ (150)	WIP 30/017
	C4070001	Rec Ground - Parattah (Facility Development)	\$ 14,000	\$ 407	\$ 13,593	Budget c/fwd
	G4070015	Stables & Carriage Shed	\$ -	\$ 724	\$ (724)	
		Tunbridge Park - Perimeter Fence (Safety)	\$ 7,500	\$ -	\$ 7,500	
	G4070021	Mangalore Recreation Ground (New Truss Roof)	\$ -	\$ 12,090	\$ (12,090)	Community Infrastructure Grant
			<b>\$ 3,286,500</b>	<b>\$ 458,372</b>	<b>\$ 2,828,128</b>	
<b>CAPACITY</b>						
	C5020001	Levendale Community Centre	\$ 8,000	\$ -	\$ 8,000	Budget c/fwd
		Memorial Avenue Development (Island: Survey; Fencing & Aquisition)	\$ 62,100	\$ 54,132	\$ 7,968	
			<b>\$ 70,100</b>	<b>\$ 54,132</b>	<b>\$ 15,968</b>	
<b>SAFETY</b>						
		Road Accident Rescue Unit	\$ 3,000	\$ -	\$ 3,000	
			<b>\$ 3,000</b>	<b>\$ -</b>	<b>\$ 3,000</b>	
<b>SUSTAINABILITY</b>						
	C4070011	Council Chambers - Building Improvements	\$ 15,500	\$ 11,170	\$ 4,330	Budget includes \$7,500 c/fwd
		Photo Reframing	\$ 3,000	\$ -	\$ 3,000	Budget c/fwd
		Council Chambers - Damp Issues & Stonemasonry	\$ 15,000	\$ -	\$ 15,000	Budget c/fwd
		Council Chambers - Server Room (Fireproofing)	\$ 10,000	\$ 9,470	\$ 530	Budget c/fwd
	C6020009	Computer System (Hardware / Software)	\$ 67,338	\$ 68,043	\$ (705)	
		Telephone / Comms System	\$ 35,000	\$ -	\$ 35,000	
	C9990001	Town Hall (General - Incl. Office Equip/Furniture)	\$ 8,000	\$ 6,926	\$ 1,074	
			\$ -	\$ -	\$ -	
			<b>\$ 153,838</b>	<b>\$ 95,609</b>	<b>\$ 58,229</b>	

<b>WORKS</b>						
		Kempton Depot - External Painting	\$ 10,000	\$ -	\$ 10,000	Budget c/fwd
		Depot - Site Rehabilitation	\$ -	\$ 112,892	\$ (112,892)	
	C6020001	Depot Relocation (Site / Concept Plans etc.)	\$ 300,000	\$ 247,966	\$ 52,034	
					\$ -	
		Minor Plant Purchases	\$ 9,500	\$ 22,169	\$ (12,669)	
		Radio System	\$ 2,000	\$ -	\$ 2,000	
					\$ -	
		<b>Plant Replacement Program</b>			\$ -	
		Refer separate Schedule (Gross)	\$ 552,500		\$ 552,500	
		Light Vehicles (Gross)	\$ 192,000	\$ 186,550	\$ 5,450	
		(Trade Allowance - \$180K)			\$ -	
		Slasher Extra H/Duty (7ft Cut)	\$ 10,500		\$ 10,500	
			\$ 1,076,500	\$ 569,577	\$ 506,923	
		<b>GRAND TOTALS</b>	\$ 8,593,108	\$ 5,048,199	\$ 3,544,909	

