

**SOUTHERN
MIDLANDS
COUNCIL**



AGENDA

ORDINARY COUNCIL MEETING

Tuesday, 24th April 2018
10.00 a.m.

Bagdad Community Club
1661 Midland Highway, Bagdad

INDEX

1. PRAYERS	6
2. ATTENDANCE	6
3. APOLOGIES	6
4. MINUTES	6
4.1 Ordinary Council Minutes.....	6
4.2 Special Committees of Council Minutes.....	7
4.2.1 Special Committees of Council - Receipt of Minutes.....	7
4.2.2 Special Committees of Council - Endorsement of Recommendations.....	7
4.3 Joint Authorities (Established Under Division 4 Of The Local Government Act 1993) ...	8
4.3.1 Joint authorities - Receipt of Minutes.....	8
4.3.2 Joint Authorities - Receipt of Reports (Annual & Quarterly).....	8
5. NOTIFICATION OF COUNCIL WORKSHOPS	9
6. COUNCILLORS – QUESTION TIME	10
6.1 QUESTIONS (ON NOTICE).....	10
6.2 QUESTIONS WITHOUT NOTICE.....	12
7. DECLARATIONS OF PECUNIARY INTEREST	13
8. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA	14
9. PUBLIC QUESTION TIME (SCHEDULED FOR 12.30 PM)	15
9.1 PERMISSION TO ADDRESS COUNCIL.....	16
10. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2015	17
10.1 Low Cost Housing - Proposed motion to Local Governemnt Assoc of Tas.....	17
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	19
11.1 DEVELOPMENT APPLICATIONS.....	19
11.1.1 Development Application (DA 2017/54) for Extractive Industry – Gravel Quarry Upgrade at Clifton Vale Road, Dysart (CT163875/1), owned by M & E Downward.....	19
11.1.2 Planning Scheme Amendment (RZ2018/01) for rezoning from General Residential to General Business and amendment to Use Table of General Business Zone at 99 High Street, Oatlands (CT240022/1), owned by Lake Frederick Inn Pty Ltd.....	28
11.2 SUBDIVISIONS.....	44
11.3 MUNICIPAL SEAL (PLANNING AUTHORITY).....	44
11.3.1 COUNCILLOR INFORMATION:- MUNICIPAL SEAL APPLIED UNDER DELEGATED AUTHORITY TO SUBDIVISION FINAL PLANS & RELATED DOCUMENTS.....	44
11.4 PLANNING (OTHER).....	46
12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)..	47
12.1 ROADS.....	47
12.2 BRIDGES.....	47
12.3 WALKWAYS, CYCLE WAYS AND TRAILS.....	47
12.4 LIGHTING.....	47
12.5 BUILDINGS.....	47
12.6 SEWERS.....	47
12.7 WATER.....	47
12.8 IRRIGATION.....	48
12.9 DRAINAGE.....	48
12.10 WASTE.....	48
12.11 INFORMATION, COMMUNICATION TECHNOLOGY.....	48
12.12 OFFICER REPORTS – WORKS & TECHNICAL SERVICES (ENGINEERING).....	49

12.12.1	<i>Manager - Works & Technical Services Report</i>	49
13.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)	51
13.1	RESIDENTIAL.....	51
13.2	TOURISM	51
13.3	SAFETY	51
13.4	BUSINESS	51
13.5	INDUSTRY	51
13.6	INTEGRATION	51
14.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME –LANDSCAPES)	52
14.1	HERITAGE.....	52
14.1.1	<i>Heritage Project Program Report</i>	52
14.2	NATURAL	54
14.2.1	<i>Landcare Unit – General Report</i>	54
14.2.2	<i>Proposed Policy (Draft) – Management of Trees on Council Land</i>	56
14.3	CULTURAL	62
14.4	REGULATORY (OTHER THAN PLANNING AUTHORITY AGENDA ITEMS)	62
14.5	CLIMATE CHANGE	62
15.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE)	63
15.1	COMMUNITY HEALTH AND WELLBEING.....	63
15.2	YOUTH.....	63
15.3	SENIORS.....	63
15.4	CHILDREN AND FAMILIES	63
15.5	VOLUNTEERS	63
15.6	ACCESS.....	63
15.7	PUBLIC HEALTH	63
15.8	RECREATION.....	64
15.9	EDUCATION.....	64
15.9	EDUCATION.....	64
15.9.1	<i>Bagdad Primary School – Vehicle Parking & Traffic Congestion In School Precinct</i>	64
15.10	ANIMALS.....	67
15.10.1	<i>Animal Management Report</i>	67
16.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)	67
16.1	RETENTION.....	67
17.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)	68
17.1	IMPROVEMENT	68
17.2	SUSTAINABILITY	69
17.2.1	<i>Common Services Joint Venture Update (Standing Item – Information Only)</i>	69
17.2.2	<i>South Central Sub-Region Collaboration Strategy – Standing Item</i>	69
17.2.3	<i>Ordinary Council Meetings (July 2018 – Change of Date) & Date of December 2018 – (Change of Meeting Location)</i>	71
17.2.4	<i>Tabling of Documents</i>	73
17.3	FINANCES.....	74
17.3.1	<i>Monthly Financial Statement (March 2018)</i>	74
17.3.2	FINANCIAL MANAGEMENT STRATEGY 2018/19 TO 2026/27 AND LONG-TERM FINANCIAL MANAGEMENT PLAN	84
18.	MUNICIPAL SEAL	88
19.	CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA	89
20.	BUSINESS IN “CLOSED SESSION”	90
20.1	<i>Closed Council Minutes - Confirmation</i>	90
20.2	<i>Applications for Leave of Absence</i>	90
20.3	<i>Natural Resource Management Unit – Review of Resources allocated to the Southern Midlands Weeds Management Program</i>	90
21.	CLOSURE	98

PUBLIC COPY ATTACHMENTS

- **Item 4.1** Draft Council Minutes – 28th March 2018
- **Item 4.2.1** Record of Discussions – Mangalore Recreation Ground Management Committee – 26th March 2018
- **Item 4.2.1** Minutes – Chauncy Vale Management Committee – 26th March 2018
- **Item 4.2.1** Minutes – Lake Dulverton & Callington Park Management Committee – 16th April 2018
- **Item 11.1.1** Development Application and EPA determination - Quarry Upgrade at Clifton Vale Road, Dysart (CT163875/1)
- **Item 11.1.2** Application documents – 99 High Street, Oatlands
- **Item 15.9.1** Bagdad Primary School – School Car Park – Preliminary Design Options
- **Item 17.3.2** Financial Management Strategy 2018/19 to 2026/27 and Long-Term Financial Management Plan

SOUTHERN
MIDLANDS
COUNCIL



Dear Sir/Madam

NOTICE OF MEETING

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

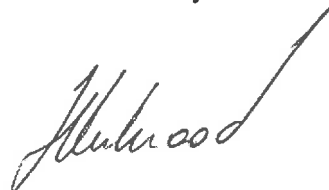
Date: Tuesday, 24th April 2018
Time: 10.00 a.m.
Venue: Bagdad Community Club, 1661 Midland Highway, Bagdad

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

Councillors please note:

- Public Question Time has been scheduled for 12.30 p.m.
- 1.00 p.m. – Keep Australia Beautiful Award recipients to be presented with certificates followed by lunch with Councillors.

Yours faithfully



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 28th March 2018, as circulated, are submitted for confirmation.

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 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:

- Mangalore Recreation Ground Management Committee – 22nd March 2018 (Record of Discussions)
- Chauncy Vale Management Committee – 26th March 2018
- Lake Dulverton & Callington Park Management Committee – 16th April 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.

- Mangalore Recreation Ground Management Committee – 22nd March 2018 (Record of Discussions)
- Chauncy Vale Management Committee – 26th March 2018
- Lake Dulverton & Callington Park Management Committee – 16th April 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 – Nil.
- Southern Tasmanian Councils Authority (Waste Strategy South) – Nil.

DECISION NOT REQUIRED

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.

One workshop has been held since the previous Council Meeting.

A Workshop was held on Friday 13th April 2018 at the Council Chambers, Kempton commencing at 8.30 a.m.

Attendance: Mayor A E Bisdee OAM, Deputy Mayor A O Green, Cllr A Bantick, Cllr E Batt, Cllr D Fish and Cllr D Marshall.

Apologies: Cllr B Campbell

Also in Attendance: T Kirkwood and D Cundall

The purpose of the Workshop was to provide Council with an update in relation to the enforcement action being undertaken in accordance with *Land Use Planning and Approvals Act 1993*.

Council acknowledged that the mediation process has been unsuccessful and it will proceed to hearing through the Resource Management and Planning Appeals Tribunal.

The workshop concluded at approximately 9.15 a.m.

RECOMMENDATION

THAT the information be received.

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM		
Dep. Mayor A O Green		
Cllr A Bantick		
Cllr R Campbell		
Cllr E Batt		
Cllr D F Fish		
Cllr 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 Cllr B Campbell on the 17 April 2018.

Q1 What work has council (SMC) done (July 2017 to April 2018) in Bagdad and surrounding area and how much has been completed and how much is still waiting to be completed and when will it be completed.

General Manager's Response:

A review of Council's Job Costing System indicates that the following works have been undertaken in the Bagdad area this financial year:

Operating Budget:

- *Verges – Mowing / Slashing*
- *Verges – Spraying*
- *General Gardening / Tree Maintenance – includes*
- *Litter Collection*
- *Footpath maintenance*
- *General Street Cleaning*
- *Parks & Reserves maintenance*
- *Maintenance Grading is undertaken on a cyclical basis consistent with the category of road.*

In relation to Roads within the designated Bagdad district, the following is a list of roads where expenditure has exceeded \$10,000 on any one road:

- *East Bagdad Road - \$17,929*

Capital Budget:

Chauncy Vale Sanctuary – significant upgrade of buildings and other infrastructure – works completed

Hall Lane – Access to Bagdad Community Club – works in progress

Road Resealing – East Bagdad Road – scheduled for 21 April 2018

Road Widening – Chauncy Vale Road – works in progress

East Bagdad Road – subsidence areas – works completed.

Swan Street, Bagdad (Drainage / kerb etc.) – Blackport Rd to Green Valley Road – scheduled for May / June 2018
Midland Highway / Swan Street Drainage – partial completion with upgrade to stormwater drain (i.e. clearance; rock armour). Discussions ongoing regarding the need to pipe the section extending from Swan Street to the open drain.

Q2 When will the wool press be installed at the history room site and why has the wool press been sitting out in the weather when previously we were told it was under cover?