**SOUTHERN MIDLANDS COUNCIL : CURRENT EXPENDITURE 2017/18  
SUMMARY SHEET**

PROGRAM	TOTAL	REVISED BUDGET (GRANTS & OTHER REIMBURSEMENTS)	ACTUAL AS AT 30th JUNE 2018 100%	VARIANCE (+/-)	% BASED ON REVISED BUDGET 100%
<b>INFRASTRUCTURE</b>					
Roads	3,077,714	3,077,714	3,031,543	46,171	98.50%
Bridges	350,040	350,040	340,137	9,902	97.17%
Walkways	212,309	212,309	159,372	52,936	75.07%
Lighting	85,680	85,680	81,693	3,987	95.35%
Irrigation	0	0	0	0	0.00%
Drainage	85,132	85,132	54,929	30,203	64.52%
Waste	748,167	748,167	812,514	-64,347	108.60%
Public Toilets	58,994	58,994	65,752	-6,758	111.46%
Communications	0	0	0	0	0.00%
Signage	6,675	6,675	8,410	-1,735	125.99%
<b>INFRASTRUCTURE TOTAL:</b>	<b>4,624,711</b>	<b>4,624,711</b>	<b>4,554,351</b>	<b>70,359</b>	<b>98.48%</b>
<b>GROWTH</b>					
Residential	0	0	288	-288	0.00%
Tourism	241,582	241,582	209,661	31,921	86.79%
Business	997,261	247,261	190,551	56,709	77.06%
Mill Operations	493,706	493,706	351,964	141,742	71.29%
Agriculture	0	0	0	0	0.00%
Integration	7,500	7,500	0	7,500	0.00%
<b>GROWTH TOTAL:</b>	<b>1,740,049</b>	<b>990,049</b>	<b>752,465</b>	<b>237,584</b>	<b>76.00%</b>
<b>LANDSCAPES</b>					
Heritage	289,968	289,968	236,767	53,201	81.65%
Natural	164,875	164,875	192,405	-27,529	116.70%
Cultural	9,600	9,600	0	9,600	0.00%
Regulatory	768,365	768,365	667,649	100,716	86.89%
Climate Change	11,181	11,181	947	10,234	8.47%
<b>LANDSCAPES TOTAL:</b>	<b>1,243,989</b>	<b>1,243,989</b>	<b>1,097,768</b>	<b>146,222</b>	<b>88.25%</b>
<b>LIFESTYLE</b>					
Youth	226,638	226,638	225,285	1,353	99.40%
Aged	2,500	2,500	175	2,325	6.98%
Childcare	7,500	7,500	5,000	2,500	66.67%
Volunteers	40,000	40,000	33,865	6,135	84.66%
Access	0	0	0	0	0.00%
Public Health	10,093	10,093	12,754	-2,661	126.36%
Recreation	490,033	490,033	395,241	94,792	80.66%
Animals	103,767	103,767	104,680	-913	100.88%
Education	0	0	6,691	-6,691	0.00%
<b>LIFESTYLE TOTAL:</b>	<b>880,531</b>	<b>880,531</b>	<b>783,691</b>	<b>96,840</b>	<b>89.00%</b>
<b>COMMUNITY</b>					
Retention	0	0	0	0	0.00%
Capacity	27,925	27,925	28,066	-142	100.51%
Safety	56,650	56,650	35,439	21,211	62.56%
Consultation	7,300	7,300	5,362	1,938	73.45%
Communication	12,125	12,125	10,595	1,530	87.38%
<b>COMMUNITY TOTAL:</b>	<b>103,998</b>	<b>103,998</b>	<b>79,462</b>	<b>24,537</b>	<b>76.41%</b>
<b>ORGANISATION</b>					
Improvement	7,590	7,590	0	7,590	0.00%
Sustainability	2,203,826	2,203,826	2,129,174	74,652	96.61%
Finances	277,707	277,707	288,930	-11,223	104.04%
<b>ORGANISATION TOTAL:</b>	<b>2,489,123</b>	<b>2,489,123</b>	<b>2,418,104</b>	<b>71,018</b>	<b>97.15%</b>
<b>TOTALS</b>	<b>11,082,400</b>	<b>10,332,400</b>	<b>9,685,841</b>	<b>646,559</b>	<b>93.74%</b>