General Manager's Response:

The Contractor fabricating the wool press cover has advised that the structure will be completed ready for installation in 3 weeks (i.e. mid-May 2018). Whilst the wool press was previously stored in the rear of the Service Bay Workshop, following demolition of the workshop, the wool press has been located in the Church Street Depot in the absence of any other storage building.

Q3 Why are the signs on the highway at Oatlands not being used re events in Oatlands?

General Manager's Response:

If events are being held in Oatlands, details can be provided to Council and panel signs can be arranged consistent with Council's policy position.

Q4 London Plane Tree (Plantanus x Acerifolia) in High Street was ring barked and was still living and it has now been cut down, this tree could have been saved but it is noted that the SMC gardener has not been given training in looking after streetscape and public park trees. When will he be given proper training by a fully qualified horticulturist in looking after streetscape trees?

General Manager's Response:

Future Tree maintenance is addressed in the draft Policy which has been submitted to Council for preliminary consideration at this meeting.

Q5 How are we progressing with reducing the speed limit at Colebrook 60 to 50?

General Manager's Response:

Whilst Council has not received a formal response, at an officer level, it is apparent that a reduction in speed limit will not be supported as this point of time. This position has been taken due to the adverse community feedback received following a reduction of speed limit on the road between Cambridge and Richmond.

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*.

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		

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:

- Nil.

Note: A representative from Tasmanian Irrigation has been invited to attend the May 2018 meeting.

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

10.1 LOW COST HOUSING – PROPOSED MOTION TO LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT)

Clr B Campbell has submitted the following Notice of Motion:

“THAT the Southern Midlands Council submit the following Motion for consideration at the next Local Government Association of Tasmania (LGAT) General Meeting:

“That LGAT lobby the State Government in relation to providing affordable low cost housing and low cost rental housing in rural and outer suburbia areas for retirees thus reducing the shortage of suitable housing.”

BACKGROUND COMMENTS (provided by Clr B Campbell)

When it comes to affordable housing the Federal Government should take an active role in conjunction with the State Government to address the significant issue regarding the shortage of affordable / low cost housing that exists in all States and our respective rural and urban communities, *(especially when it comes to retirees) Many retirees are living below the poverty line due to high rental payments, in many cases the rental cost is more than two thirds of their pension.*

As the population grows in Australia (and population has been boosted with people migrating to Australia) the need for low cost housing has become an urgent matter. Hobart has made the news in recent times as people have been forced to camp at the Hobart Show Ground because they cannot find affordable housing to rent. Part of the "homeless problem" is due to an aging population. In rural areas due to the lack of low cost rental accommodation, a number of people are being forced to move to the city and join the que looking for affordable rental accommodation thus causing further strain on the public housing system.

In rural areas there are a number of retirees that cannot afford to buy a house but wish to remain living in the rural area in their retirement (on a pension). Many of the retirees if they have the money to spare they will spend many hours in volunteering which in turn saves Federal and State Government millions of dollars. Sadly, the rural areas do not have enough affordable rental accommodation to meet demand thus this needs to be rectified. Rural Councils do not have bucket loads of money to spend on housing for the rental sector. Thus to rectify the problem and keep local retirees living in rural areas the Federal and State Government should be funding affordable housing in rural areas. If Federal, State and Local government work together this matter can be resolved.

Seniors / retirees do not like moving, don't want to live in retirement homes, don't want to live in a medical institution confined to one room looking at four walls and at the ceiling getting totally bored waiting to die and pay an exorbitant amount for the privilege to drop dead.

For every senior person you retain in or near a rural town the more chance you have in saving the country town. It is possible to build a low cost house in a rural area for \$50000 or (less) plus the cost of land. All we require is simple basic environmentally friendly

housing that is easy to maintain. By using the right designs low cost prefabricated, modular and transportable houses can be massed produced.

Houses using mass produced component system (using the principle of screwing / securing panels together thus flexibility can be built into the design system. This system is being used in Canada, USA, UK, Germany, Finland, Norway, Sweden, Iceland and many other countries and is favoured for building emergency low cost housing. In Europe there are a number of low cost houses **leased** to retirees on long term lease with the tenants being responsible for looking after the house especially inside and the grounds around the house and the land lord is responsible for structural (includes painting), electrical and plumbing maintenance. Each dwelling is inspected on a regular basis by an independent inspector keeping both tenant and landlord responsible in carrying out their obligations.

To some up: The benefits of low cost housing in rural areas are:

Provide housing to retirees especially those who have worked for "Australia" and paid their taxes.

Provide incentive for small business to set up in the trades i.e. plumbers, electricians, plasterers, builders, brick layers etc.

Provides more jobs in the trucking industry.

Provide surety for small shop owners in country towns.

Helps to provide stability in rural populations.

Helps to alleviate the homeless problem.

Helps to keep volunteers in the rural areas.

Helps to provide jobs in the aged care sector.

The flow on is that rural populations can grow which in turn slows down demand for housing in the cities.

The need for rural medical centres becomes more practicable when you have more retirees living in rural areas.

In many cases, the cost of everyday life is cheaper in rural areas than in the cities!

When you grow the population you have to build the infrastructure!

We need state and federal government funded low cost housing in rural areas!

Time for Government to focus on Decentralisation not Centralisation!

General Manager's Comments:

Nil.

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

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

11.1 DEVELOPMENT APPLICATIONS

11.1.1 DEVELOPMENT APPLICATION (DA 2017/54) FOR EXTRACTIVE INDUSTRY – GRAVEL QUARRY UPGRADE AT CLIFTON VALE ROAD, DYSART (CT163875/1), OWNED BY M & E DOWNWARD

File Ref: T 3175690

Author: PLANNING OFFICER (JACQUI TYSON)

Date: 11 APRIL 2018

Enclosure:

*Development Application
EPA determination*

PROPOSAL

The landowners, Mark and Elizabeth Downward, have submitted an application to the Southern Midlands Council seeking a Permit under the *Land Use Planning and Approvals Act 1993* ("the Act") to intensify their existing gravel quarry, known as Dysart Quarry, to a Level 2 operation. The site is located off Clifton Vale Road with access via Mauriceton Lane, Dysart.

The quarry produces sandstone landscaping gravels and aggregates, including the popular Tassie Gold brand. In recent years the applicant has not been able to meet demand under the existing Level 1 limitations. The Dysart Quarry predates the existing land use planning legislation and as such it operates under existing use rights.

Under the proposal the quarry will be upgraded to a Level 2 Activity, defined by Schedule 2 of the *Environmental Management and Pollution Control Act 1994* ("EMPCA") as the extraction of rock or gravel producing 5000 cubic metres or more of product per year and the crushing of 1000 cubic metres or more per year. In this case the proposal is for the extraction of a maximum of 10 000 cubic metres of gravel product per annum. This includes expanding the existing quarry opening to the northwest, within the mining lease area. The quarry is expected to have a life of approximately 30 years.

The environmental effects of a Level 2 Activity are assessed by the Environmental Protection Authority ("EPA"). Accordingly, the Development Application has been referred to the EPA for assessment in accordance with the requirements of EMPCA. The EPA Board approved the proposal on the 15th March 2018 subject to conditions addressing matters such as operating hours, noise, weed management, dust control, flora and fauna, hazardous material handling and decommissioning and rehabilitation requirements. The

EPA will carry out ongoing compliance checks with the quarry operator. The EPA conditions must be included in any permit issued by the Council.

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

The land and is zoned Rural Resource and is covered by the Attenuation Area associated with the quarry and partly covered by a Landslide Hazard Area overlay.

Under the Planning Scheme the proposal is defined as use and development of an “Extractive Industry”. 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 location and zoning of the property and surrounding area.



Map 1_The subject land and surrounding properties are in the Rural Resource Zone (cream). The location of the quarry is marked with a red star.



Map 2 _ Aerial image of the subject land and surrounding area. The quarry and access road are clearly visible.

The property is located off Clifton Vale Road, with access via Mauriceton Lane in Dysart. The southern and eastern boundaries of the land are formed by the Jordan River.

The subject land (CT163875/1) does not have direct frontage to a road. While it does have benefit of a right of way over the adjoining property to the west (CT163875/2), the physical access from Mauriceton Lane crosses the neighbouring property to the south (CT105343/1), on the southern side of the Jordan River. This landowner is aware of the proposal and has given permission for the application to be lodged.

The properties surrounding the site are generally used for grazing. The nearest dwelling is at 0.9km away at 80 Mauriceton Lane. The dwelling is separated from the quarry by a hill that protects it from potential noise and other impacts.

THE APPLICATION

The Applicant has submitted an Environmental Effects Report (“EER”) authored by the consultant Integrated Land Management and Planning to accompany the Development Application.

The EER contains a comprehensive description of the proposal and information required for assessment against the Scheme and addresses all relevant environmental matters as required by the EPA.

The proposal indicates that cartage from the quarry will be undertaken by the Proponent or clients and subcontractors, typically in medium combination trucks with a capacity of 32 tonnes. At the maximum production level of 10 000 cubic metres (16 000 tonnes) of material per annum this translates to approximately 23 movements per week or 4 per day. In practice, the traffic from the quarry will vary with occasions of up to 30 truck movements per day for short durations to fill a contract and on other days there would be no movements at all. The use will also generate some light vehicle movements, principally by the operator and would generally be at a rate of two per day. Overall, the traffic generated by the proposal will be relatively low and easily within the capacity of surrounding roads.

USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as an ‘Extractive Industry’:

Extractive Industry

use of land for extracting or removing material from the ground, other than Resource development, and includes the treatment or processing of those materials by crushing, grinding, milling or screening on, or adjoining the land from which it is extracted. Examples include mining, quarrying, and sand mining.

Use/Development Status under the Planning Scheme

Under the Scheme, a Development Application to intensify an ‘Extractive Industry’ in the Rural Resource Zone must be considered at the discretion of Council.

As a discretionary development, the application was advertised in accordance with Section 57 of the Act. Accordingly Council has the discretion to grant a permit or refuse to grant a permit.

PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised on the 8th November 2017 for fourteen (14) days. During this period Council received one (1) representation, as detailed in the table below.

<i>Representation 1</i>	<i>Council Officer Comment</i>
I own a home in the adjacent area to the existing quarry. My concern and objection in relation to the application is the increased use of the quarry will impact on the road between the Midland Highway and Mauriceton Lane (Clifton Vale Road).	The planning scheme does not make the maintenance of roads directly relevant to the assessment of a Development Application, although the number and nature of vehicle movements generated by a proposal is relevant in relation to the Road and Rail Code, assessed below.

<p>Although this objection may not come within the criteria of the Environmental Management and Pollution Control Act it does impact on the road usage. This impacts upon Southern Midlands Council's duty and liability to keep the road in good repair. It is my observation that since the opening of the quarries in the area there has been damage to the bitumen roads caused by increased heavy vehicle use.</p> <p>This has not only caused inconvenience to residents using the road but it also follows that there would be substantial impacts on the costs to the Council and ratepayers. When the road was sealed it was never intended to carry consistent heavy vehicle use.</p> <p>If there is increased use of the roads by heavy vehicles carrying gravel it is my observation that the bitumen road will deteriorate further. As you are aware, Council has duty and responsibility to maintain the road to a certain standard. Failure to do so may in the future incur costs if there is an accident caused by the poor condition of a road that has not been properly maintained by Council. There is much case law in the relation to the duty of care of Councils and, indeed some years ago I successfully involved in a matter where a motorcyclist had lost control of his vehicle due to the poor condition of the Council road and the respondent Council was found to be negligent and the damages incurred were substantial.</p> <p>Accordingly, I ask Council to take the above considerations into account when considering the application for increased use of the gravel quarry.</p>	<p>The proposed quarry is expected to generate an average of 4 heavy vehicle movements per day, which is 2 trucks entering and exiting. Clifton Vale Road is used by a variety of heavy vehicles including forestry and stock trucks as well as vehicles related to the use of this and other quarries. Overall, the proposal will contribute a small increase to the number of vehicles on the road, but not to the extent that it will impact maintenance requirements.</p> <p>It is noted that upgrade and maintenance works have been undertaken at Clifton Vale Road recently and will continue in the future in accordance with Council's road maintenance schedule.</p>
--	--

ASSESSMENT - THE SOUTHERN MIDLANDS INTERIM PLANNING SCHEME

Rural Resource Zone

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

<p>Use Standard 26.3.3 Discretionary Use To ensure that discretionary non-agricultural uses do not unreasonably confine or restrain the agricultural use of agricultural land.</p>
--

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No acceptable solution.	<p>P1</p> <p>A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:</p> <p>(a) the characteristics of the proposed non-agricultural use;</p> <p>(b) the characteristics of the existing or likely agricultural use;</p> <p>(c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use;</p> <p>(d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.</p>	<p><i>The proposal is for an upgrade and intensification of the existing Dysart Quarry.</i></p> <p><i>The parts of the subject site that are not taken up by the quarry operation are used for grazing and this is also the predominant use of the surrounding land.</i></p> <p><i>The topography of the site largely isolates the quarry area from surrounding properties, with the hills to the west and the Jordan River Valley to the east.</i></p> <p><i>There is no evidence to indicate that the existence of the quarry has not limited these activities to date and therefore it is not expected to do so in the future. Similarly, the quarry operation is not impacted by the existing or potential future agricultural uses on the surrounding land.</i></p>

Road and Railway Assets Code

The proposal includes approval of a second driveway. The proposal must satisfy the requirements of the following relevant development standards of this code:

Use Standard		
E5.5.1 Existing road accesses and junctions		
To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A2 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an	P2 Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of more than 60km/h must be	<p><i>Access to the site is from Clifton Vale Road, via Mauriceton Lane.</i></p> <p><i>The proposal effectively doubles the allowable</i></p>

<p>area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p>	<p>safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature and efficiency of the access or the junction; (d) the nature and category of the road; (e) the speed limit and traffic flow of the road; (f) any alternative access to a road; (g) the need for the use; (h) any traffic impact assessment; and (i) any written advice received from the road authority. 	<p><i>extraction quantity from 5000 cubic metres per annum to 10 000 cubic metres per annum.</i></p> <p><i>The expected number of traffic movements is therefore expected to increase in line with this, to an average of 4 truck movements and 2 light vehicle movements per day as indicated in the application documents.</i></p> <p><i>The quantity and nature of the traffic generated by the proposal can be safely and efficiently managed by the surrounding road network.</i></p>
---	---	--

Development Standard		
E5.6.2 Existing road accesses and junctions		
To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A2</p> <p>No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.</p>	<p>P2</p> <p>For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road; (c) the speed limit and traffic flow of the road; (d) any alternative access to a road; (e) the need for the access or junction; 	<p><i>The site uses a single access for entry and exit in accordance with the Acceptable Solution.</i></p>

	(f) any traffic impact assessment; and (g) any written advice received from the road authority.	
--	--	--

CONCLUSION

The report has assessed a Development Application for the proposed expansion of Dysart Quarry to a Level 2 operation.

The proposal has been approved by the EPA subject to condition that must be included with any Council permit.

One (1) representation was made to Council with concerns regarding safety and maintenance of Clifton Vale Road.

The proposal has been found to comply with all the relevant standards of the Rural Resource 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 (DA 2017/54) for Extractive Industry – Gravel Quarry Upgrade at Clifton Vale Road, Dysart (CT163875/1), owned by M & E Downward and that a permit be issued with the following conditions:

CONDITIONS

General

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- 2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.
- 3) The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B, which the Board of the Environment Protection Authority (EPA) has required the Planning Authority to include in the permit, pursuant to section 25(5) of the Environment Management and Pollution Control Act 1994. Please find enclosed with this permit 'Permit Part B, including Schedules 1, 2 and 3 dated 15th March 2018.

Access

- 4) The quarry shall be operated to ensure that no more than forty (40) vehicle movements are generated by quarry operations in any one day.

Services

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

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.

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		

11.1.2 PLANNING SCHEME AMENDMENT (RZ2018/01) FOR REZONING FROM GENERAL RESIDENTIAL TO GENERAL BUSINESS AND AMENDMENT TO USE TABLE OF GENERAL BUSINESS ZONE AT 99 HIGH STREET, OATLANDS (CT240022/1), OWNED BY LAKE FREDERICK INN PTY LTD

Author: PLANNING OFFICER (JACQUI TYSON)

Date: 13 APRIL 2018

File Ref: T 5842397

Enclosure:
Application documents

PROPOSAL

Planning consultants ERA Planning Pty Ltd on behalf of Lake Frederick Inn Pty Ltd have lodged a request under Section 33 of the *Land Use Planning and Approvals Act 1993* (“the Act”) to rezone land at 99 High Street, Oatlands and amend the planning scheme ordinance.

The purpose of the planning scheme amendment is to facilitate the use and development of a new whisky distillery at 99 High Street. It is intended that the distillery development will be integrated with the adjoining Callington Mill site to provide an overall visitor experience combining the new elements with the history and heritage values of the precinct.

The distillery and associated development cannot be considered under the current provisions of the Scheme as the applicable use class ‘*Resource processing*’ is not allowed in the General Residential or General Business zones that currently apply to the site.

As such, the proposal is for an amendment to the *Southern Midlands Interim Planning Scheme 2015* (“the Scheme”) in two parts, as follows:

- Rezone the rear section of 99 High Street from General Residential to General Business (the front section is already zoned General Business); and
- Amend Clause 21.2 Use Table of the General Business Zone to introduce Resource processing as a Discretionary use class with a qualification.

Discretionary	
Use Class	Qualification
Resource processing	If for food and beverage production

If approved, the amendment will allow a future Development Application for the distillery development to be considered by Council.

This application is lodged in accordance with Section 33 of the Act. If Council agree to initiate the amendment it will be advertised for public comment and referred to the Tasmanian Planning Commission for their consideration.

It is noted that the Applicant originally lodged a combined planning scheme amendment and Development Application under Section 43a of the Act, for the overall distillery development. The site (Lake Frederick Inn) is a Heritage Place listed on the Tasmanian Heritage Register (“THR”). However it recently became apparent that the *Historic Cultural Heritage Act 1995* does not provide for combined assessment of planning scheme amendments with Development Applications for heritage listed places. Therefore, the planning scheme amendment must be considered separately. If it is approved by Council and the TPC the proponent will then be able to lodge a regular Development Application for the intended use and development.

This report will assess the proposed planning scheme amendment against the relevant provisions of the Act and the Scheme.

Council are reminded that references to the provisions of the Act are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015. The former provisions of the Act remain in force until the Local Provisions Schedule comes into effect.

It is recommended that Council initiate the planning scheme amendment.