	INFLOWS (OUTFLOWS) (July 2017)	INFLOWS (OUTFLOWS) (August 2017)	INFLOWS (OUTFLOWS) (September 2017)	INFLOWS (OUTFLOWS) (October 2017)	INFLOWS (OUTFLOWS) (November 2017)	INFLOWS (OUTFLOWS) (December 2017)	INFLOWS (OUTFLOWS) (January 2018)	INFLOWS (OUTFLOWS) (February 2018)	INFLOWS (OUTFLOWS) (March 2018)	INFLOWS (OUTFLOWS) (April 2018)	INFLOWS (OUTFLOWS) (May 2018)	INFLOWS (OUTFLOWS) (June 2018)	INFLOWS (OUTFLOWS) (Year to Date)
<b>Cash flows from operating activities</b>													
<b>Payments</b>													
Employee costs	- 261,471.56	- 263,280.28	- 257,356.08	- 544,634.16	- 266,411.05	- 277,912.09	- 165,820.28	- 233,511.84	- 273,738.58	- 313,950.79	- 263,557.56	- 280,636.37	- 3,402,280.64
Materials and contracts	- 619,314.92	- 215,561.82	- 343,225.01	- 263,264.43	- 474,926.40	- 206,956.83	- 200,007.46	- 292,715.69	- 236,551.10	- 81,489.37	- 518,194.60	130,702.11	- 3,321,505.52
Interest	- 4,693.83	-	-	-	- 4,045.40	- 13,338.03	-	-	-	-	- 3,790.28	- 7,929.82	- 33,797.34
Other	- 19,434.44	- 58,081.58	- 43,517.34	- 110,418.36	- 25,191.81	- 24,772.79	- 81,764.21	- 20,582.61	- 36,592.63	- 87,161.14	- 77,367.82	- 33,899.73	- 618,784.44
	- 904,914.75	- 536,923.68	- 644,098.43	- 918,316.95	- 770,574.66	- 522,979.74	- 447,591.95	- 546,810.14	- 546,882.31	- 482,601.30	- 862,910.26	- 191,763.81	- 7,376,367.98
<b>Receipts</b>													
Rates	92,911.15	813,684.96	1,586,157.29	174,981.88	472,984.37	281,319.82	447,553.99	310,519.35	393,585.64	332,028.88	157,863.62	100,075.05	5,163,666.00
User charges	235,490.50	96,854.23	115,773.17	71,598.56	77,851.43	37,146.20	75,170.58	43,034.38	53,981.34	44,751.16	43,063.32	- 741,931.66	152,783.21
Interest received	18,986.07	16,609.32	16,094.00	17,976.72	17,463.91	13,720.41	17,835.69	15,841.63	15,616.39	17,083.15	16,192.69	16,197.81	199,617.79
Subsidies	-	-	-	-	-	-	-	-	11,751.00	-	-	-	11,751.00
Other revenue grants	-	421,084.25	-	-	410,084.25	-	-	410,084.25	-	-	415,084.25	2,571,341.00	4,227,678.00
GST Refunds from ATO	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	11,533.48	19,250.73	1,427.15	- 11,957.12	34,113.02	- 33,685.27	- 40,207.08	- 37,029.18	67,644.63	- 69,806.47	156,747.77	- 73,020.73	25,010.92
	358,921.20	1,367,483.49	1,719,451.61	252,600.04	1,012,496.98	298,501.16	500,353.18	742,450.43	542,579.00	324,056.72	788,951.65	1,872,661.47	9,780,506.92
<b>Net cash from operating activities</b>	- 545,993.55	830,559.81	1,075,353.18	- 665,716.91	241,922.32	- 224,478.58	52,761.23	195,640.29	- 4,303.31	- 158,544.58	- 73,958.61	1,680,897.66	2,404,138.92
<b>Cash flows from investing activities</b>													
<b>Payments for property, plant &amp; equipment</b>	- 42,952.75	- 265,587.42	- 111,945.72	- 528,171.31	- 373,452.78	- 315,109.26	- 115,431.21	- 310,737.00	- 260,821.90	- 193,698.58	- 580,260.05	- 644,869.65	- 3,743,037.62
Proceeds from sale of property, plant & equipment	-	89,389.93	90.91	-	52,309.09	15,000.00	147,613.64	21,053.64	12,417.27	163.64	-	4.55	338,042.62
Proceeds from Capital grants	61,635.00	-	-	-	-	-	61,900.00	25,000.00	853,336.00	-	39,507.00	32,000.00	1,073,378.00
Proceeds from Investments	-	-	-	-	-	-	-	-	-	-	-	-	-
Payment for Investments	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net cash used in investing activities</b>	18,682.25	- 176,197.49	- 111,854.81	- 528,171.31	- 321,143.69	- 300,109.26	94,082.43	- 264,683.36	604,931.37	- 193,534.94	- 540,753.05	- 612,865.10	- 2,331,616.94
<b>Cash flows from financing activities</b>													
<b>Repayment of borrowings</b>	- 6,514.75	-	-	-	- 13,498.32	- 22,863.12	-	-	-	-	- 13,753.44	- 93,108.32	- 149,737.92
Proceeds from borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net cash from (used in) financing activities</b>	- 6,514.75	-	-	-	- 13,498.32	- 22,863.12	-	-	-	-	- 13,753.44	- 93,108.32	- 149,737.92
<b>Net increase/(decrease) in cash held</b>	- 533,826.05	654,362.32	963,498.37	- 1,193,888.22	92,719.69	- 547,450.96	146,843.66	- 69,043.07	600,628.06	- 352,079.52	- 628,465.10	974,924.24	- 77,215.92
Cash at beginning of reporting year	11,637,204.77	11,103,378.72	11,757,741.04	12,721,239.41	11,527,351.19	11,434,631.50	10,887,180.54	11,034,024.20	10,964,981.13	11,565,609.19	11,213,529.67	10,585,064.57	11,637,204.77
<b>Cash at end of reporting year</b>	11,103,378.72	11,757,741.04	12,721,239.41	11,527,351.19	11,434,631.50	10,887,180.54	11,034,024.20	10,964,981.13	11,565,609.19	11,213,529.67	10,585,064.57	11,559,988.81	11,559,988.81