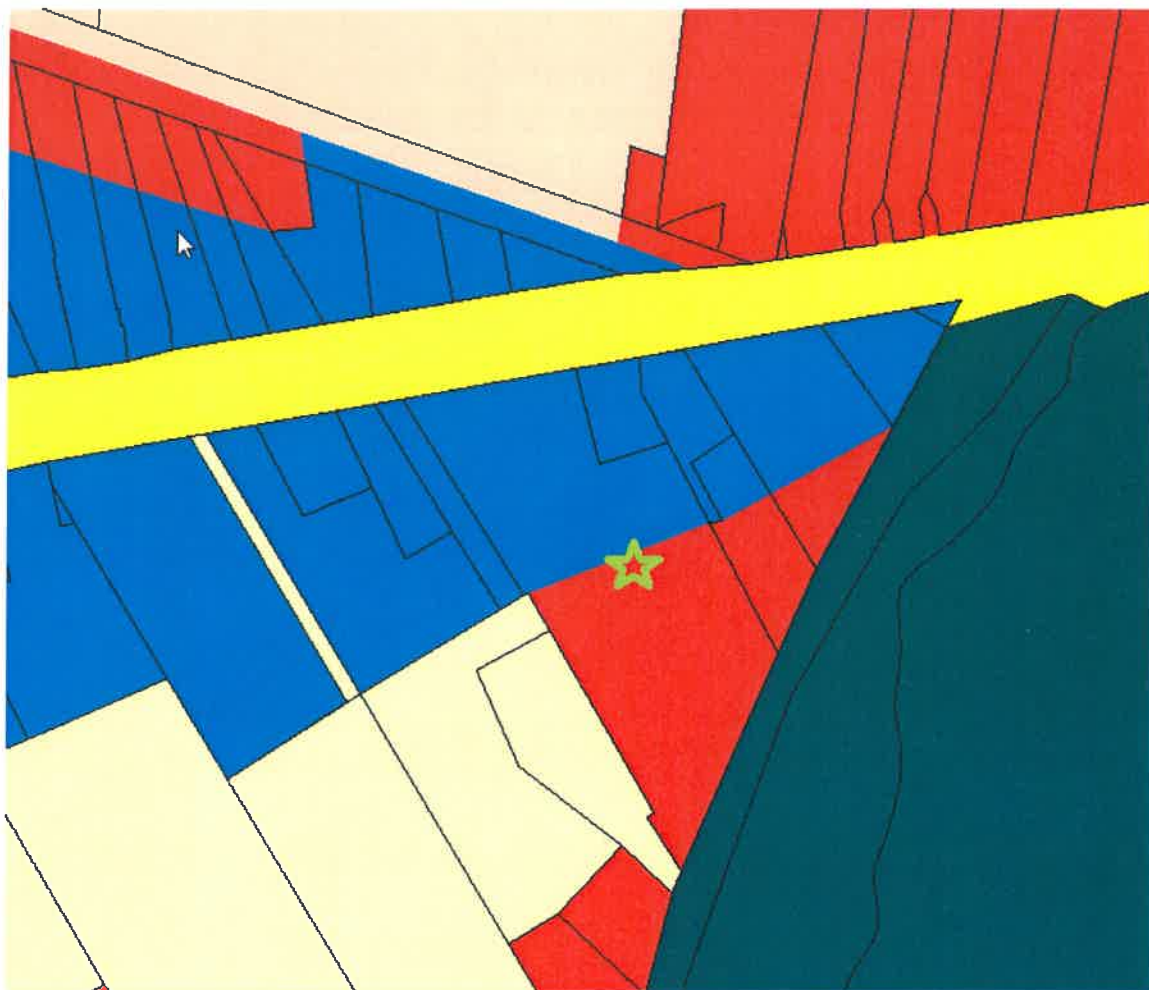
THE SITE

The subject site is located at 99 High Street, Oatlands, extending from High Street south east through to the Esplanade with frontages to both streets. The property is currently developed with the heritage listed former Lake Frederick Inn which is a two storey Georgian brick and sandstone building currently used as a dwelling. There are also two outbuildings including a heritage listed carriage house and associated gardens, all located towards the High Street end of the property. The central and southern portions of the lot are currently undeveloped and the property is fenced with a dry stone wall along the Esplanade. The site has a vehicular access from the Esplanade and a crossover from High Street provides access directly to a garage. The site slopes up to the north towards High Street and overlooks Lake Dulverton to the south.

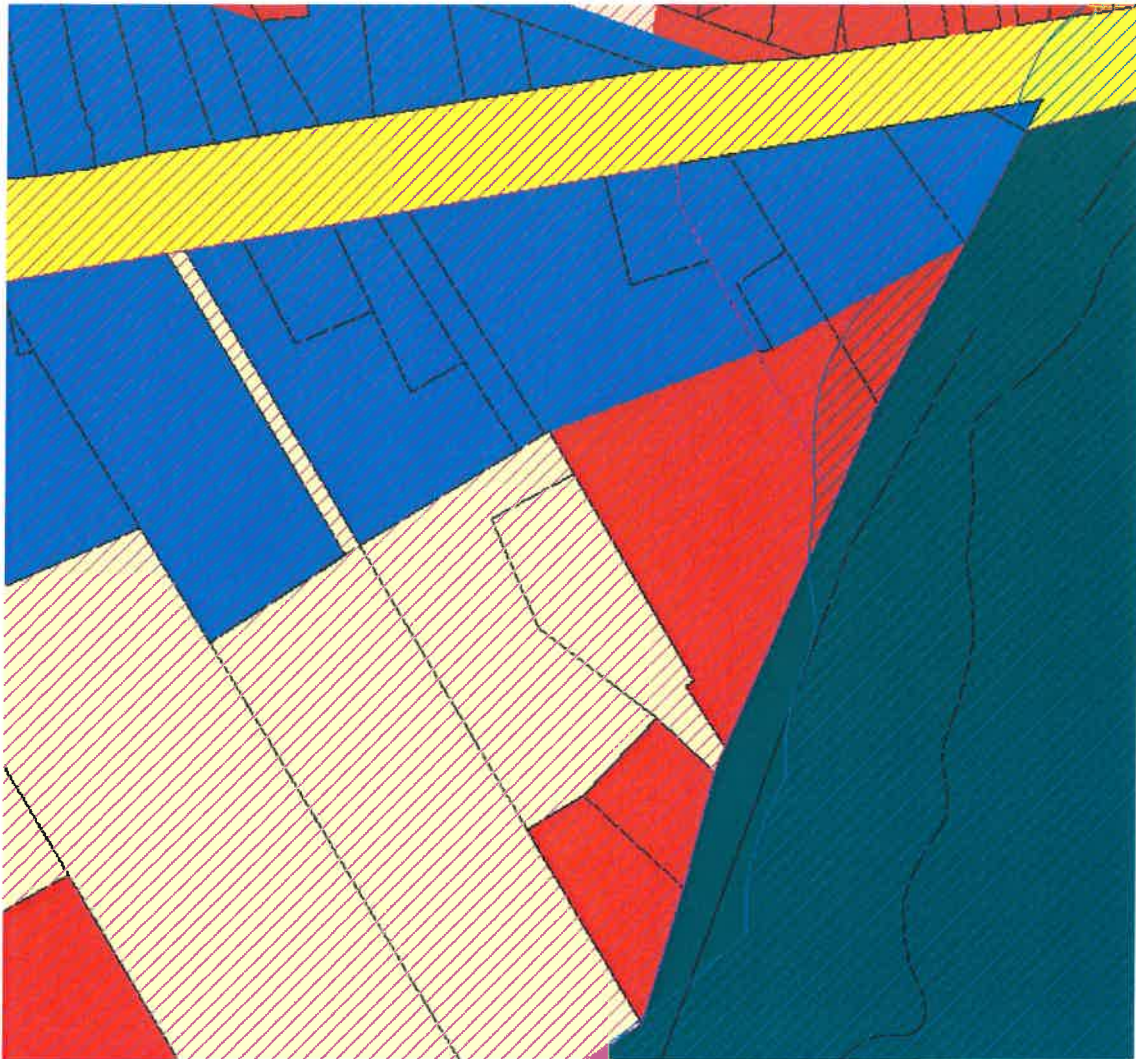
The northern developed section of the site is zoned General Business, as are properties along both sides of High Street to the east and west. Lake Frederick Inn forms a characteristic part of the streetscape generally made up of historic buildings aligned with their frontage to High Street. Properties on High Street are used for a mix of commercial, residential and civic/community functions.

The rear section of the site is currently zoned General Residential, in keeping with nearby properties fronting the Esplanade. Adjoining the site to the west is the Callington Mill Historic Site and Mill Lane, which are zoned Community Purpose. Lake Dulverton and the associated foreshore area is in the Environmental Management Zone. The entire site is part of the Callington Mill Heritage Precinct of the Historic Heritage Code.

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



Map 1_The subject land is currently dual zoned, with the northern end in the General Business Zone (blue) and the rest in the General Residential Zone (red). High Street is zoned Utilities (yellow) and Lake Dulverton is zoned Environmental Management (dark green). There are properties zoned General Business Zone (blue), General Residential Zone (red) and Community Purpose (cream) adjoining the site. The subject site is marked with a green star. Source: theLIST



Map 2_The land is entirely within a Heritage Precinct under the Historic Heritage Code (purple hatch). Source: theLIST



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

THE APPLICATION

The application has provided a detailed planning assessment (Submission to Southern Midlands Council in support of a Section 33 request to amend the Southern Midlands Planning Scheme 2015, ERA Planning, 28 March 2018) to accompany the Application form, land title and landowner consent letter.

The Applicant has also provided current versions of architectural plans and several assessment reports that will form the basis of the intended future Development Application for a whisky distillery and associated use and development.

While these reports are not all directly relevant to the assessment of the current application to amend the planning scheme they give context to the proposal and demonstrate the suitability of a distillery on this land.

The supporting reports include:

- Architectural drawings (Cumulus Studio);
- Heritage report (D. Mackey);
- Traffic Impact Assessment (Milan Prodanovic); and
- Hydraulic Assessment (Pitt&Sherry).

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.

Before making a decision as to whether or not to initiate an amendment of the Planning Scheme and exhibit the amendment (and request), the Planning Authority must consider:

- **whether the requested amendment is consistent with the requirements of section 32 ; and**
- **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**
- **any advice referred to in section 65 of the Local Government Act 1993 received by it.**

All such matters are addressed in detail in the body of this report.

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 period of at least 3 weeks.

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.

ASSESSMENT - PLANNING SCHEME AMENDMENT

Relevant Requirements of the Act

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

Section of the Act	OFFICER COMMENT
32 (1) (e) 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;	The proposed rezoning from General Residential to General Business and amendment to the use table of the General Business Zone is not expected to cause unreasonable land use conflicts.

In regard to zoning, part of the site is already zoned General Business, consistent with other properties in Oatlands fronting High Street. The General Business Zone adjoining the General Residential Zone occurs commonly in Oatlands and other settlements as the land uses that occur within these zones are generally compatible. The General Business Zone is also considered to be compatible with the adjoining Community Purpose zone, especially considering the potential future use of this site would complement the Callington Mill Precinct as a visitor attraction. This is a unique attribute of this land and distinguishes the site from other similarly split zoned parcels of land along the High Street of Oatlands.

The General Business Zone contains use and development standards designed to protect the amenity of surrounding land uses and public spaces that would apply to any future development on the site. Additionally, the heritage listing of the site and the presence of a Heritage Precinct requires consideration of the heritage values of the site and broader area when assessing any future use and development.

The second part of the proposal is the introduction of Resource processing as a discretionary use in the General Business Zone, with the qualification 'If for food and beverage production'. The future Tasmanian Planning Scheme includes this use class and qualification as discretionary in the General Business Zone, so effectively the proposal is just bringing this forward into the current scheme.

The qualification is required as Resource processing is defined as the use of land for treating, processing or packing plant or animal resources, with examples including an abattoir, animal saleyard, fish processing and sawmilling that may not be suitable in an established urban area with regard to land use conflicts.

However, the use class also includes things such as processing fruit or vegetables, cheese making, a winery, brewery or distillery – all of which could be considered under the proposed qualification. Such uses

	<p>would all fall within the use qualification of “food and beverage production”.</p> <p>Limiting the use class to “food and beverage production” (through a Use Table Qualification) is considered reasonable as production of food and beverages can be compatible with urban and residential amenity if they are appropriate in nature and scale. Also if the envisaged development of a whisky distillery on this site does not proceed for some reason, then the amendment will still create a valuable opportunity for other businesses of this nature to establish in the General Business Zone in the Southern Midlands under the current planning scheme.</p> <p>Furthermore, the “food and beverage production” qualification is considered a more suitable qualification, than purely “a distillery” in the General Business Zone. The “food and beverage” qualification both aligns with the declared State Planning Provisions (provisions of the 15.0 General Business Zone (15.2 Use Table) and will provide a degree of flexibility for the site that would allow for the preparation and production of other food and beverage types without inadvertently limiting resource processing on the land to just distilling spirits.</p>
<p>32 (1) (ea) must not conflict with the requirements of Section 300</p>	<p>Assessment against Section 300 is provided below.</p>
<p>32 (1) (f) 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>The proposal will have a localised impact on the range of use and development allowable on the southern portion of 99 High Street if the zone is changed from General Residential to General Business. This mainly involves some business type uses becoming permitted and a greater range of uses being discretionary.</p> <p>As mentioned above, the proposed introduction of Resource processing to the General Business zone would impact all land under that zone in the Southern Midlands, although that is limited to Oatlands.</p>

The requirements of Section 30O of the Act are addressed in the table below:

Section of the Act	OFFICER COMMENT
<p>30O (1) 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>The proposed amendment is consistent with the Southern Regional Land Use Strategy (STRLUS), considered in more detail in this report below.</p>
<p>30O (2) 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 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>The proposed amendment is for a rezoning and minor change to the Scheme ordinance.</p> <p>The proposal does not include any changes that conflict with, or override, the common provisions of the Planning Scheme.</p>
<p>30O (3) 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>The proposed amendment is not inconsistent with and does not change any common provisions.</p>

The requirements of Section 33 (2B) (ab) of the Act are addressed in the table below

Section of the Act	OFFICER COMMENT
<p>Section 33 (2B) (ab) Before making a decision as to whether or not to initiate an amendment</p>	<p>No direct reference was made to this particular parcel of land in the 30J report and nor any representations made to</p>

<p>of the planning scheme, the planning authority must consider 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.</p>	<p>Council regarding this land during the exhibition of the Interim Planning Scheme in 2015.</p> <p>There are no matters contained in the statutory consideration of the Interim Planning Scheme that are outstanding or relevant to the request before Council.</p>
---	--

Objectives of the Act

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

Objective	OFFICER COMMENT
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;	The proposal relates to urban land currently zoned General Business and General Residential. The land does not have any identified natural values that could be impacted by the proposed amendment. The proposal is consistent with this objective.
(b) to provide for the fair, orderly and sustainable use and development of air, land and water;	The proposed rezoning is an extension of the existing General Business zone over the rest of the site in order to allow for future development of a commercial nature. The proposed zoning is compatible with surrounding land uses and is considered to be fair, orderly and sustainable.
(c) to encourage public involvement in resource management and planning;	<p>The public will have the opportunity to comment on this proposal during the exhibition period which will run for three weeks, should the Council decide to exhibit the application.</p> <p>The public will have the opportunity to lodge a written representation during the public exhibition period.</p> <p>The Tasmanian Planning Commission may also decide to hold a public hearing to consider the representations if any are received.</p> <p>If a Development Application is lodged for a distillery in the future (or any other discretionary use or development) that would also be subject to a public notification period.</p> <p>The amendment to the ordinance to allow for “food and beverage production” in the zone as a discretionary use is relevant to the objective as such an amendment would</p>

	later allow further public input into the planning process.
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);	<p>The proposed amendment will provide an opportunity for economic development in Oatlands as it will facilitate the redevelopment of the site for a commercial use.</p> <p>The expected future use as a whisky distillery will provide employment both during construction and continued operation and will allow for an integrated tourism precinct with the Callington Mill.</p> <p>If the anticipated use does not proceed, the amendment would still provide an opportunity for a suitable development to occur in this location and support the economic development of Oatlands.</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>The current application represents a shared responsibility for resource management and planning by Council, the Commission, the applicant and the community.</p> <p>All relevant bodies and individuals will have either a formal role or an opportunity to participate in the approval process.</p>

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

Objective	OFFICER COMMENT
(a) to require sound strategic planning and co-ordinated action by State and local government;	The proposal is consistent with the Southern Regional Land Use Strategy and will be assessed by local and State government authorities.
(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;	Objectives, policies and controls are set by Planning directives, the Act and the Scheme as considered in this report.
(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>The site has limited environmental values which have been considered.</p> <p>The proposal meets the economic, social and environmental objectives of the Resource Management Planning System.</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;	The Scheme provisions and proposed rezoning provides an appropriate balance between the environmental, social and economic, conservation and resource management policies and objectives relevant at State, regional and local levels.
(e) to provide for the consolidation of approvals for land use or development and	Unfortunately the involvement of the <i>Historic Cultural Heritage Act 1995</i> does not

related matters, and to co-ordinate planning approvals with related approvals;	allow for this proposal to be considered under the combined amendment and development application process.
(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;	The proposal contributes to this objective by providing work opportunities and land that will be zoned suitably for a future development.
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;	The subject site and surrounding area have significant historic heritage values. The proposed planning scheme amendment will not impact upon these. Any future Development Application for the site will require consideration of historic heritage at the state and local assessment level.
(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;	The site is well served by roads and services and the proposal will not negatively impact public infrastructure.
(i) to provide a planning framework which fully considers land capability.	Land capability is considered in the application and the assessment against the State Policies, below.

State Policies

State Policy on the Protection of Agricultural Land 2009

The site does not constitute agricultural land and as such the State Policy on the Protection of Agricultural Land 2009 (“PAL Policy”) does not apply to this proposal.

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.

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 site has access to reticulated services including stormwater. Any future development would be subject to the Stormwater Management Code of the Scheme. The application is considered to be consistent with this Policy.

National Environmental Protection Measures

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

- Ambient air quality;
- Diesel vehicle emissions;
- Assessment of site contamination;
- Used packaging material;

- Movement of controlled waste between States and Territories; and
- National pollutant inventory.

The NEPMs relate to issues that are not affected by the application.

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.

The sections of STRLUS considered to be of particular relevance to this proposal and related Regional policies for each section are outlined in the table below.

Section	OFFICER COMMENT
<p>Section 9 - Cultural values</p> <p>CV2 - 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>CV4 - Recognise and manage significant cultural landscapes throughout the region to protect their key values.</p> <p>CV5 - Recognise and manage archaeological values throughout the region to preserve their key values.</p>	<p>The subject site has cultural heritage values that have been recognised through inclusion on the Tasmanian Heritage Register and the Callington Mill Heritage Precinct.</p> <p>Future development on the site will need to have consideration of the heritage values of the site and surroundings, including potential for archaeological values. The proponent has provided documents to indicate that heritage has been considered and informed the design of the future distillery proposal.</p>
<p>Section 14 – Tourism</p> <p>T1 - Provide for innovative and sustainable tourism for the region</p> <p>T1.5 - Provide flexibility within commercial and business zones for mixed use developments incorporating tourism related use and development.</p>	<p>The proposed amendment is directly related to the intention of developing a whisky distillery on the site, which would represent an innovative tourism development for the region. Additionally, the development would integrate with the Callington Mill site and provide an opportunity for tourist information services to be re-established.</p> <p>As discussed previously, the proposed amendment would allow for other such developments in the future even if the expected proposal does not go ahead.</p> <p>The land is unique as it adjoins the Callington Mill. The General Business Zone provides further opportunity for developers, tourist operators or business owners to leverage business from what is</p>

	arguable Oatlands biggest landmark attraction (this visitor figures provided in the supporting report to Council support this claim).
Section 18 - Activity centres Activity Centre Hierarchy	<p>Oatlands is identified as a Rural Service Centre in the Activity Centre hierarchy, making it the principle Activity Centre in the Southern Midlands.</p> <p>The proposal facilitates a genuine opportunity for a significant tourism related development in Oatlands, supporting the economic growth of the town and broader area.</p>

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 goals and actions are 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*
- 2.2.1.2 *Seek opportunities to further develop the Callington Mill Precinct as well as the Oatlands Military Precinct*
- 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.*

CONCLUSION

This report has assessed an application for an amendment to the *Southern Midlands Interim Planning Scheme 2015* to rezone land at 99 High Street, Oatlands from General Residential to General Business and amend the ordinance to allow for Resource Processing (“food and beverage production” only) in the General Business Zone.

The purpose of the proposal is to facilitate a future Development Application to establish a whisky distillery and associated improvements on the site.

If Council agree to initiate the amendment then the amendment will be advertised 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 Council agrees to initiate the planning scheme amendment.

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 RZ2018/01 comprising:
 - a) Rezoning land at 99 High Street, Oatlands (CT240022/1) from General Residential Zone to General Business Zone; and
 - b) Amend the ordinance to include Resource processing (If for food and beverage production) as a discretionary use in Clause 21.2 Use Table of the General Business Zone.
2. Pursuant to Section 35(1), former provisions, of the *Land Use Planning & Approvals Act 1993*, resolves that draft Planning Scheme Amendment RZ2018/01 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 RZ2018/01 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 RZ2018/01 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 RZ2018/01 on public exhibition for a period of 28 days and advertise the exhibition as prescribed.

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

Author: PLANNING OFFICER (JACQUI TYSON)

Date: 19 APRIL 2018

APPLICATION OF MUNICIPAL SEAL

The following final plans and related documents, pertaining to subdivisions, boundary adjustments and adhesion orders, etc. within Southern Midlands have had the Municipal Seal applied by the Manager Development & Environmental Services in the period 4th May 2016 to the 18th April 2018.

Owner	PID	Address	Description	Date
RE & JN Scaife, A Glover	3110758	Reeve Street Subdivision – Stage 2b	Final plan - 2 lots of staged subdivision	4/5/2016
S & K Appleby	5892079	17 Reeve Street, Campania	Strata plan – 3 multiple dwellings	23/6/2016
Simon Fergusson	2336101	513 Eldon Road, Colebrook	Final plan – reorganisation of boundaries	26/8/2016
Tasberry Holdings Pty Ltd & R & E Boon	2176755	3243 Midland Highway	Final plan – Boundary reorganisation	28/8/2016
P & W McShane	2994555	927 Elderslie Road, Broadmarsh	Final plan – Boundary adjustment	12/9/2016
D & B & G Fish	5845563	Interlaken Road and Bowhill Road, Oatlands	Final plan – Boundary adjustment	14/10/2016
A & C Birchall	5838080	257 Tunnack Square Road, Tunnack	Final plan – Boundary adjustment	14/10/2016
R Kissling, G Furness	7239807	69 High Street, Oatlands	Final plan – Boundary adjustment	14/10/2016
RE & JN Scaife, A Glover	3110758	Reeve Street Subdivision – Stage 3a	Final plan - 5 lots of staged subdivision	29/11/2016