<b>SOUTHERN MIDLANDS COUNCIL</b>				
<b>SUMMARY OF RATES AND CHARGES LEVIED, REMITTED AND COLLECTED</b>				
	This Financial Year 13th June 2018		Last Financial Year 13th June 2017	
Arrears brought forward as at July 1		\$ 379,430.89		\$ 415,003.63
ADD current rates and charges levied		\$ 5,114,230.28		\$ 4,822,762.74
ADD current interest and penalty		\$ 86,637.12		\$ 83,206.40
<b>TOTAL rates and charges demanded</b>	100.00%	<b>\$ 5,580,298.29</b>	100.00%	<b>\$ 5,320,972.77</b>
LESS rates and charges collected	86.70%	\$ 4,838,257.72	86.91%	\$ 4,624,382.70
LESS pensioner remissions	4.11%	\$ 229,443.54	4.12%	\$ 219,215.09
LESS other remissions and refunds	0.24%	\$ 13,361.14	0.33%	\$ 17,402.07
LESS discounts	0.47%	\$ 26,244.14	0.45%	\$ 23,698.85
<b>TOTAL rates and charges collected and remitted</b>	<b>91.52%</b>	<b>\$ 5,107,306.54</b>	<b>91.80%</b>	<b>\$ 4,884,698.71</b>
<b>UNPAID RATES AND CHARGES</b>	<b>8.48%</b>	<b>\$ 472,991.75</b>	<b>8.20%</b>	<b>\$ 436,274.06</b>

## **18. MUNICIPAL SEAL**

Nil.

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

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

**RECOMMENDATION**

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

<b>Matter</b>	<b>Local Government (Meeting Procedures) Regulations 2015 Reference</b>
<i>Confirmation of Closed Council Minutes (27/6/18)</i>	15(2)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Confirmation of Audit Panel Minutes (25/6/18)</i>	15(2)
<i>Property Matter – Kempton</i>	15(2)(f)
<i>Legal Matter</i>	15(2)(i)
<i>Oatlands Aquatic Centre</i>	15(2)(b)(d)

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A E Bisdee OAM		
Dep. Mayor A O Green		
Clr A Bantick		
Clr R Campbell		
Clr E Batt		
Clr D F Fish		
Clr D Marshall		

**RECOMMENDATION**

**THAT** in accordance with Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session and the meeting be closed to members of the public.

<b>DECISION (MUST BE BY ABSOLUTE MAJORITY)</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A E Bisdee OAM		
Dep. Mayor A O Green		
Clr A Bantick		
Clr R Campbell		
Clr E Batt		
Clr D F Fish		
Clr D Marshall		

## **CLOSED COUNCIL AGENDA**

### **20. BUSINESS IN “CLOSED SESSION”**

*Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015 provides that Council may consider certain sensitive matters in Closed Meeting.*

*The following matters have been listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015.*

- 20.1 CLOSED COUNCIL MINUTES - CONFIRMATION**
- 20.2 APPLICATIONS FOR LEAVE OF ABSENCE**
- 20.3 AUDIT PANEL MINUTES - CONFIRMATION**
- 20.4 PROPERTY MATTER - KEMPTON**
- 20.5 LEGAL MATTER**
- 20.6 OATLANDS AQUATIC CENTRE**

**RECOMMENDATION**

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

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A E Bisdee OAM		
Dep. Mayor A O Green		
Clr A Bantick		
Clr E Batt		
Clr R Campbell		
Clr D F Fish		
Clr D Marshall		

## OPEN COUNCIL AGENDA

### 21. CLOSURE