P K De Bomford	2018247	463 Brighton Road, Pontville	Final plan – Boundary adjustment	30/11/2016
Cornwall Stodart	5956401	Pritchards Lane, Dysart	Adhesion Order	30/11/2016
RE & JN Scaife, A Glover	3110758	Reeve Street Subdivision – Stage 3b	Final plan - 7 lots of staged subdivision	9/1/2017
P K De Bomford, K P Kelly	2018247	463 Brighton Road, Pontville	Annexure to Schedule of easements	13/1/2017
E A Booth	2757971	21 Iden Road, Bagdad	Final plan - 1 lot of staged subdivision	17/5/2017
P Tankard	5464402	117 Main Street, Kempton	Final plan – boundary adjustment	22/5/2017
T Cuttriss	7797606	1064 Tea Tree Road	Final plan - subdivision	23/5/2017
D & R Tribolet	3130847	1110 Swanston Road, Swanston	Final plan – boundary adjustment 4 titles	13/6/2017
D & J Grigg	2958538	93 High Street, Oatlands	Adhesion order	28/7/2017
S Fergusson	3226101	513 Eldon Road, Colebrook	Final plan – Boundary adjustment	16/10/2017
C Kean	7141201	985 Midland Highway, Pontville	Final plan – Boundary adjustment	16/10/2017
E Batt	3432909	3452 Midland Highway, Melton Mowbray	Petition to Amend Sealed plan	4/12/2017
B & J Broadby	2899689	632 Huntingdon Tier Road, Bagdad	Final plan - 3 lot subdivision	19/12/2017
H Cartledge	3068182	35 Swan Street, Bagdad	Final plan - 2 lot subdivision	12/1/2018
L & L Williams	5461092	69 Longwood Road, Bagdad	Final plan - 2 lot subdivision	30/1/2018
Thylacine Investments Pty Ltd	1646233	100 Grices Road, Tea Tree	Petition to Amend Sealed Plan	15/2/2018
S Fergusson	3226101	513 Eldon Road, Colebrook	Final plan – Boundary adjustment	15/2/2018
E Booth	1472958	21 Iden Road and 11	Final plan – Boundary adjustment	15/4/2018

		Bangalore Court, Bagdad	Part V agreement	
--	--	----------------------------	------------------	--

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		

11.4 PLANNING (OTHER)

Nil.

12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

12.1 Roads

Strategic Plan Reference – Page 14

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

Nil.

12.2 Bridges

Strategic Plan Reference – Page 14

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

Nil.

12.3 Walkways, Cycle ways and Trails

Strategic Plan Reference – Page 14

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

Nil.

12.4 Lighting

Strategic Plan Reference – Page 14

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

Nil.

12.5 Buildings

Strategic Plan Reference – Page 15

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

Nil.

12.6 Sewers

Strategic Plan Reference – Page 15

1.6.1 Increase the capacity of access to reticulated sewerage services.

Nil.

12.7 Water

Strategic Plan Reference – Page 15

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

Nil.

12.8 Irrigation

Strategic Plan Reference – Page 15

1.8.1 Increase access to irrigation water within the municipality.

Nil.

12.9 Drainage

Strategic Plan Reference – Page 16

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

Nil.

12.10 Waste

Strategic Plan Reference – Page 17

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

Nil.

12.11 Information, Communication Technology

Strategic Plan Reference – Page 17

1.11.1 Improve access to modern communications infrastructure.

Nil.

12.12 Officer Reports – Works & Technical Services (Engineering)

12.12.1 MANAGER - WORKS & TECHNICAL SERVICES REPORT

Author: MANAGER WORKS & TECHNICAL SERVICES (JACK LYALL)

Date: 13 APRIL 2018

ROADS PROGRAM

Road widening has commenced on Chauncy Vale Road (in vicinity of the second bridge). The remaining sandstone will be attended to very shortly.

Road widening has been undertaken on Woodsdale Road (in vicinity of Scott's quarry) – fencing and minor works still required.

Parattah and Tunbridge kerb and gutter renewal works are scheduled to commence mid-April 2018.

Maintenance grading is being undertaken in the Stonehenge area. One grader will be at Native Corners. The grader at Native Corners will be preparing for the re-stabilisation works.

Town and general maintenance is continuing in all other areas. The kerb and gutter for Memorial Avenue, Kempton is underway.

Road Traffic Counter

As indicated at the previous Council Meeting, the Traffic Counter was placed on Tunnack Main Road (Tunnack township). This was in response to a concern raised by a member of the community related to speeding through the township. Tasmania Police will be informed of the results as a considerable percentage of vehicles were recorded as exceeding the speed limit.

The Road Traffic Counter is currently installed on Elderslie Road.

Waste Management Program

All new operating arrangements are working well.

General

Tenders for the supply and erection of the main workshop building at the Glenelg Street depot has now closed. An update will be provided at the meeting by the General Manager.

QUESTIONS WITHOUT NOTICE TO MANAGER, WORKS & TECHNICAL SERVICES

RECOMMENDATION

THAT the Works & Technical Services 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		

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

13.1 Residential

Strategic Plan Reference – Page 18

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

Nil.

13.2 Tourism

Strategic Plan Reference – Page 19

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

Nil.

13.3 Safety

Strategic Plan Reference – Page 31

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

Nil.

13.4 Business

Strategic Plan Reference – Page 20

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

2.3.1b Increase employment within the municipality.

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

Nil.

13.5 Industry

Strategic Plan Reference – Page 21

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

Nil.

13.6 Integration

Strategic Plan Reference – Page 21

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

2.5.2 The Bagdad Bypass and the integration of development.

Nil.

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

14.1 Heritage

Strategic Plan Reference – Page 22	
3.1.1	Maintenance and restoration of significant public heritage assets.
3.1.2	Act as an advocate for heritage and provide support to heritage property owners.
3.1.3	Investigate document, understand and promote the heritage values of the Southern Midlands.

14.1.1 HERITAGE PROJECT PROGRAM REPORT

Author: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

Date: 24 APRIL 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:

- Work continues at the Oatlands Commissariat and 79 High Street. Plastering is nearing completion, fencing is underway and fitout of kitchens/bathrooms is progressing. Work continues on rainwater goods and electrical rough-in of the commissariat. Pit-sawn boards have been prepared for the commissariat skillion.
- User guidelines have been prepared for a call for expressions of interest for community groups for use of 79 High Street further to the *Southern Midlands Integrated Heritage Skills Centre Project Plan*. These guidelines also include an application assessment process to further the objective of not-for-profit community groups with an interest in arts/heritage/culture (a copy of these will be tabled at the meeting).
- Supporting an Artist in Residence (and another arriving 24/4) – further information to be provided in the next council report.
- Further development of 'Beacon' project with neighbouring council partners.
- Interpretation planning for the Oatlands Commissariat.
- Social media updates for Oatlands Commissariat Restoration Project and Southern Midlands Council Heritage.
- Scoping of the re-establishment of the summer archaeology program at a Southern Midlands convict site (project partners currently being confirmed).
- Ongoing research for a forthcoming publication series.
- Various strategic planning initiatives for the Heritage Projects Program ahead of the forthcoming *Southern Midlands Council Historic Heritage Strategy* review in late 2019.

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

- Continued input into several small and larger scale heritage projects throughout Southern Tasmania. A higher than normal number of enquiries are being fielded which has resulted in an expanded subcontractor base.
- Input into new management systems for HBS in conjunction with the recently appointed operations and support officer (Tegan Davies).

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

- No HESC activity during the past month.

RECOMMENDATION

THAT the Heritage Projects 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 E Batt		
Clr R Campbell		
Clr D F Fish		
Clr D Marshall		

14.2 Natural

Strategic Plan Reference – Page 23/24

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

14.2.1 LANDCARE UNIT – GENERAL REPORT

Author: NRM PROGRAMS MANAGER (MARIA WEEDING)

Date: 17 APRIL 2018

ISSUE: Southern Midlands Landcare Unit Monthly Report.

DETAIL

- Helen Geard has been working on two traffic data reports relating to Brown Mountain Road and Tunnack Road. The counter has now gone to Broadmarsh Road.
- Maria Weeding has been busy with matters relating to Lake Dulverton and Callington Park, including preparation of material (and detailed costings) for the Committee to consider in relation to the 2018/2019 budget submission to go to Council.
- Maria, Helen and Sandy Leighton have spent some time considering the relevant NRM sections of the Council's Strategic Plan and the Council's Risk Management Plan, as part of the annual review of such documents.
- Maria attended the away session for Council's Management Team.
- Council's Weeds Officer Sandy Leighton continues to be very busy. The following is a summary of activities from March 21st to 17th April (*details provided by S Leighton*).

Enquiries – 3 (2 Cumbungi and 1 unusual plant)

Emerging weed issues:

- serrated tussock at Spring Hill,
- stemless thistle at Mount Mercer;

Landholder cotton/ saffron/ nodding thistle interviews nearly completed (6 interviews, 7 people & 12 properties) providing a lot of productive information and discussion on thistles and other weeds of concern;

Weed surveys:

- St John's wort along a section of Mud Walls road Campania (via Jack Lyall, SMC roadside near "Woodlands" 1335) – none found
- Serrated tussock at Spring Hill – 100+ plants located during two surveys, plants marked using pin markers with Helen and Land manager. Land manager upskilled in identifying plants. Plants subsequently matted out by Land manager/ staff. Additional adjoining areas surveyed with DPIPWE (17 April). Survey results will be updated and revised map produced.

Mapping:

- Paterson's curse – additional sites advised during landholder thistle interviews added to database and remapped,

- Serrated tussock – results from initial survey mapped

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		

14.2.2 PROPOSED POLICY (DRAFT) – MANAGEMENT OF TREES ON COUNCIL LAND

Author: DEPUTY GENERAL MANAGER (A BENSON)

Date: 17 APRIL 2018

Attachment:

Draft Policy Version 1_Management of Trees on Council Land

ISSUE

Council is desirous of establishing a policy to facilitate the consideration of managing trees in public spaces on Council land.

BACKGROUND

Council, at its meeting held in March 2018, received a presentation by Mrs D Wilson concerning a tree that was removed from the High Street in Oatlands. This matter was also the subject of a *Councillor's Question with Notice* during Councillor's Question time, from Cllr Campbell. In response to those matters the following resolution was passed:

"THAT Council:

- 1. As a matter of priority, proceed to draft a Street Tree Policy; and*
- 2. As part of this process, consider the need to develop an accompanying By-Law."*

DETAIL

The proposed Policy is presented for Council's consideration as a starting point in the development of a meaningful document to address the issue of the management of trees on Council land.

RECOMMENDATION

Submitted for discussion prior to initiating a public comment period.

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



PROPOSED POLICY (DRAFT) MANAGEMENT OF TREES ON COUNCIL LAND

A. INTRODUCTION

1. Context

The community generally accepts that street trees are highly desirable and can transform streets into an aesthetically pleasing spaces. Nevertheless, quite serious problems can arise if careful thought is not given to both the types of trees selected for street planting and their location. Trees may become dangerous over time and can pose a risk to personal safety and property depending on their location. In addition, essential services such as sewerage, public mains and private drains/septic tanks can be blocked by tree roots. Both overhead and underground electricity and water supplies can be interrupted and street infrastructure such as kerbing and footpaths can be damaged. If trees are not adequately managed this can lead to injury, considerable inconvenience, expense and ill feeling both to property owners and to public utilities.

2. Purpose

This policy is directed at establishing a framework/guide for managing trees planted on Council streets and public land. It will assist in determining acceptable levels of risk through the development of a tree risk management program while recognising and promoting the value of trees in contributing to the amenity of the Southern Midlands, in both streets as well as recreation grounds and reserves. Well-developed maintenance programs for public trees are important for maintaining tree health, ensuring that public safety is not compromised, and protecting infrastructure from damage. This policy outlines current directions for the management and maintenance of trees on Council land.

3. Objectives

Street and reserve trees contribute to the appearance of a place through their aesthetic value by providing identity and character. In addition, trees positively contribute to the environment by absorbing heat, providing shade, reducing solar radiation, providing habitat to fauna and flora, utilising storm water runoff, maximising carbon storage and assisting in air purification. For Council to sustain this contribution, it must plan for and manage all stages of a tree's life from planting through to maintenance and eventual removal and replacement.

The objectives of tree management are to enhance the landscape, to maintain a safe and sustainable canopy, and to conserve the natural environment. This management responsibility involves adopting a systematic approach to reducing the risk for injury to people and damage to property to levels that are considered acceptable in accordance to Council's policies and practices, and includes:

- a. Developing and implementing a tree management program that, for example, includes such criteria as:
 - i. Identifying trees that represent a significant consequence if they fail.

- ii. Ensuring that trees in high use areas are regularly inspected for hazards that could pose a risk to public safety.
 - iii. Ensuring that trees are routinely pruned with the aim of protecting public utilities, enhancing public safety and amenity, and improving or maintaining tree health and facilitating pedestrian and vehicle movements.
 - iv. Complying with approved fire management strategies and plans.
 - v. Complying with relevant Australian standards.
- b. Establishing an effective maintenance program and arboricultural work practices that address issues relating to risk, health and replacement of trees. The maintenance program may, for example include such criteria as:
- i. Identifying trees of significance.
 - ii. Adhering to a replacement tree strategy – planned and reactive.
 - iii. Giving priority in pruning to trees in areas of high public use, such as streets, car parks, shopping areas and picnic areas. This may include carrying out formative pruning of young trees in the first five years following planting, removing or reducing multiple leaders on young trees when they are considered a potential future hazard, pruning trees to avoid interference with power lines, street signs, street lights and other services or removing lower branches up to a height of 3 to 5 metres in order to give clear pedestrian and traffic access and clear sight lines, particularly for vehicles entering and leaving driveways, or approaching intersections.
 - iv. Adhering in pruning to Australian Standards (AS/NZ 4373).

B. PLANNING, PLANTING AND MAINTAINING

Village Areas

1. Planning - Trees will be selected in accordance with any existing approved street and landscape plans. In the absence of a plan, they are to be consistent with the general tenor of the existing streetscape and comply with the requirements of the tree risk management program. In particular, trees to be planted on nature strips and trees on public land that are within 15 m of a building or public walkway are to be of a species that:
 - a. provides a shade canopy in summer;
 - b. grows, or can be kept to, a maximum height of 10m;
 - c. are not prone to interfere with overhead, above or below ground infrastructure; and
 - d. can have a clear trunk to 2.5m when mature.
 - e. are sensitive to maintaining existing significant views from the surrounding area. In new developments, developers may, at the discretion of Council, be required to ensure that a landscape plan is prepared, implemented and maintained for a period of 3 years in accordance with this policy.
2. Planting - Trees will be planted in accordance with approved arboricultural work practices having regard to maintenance program requirements. Council will be solely responsible for the planting of trees to ensure the agreed objectives are met. Any requests from the public to plant trees will be considered by Council in the context of this policy and if approved will be carried out under the direction of Council if members of the public wish to be involved.

3. **Maintaining** - Tree maintenance will be carried out in accordance with the maintenance program and approved arboricultural work practices. Inspecting trees regularly ensures that structural defects and/or other risk factors are identified and dealt with in a timely and targeted manner in accordance with a recognised risk assessment method. The pruning, removal and replacement of trees on nature strips and public land will be undertaken by Council. All tree surgery work will be carried out by qualified staff. When a member of the public is concerned about the safety or health of a particular tree on public land, a site visit is arranged and the tree assessed. Clearing from private property of vegetation which overhangs footpaths, right of ways etc., is the responsibility of the property owner. If the owner does not undertake the necessary work Council will and a charge will be negotiated.

Natural Areas

Natural Area vegetation communities will be managed to conserve and enhance the habitat, conservation, biodiversity and recreational amenity values of those communities, whilst minimising risks.

1. **Planning** - Trees to be planted in natural areas are to be local provenance seedlings, where possible, as a means of replacing trees when revegetating disturbed natural areas. Any future plan for a natural area will have regard to existing Land Management Plans, approved Fire Management Strategies and local area Activity Plans. Community input will be sought in the development of plans.
2. **Planting and Maintaining** - Planting and maintenance work will be carried out in accordance with approved plans and approved arboricultural work practices. Volunteers may be involved in undertaking this work under Council supervision.

C. REMOVAL

This removal policy applies only to trees on Council land that are not subject to a Natural Area Assets Code or Historic Heritage Code under the current Planning Scheme or other statutory obligation. Notwithstanding this provision any tree that reaches an unacceptable level of risk which constitutes an actual risk to pedestrians and/or vehicular movement will be removed or have necessary remedial work undertaken.

1. **Retention and Removal** - A conservative approach is adopted towards the removal of live trees on public land. However, healthy trees will be removed if they are an actual risk to public safety or property, including infrastructure. Additionally, trees can be removed if they do not conform to an approved streetscape or landscape plan, subject to availability of funds. Otherwise healthy trees will be considered for removal only if they pose a significant concern to an adjacent property owner. The grounds can include:
 - a. Unsuitability of the tree to the immediate residential area,
 - b. Shading causing solar access issues,
 - c. Maintaining existing significant views from the surrounding area ,
 - d. The tree has reached an unacceptable level of risk as raised by adjacent residents,
 - e. Significant nuisance caused by shedding material,
 - f. A tree will be removed if it is dead or in irreversible decline unless particular circumstances warrant its retention.

Prior to removal Council will give consideration to whether the:

- a. tree is listed on the natural heritage register or has historical significance;
- b. tree is part of a significant native community identified in the Natural Assets Inventory, or under the Rare and Threatened Species Protection Act;

- c. tree is recognised as part of a heritage site listed under the planning scheme or the Historic Buildings Register;
- d. tree is recorded as to be retained on an approved Master Streetscape Plan; Landscape Plan, or Land Management Plan;
- e. tree is required to be retained as part of a development approval;
- f. provisions of the Planning Scheme prohibit the removal;
- g. tree is within an area covered by the Regional Forests Agreement;
- h. tree is located on Land leased by Council, e.g. Crown Land, where the land owner's authority is required; and
- i. the extent of neighbourhood opposition to the removal of a tree

Trees will not be removed solely for reasons such as:

- a. adjacent landowner preference for no street tree or for a different species;
 - b. complaints about appearance (unless these are related to very poor tree health);
 - c. complaints about small quantities of leaf litter or twigs; or
 - d. complaints relating to tree roots protruding above the ground or 'competing with lawns'. If it is necessary to remove individual living trees from nature strips, regardless of whether the tree was planted by the Council or the adjacent landowner, the adjacent landowner will be consulted as to the reasons why the tree is to be removed. Where a group of trees is to be removed, the level of consultation will be more extensive. Where the removal of a street tree is necessitated for reasons associated with a redevelopment of a block it will be replaced with a new tree of an appropriate species in a similar location.
2. Process for Removal - Where a request for pruning and/or removal of trees is made and there is an actual risk issue, the tree will be dealt with immediately. If the tree is on an imminent future year replacement schedule or does not conform to an approved plan, the availability of funds and the relative priority will determine when the tree is removed.

In other cases, the following process will be undertaken:

- a. A Tree Removal Application is to be made by the adjacent landowner and must cite one or more of the reasons set out in Section C 1 above.
- b. The validity of those reasons is to be assessed by Council Officers before any provisional approval or refusal is granted. The assessment, where appropriate, will include a risk analysis.
- c. In making that assessment, Council Officers may seek advice from contracted professionals with appropriate expertise (including, where relevant, professional arborists - holding a Certificate 4 or above in arboriculture and hold a qualification in tree risk assessment), and are to consult with neighbours and those likely to be affected.
- d. Once the assessment is completed, Council Officers will issue a Notice of Intent to Approve or Refuse the Tree Removal Application. The Notice, together with the completed assessment, the advice (if any) obtained from contracted professionals, and with the results of neighbourhood consultation is to be reported in the following Council Weekly Briefing Bulletin.
- e. To enable Councillors, by Motion on Notice, to overturn the Notice of Intent to Approve or Refuse, no tree is to be removed until four weeks have elapsed from the publication of the Officers' recommendation in the Weekly Briefing Bulletin.

- f. If the Notice of Intent to Approve or Refuse is not overturned by Council within four weeks, an approval/refusal will be issued by the General Manager, or his delegate.

D. REPLACEMENT

1. Replacement - Tree replacement is an important part of the maintenance of the public landscape. The timely replacement of dead or missing trees in newly developed landscapes, regular replacement of established trees, and replanting programs that follow the removal of ageing trees ensures that the original landscape design intent is not only initially achieved but is also retained for future generations. The community will be informed about the reasons for replacement where appropriate.
2. Ageing trees - Ageing trees in parks and streetscapes are subject to strategic tree replacement programs. Parks and streets where ageing trees need to be removed and replaced are identified and subject to funding, these sites are included on the annual tree replacement program. This ensures that the original landscape design intent is retained for future generations. The community will be informed about the reasons for removal where appropriate.
3. Routine Tree Replacement - Trees in parks or streets that have been removed for the reasons above or are missing are recorded and routinely replanted in a later planting season. This procedure ensures that the original landscape design intent is retained as plants mature. Depending on the availability of funding, missing trees are replaced with the same or similar.

14.3 Cultural

Strategic Plan Reference – Page 24

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

Nil.

14.4 Regulatory (Other than Planning Authority Agenda Items)

Strategic Plan Reference – Page 25

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

Nil.

14.5 Climate Change

Strategic Plan Reference – Page 25

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

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE)

15.1 Community Health and Wellbeing

Strategic Plan Reference – Page 26

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

Nil.

15.2 Youth

Strategic Plan Reference – Page 26

4.2.1 Increase the retention of young people in the municipality.

Nil.

15.3 Seniors

Strategic Plan Reference – Page 27

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

Nil.

15.4 Children and Families

Strategic Plan Reference – Page 27

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

Nil.

15.5 Volunteers

Strategic Plan Reference – Page 27

4.5.1 Encourage community members to volunteer.

Nil.

15.6 Access

Strategic Plan Reference – Page 28

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

Nil.

15.7 Public Health

Strategic Plan Reference – Page 28

4.7.1 Monitor and maintain a safe and healthy public environment.

Nil.

15.8 Recreation

Strategic Plan Reference – Page 29

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

Nil.

15.9 Education

Strategic Plan Reference – Page 29

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

15.9 Education

Strategic Plan Reference – Page 29

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

15.9.1 BAGDAD PRIMARY SCHOOL – VEHICLE PARKING AND TRAFFIC CONGESTION IN SCHOOL PRECINCT

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 17 APRIL 2018

Attachments:

School Car Park - Preliminary Design Options 1 to 4

ISSUE

To provide Council with an update in relation to the proposed development of a car park off School Road, Bagdad in the vicinity of the Bagdad Primary School .

BACKGROUND

The Bagdad Primary School is situated in School Road, Bagdad. The issue of parking in School Road and traffic congestion, particularly in the peak morning and afternoon periods, has been a significant issue for many years. A number of on-site meetings have been held in the past with representatives from the School and the Department of Education with respect to this issue.

Whilst a number of improvements have been undertaken in School Road, it has always been identified that the most appropriate and long-term solution is to acquire land on the southern boundary of the school property for the purpose of constructing an off-road car park and designated bus area.

In November 2017, a letter was received from B & J Wilson and T & P Barham which offered to make their land (located on the southern side of School) available to Council in anticipation that Council would fund and project manage the construction of this infrastructure. The Bagdad Primary School Association also wrote in support of the proposal.

Council, at its meeting held 13th December 2017, resolved as follows:

“*THAT:*

- a) *Council acknowledge the extremely charitable and generous offer;*
- b) *In the first instance, Council seek to facilitate a communication process that brings together representatives from the Department of Education, Bagdad Primary School (and the School Association) and the property owners; and*
- c) *A further report, including recommendations, be provided to Council following these initial discussions.*

Following the above decision, a meeting was held on 21st February 2018 with the Principal of the Bagdad Primary School, representatives from the School Association and the property owners. The representative from the Education Department (Property Section) did not attend the meeting.

The following outcomes were noted and were reported to the Council Meeting held 27th February 2018.

- a) Both property owners confirmed that the land would be made available as a donation to the community;
- b) In order to advance the project, it was proposed that Council be requested to fund the cost of preparing an initial design plan, including estimated cost to construct;
Note: Estimated cost to include land value and all associated acquisition costs which can then be recognised as a community contribution and / or negotiated as part of the final financing arrangements.
- c) Following preparation of a preliminary design, the parties meet to consider the detail prior to submitting a formal proposal to the Education Department and/or direct to the State Government at the political level.

Council, at its February 2018 meeting then agreed to fund the initial engineering design plan for a proposed carpark on land adjacent to the Bagdad Primary School.

DETAIL

Sugden & Gee were then engaged to prepare preliminary designs and estimates for the car park. A lowest cost approach was taken to siting the car park and the following options are provided:

- Option 1 – Sealed car park with one bus bay – this enables the car park to be constructed slightly closer to the school.
- Option 2- Sealed car park with two bus bays.
- Option 3 - Unsealed car park with one bus bay.
- Option 4 – Unsealed car park with two bus bays.

The Engineer has noted the following design considerations:

1. The carpark is positioned to minimise bulk earthworks and avoid the steeper section to the north of the site;
2. The solutions provide access to the school via compacted red gravel and full separation from vehicle and bus movements;

3. Bus bays have been positioned on School Road to separate bus movements from the car park and pedestrian movements. The location also allows buses to pull in and out with minimal risk or intrusion to the passing traffic;
4. Positioning of the bus bays on the road shoulder minimises construction costs;
5. Stormwater is managed with cur off drains and open channels instead of piped solutions to reduce construction costs;
6. Visitor carparking is short term and spaces are 2.60 m x 5.40 m to allow for more access space to get children in and out of vehicles;
7. Staff parking is longer term and spaces are the standard 2.40 m x 5.4 m;

Human Resources & Financial Implications –

The estimated cost for Option 2 – sealed car park with two bus bays ranges between \$161.6K to \$196.6K, with a reduction of \$5.40K for Option 1 (i.e. removal of one bus bay).

The estimated cost for Option 4 – unsealed car park with two bus bays ranges between \$151.2K to \$186.2K, with a reduction of \$5.40K for Option 3 (i.e. removal of one bus bay). Refer above detail.

Community Consultation & Public Relations Implications – It was agreed that the preliminary design options, including cost estimates, would be referred to the representative group (including landowners) prior to progressing further.

Policy Implications – N/A

Priority - Implementation Time Frame – N/A

RECOMMENDATION

THAT the information be received and the preliminary designs and cost estimates be referred to the representative group for consideration and feedback to Council prior to progressing further.

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		

15.10 Animals

Strategic Plan Reference – Page 29

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

15.10.1 ANIMAL MANAGEMENT REPORT

Nil report as Council Officer has been on leave.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Retention

Strategic Plan Reference – Page 30

5.1.1 Maintain and strengthen communities in the Southern Midlands.

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Strategic Plan Reference – Page 32

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

Nil.

17.2 Sustainability

Strategic Plan Reference – Page 33 & 34

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

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

Nil

Note: The Administrator for the Common Services Joint Venture is currently providing relief services at the Derwent Valley Council and to date has not been able to produce the reports for February and March 2018.

DECISION NOT REQUIRED

17.2.2 SOUTH CENTRAL SUB-REGION COLLABORATION STRATEGY – STANDING ITEM

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 18 APRIL 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 4th December 2017.

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 ORDINARY COUNCIL MEETINGS (JULY 2018 – CHANGE OF DATE & DECEMBER 2018 - CHANGE OF MEETING LOCATION)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 3 APRIL 2018

ISSUE

Council to approve changes to the Schedule of Ordinary Council Meetings relating to the months of July and December 2018.

BACKGROUND

Nil.

ISSUE

In relation to the July 2018 meeting scheduled for 25th July 2018, this will clash with the Local Government Association of Tasmanian Annual General Meeting and Annual Conference which is being held in Hobart from 25th July to 27th July 2018 inclusive.

It is recommended that the meeting be rescheduled and held on Tuesday 24th July 2018.

In relation to the December 2018 meeting, which is generally held on the same day as Council's Annual General Meeting, it has been noted that the meeting (based on alternating between the Oatlands and Kempton offices) will be held at the Council Chambers, Kempton for the third consecutive year.

Whilst not a formal policy, the general aim is to alternate the Annual General Meeting between Oatlands and Kempton. For this reason it is recommended that the venue for the December 2018 meeting be changed to Oatlands.

Human Resources & Financial Implications – Amendments to the meeting schedule will need to be advertised.

Community Consultation & Public Relations Implications – The proposed change of meeting location for the Annual General Meeting is based on community feedback.

Policy Implications – N/A

Priority - Implementation Time Frame – N/A

RECOMMENDATION

THAT:

- a) The Ordinary Council Meeting for July 2018 be held on 24th July 2018 (previously 25th July 2018); and
- b) The Ordinary Council Meeting for December 2018 be held at the Council Chambers, Oatlands followed by the Annual General Meeting to be held on the same day; and

- c) Both meetings to commence at the previously set time of 10.00 a.m. with the Annual General Meeting to commence at 5.00 p.m.

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		

17.2.4 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 – Page 34 & 35

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

17.3.1 MONTHLY FINANCIAL STATEMENT (MARCH 2018)

Author: FINANCE OFFICER (COURTNEY PENNICOTT)

Date: 18 APRIL 2018

ISSUE

Refer enclosed Report incorporating the following: -

- Statement of Comprehensive Income – 1st July 2017 to 31st March 2018 (including Notes)
- Current Expenditure Estimates – as at 31st March 2018
- Capital Expenditure Estimates (*refer to enclosed report detailing the individual capital projects*) – as at 31st March 2018
- Cash Flow Statement – March 2018
- Rates & Charges – 9th April 2018

Note: Expenditure figures provided are for the period 1st July 2017 to 31st March 2018 – 75% of the period.

CURRENT EXPENDITURE ESTIMATES (OPERATING BUDGET)

Strategic Theme - Infrastructure

Nil.

Strategic Theme – Growth

Nil.

Strategic Theme – Landscapes

Sub-Program – Natural – expenditure to date (\$147,792 – 89.64%). Expenditure relates to works at the Chauncy Vale Reserve for the implementation of safety upgrades, and land care facilitator costs.

Strategic Theme – Lifestyle

Sub-Program – Volunteers – expenditure to date (\$33,865 – 84.66%). Expenditure relates to the completion of the community small grants program.

Strategic Theme –Community

Nil.

Strategic Theme –Organisation

Nil.

RECOMMENDATION

THAT the Financial 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		

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD
1st JULY 2017 to 31st MARCH 2018**

	Annual Budget	Year to Date as at 31st MARCH	%	Comments
Income				
General rates	\$ 5,174,991 \$	5,177,854	100.1%	Budget includes Interest & Penalties to be imposed to end of June 2018
User Fees (refer Note 1)	\$ 833,447 \$	611,206	73.3%	
Interest	\$ 157,000 \$	150,144	95.6%	
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 \$	158,816	98.0%	
Sub-Total	\$ 6,351,438 \$	6,115,022	96.3%	
Grants - Operating	\$ 1,664,336 \$	1,241,253	74.6%	\$11,000 Tourism; \$1,230,253 FAGS
Total Income	\$ 8,015,774 \$	7,356,275	91.8%	
Expenses				
Employee benefits	\$ (3,950,529) \$	(2,528,022)	64.0%	Less Roads - Resheeting Capitalised
Materials and contracts	\$ (3,162,229) \$	(2,616,826)	82.8%	Less Roads - Resheeting Capitalised, Includes Land Tax
Depreciation and amortisation	\$ (2,719,500) \$	(2,039,625)	75.0%	Percentage Calculation (based on year-to-date)
Finance costs	\$ (48,925) \$	(22,077)	45.1%	
Contributions	\$ (209,622) \$	(104,811)	50.0%	Fire Service Levies
Other	\$ (161,100) \$	(128,762)	79.9%	Incls Rate Discounts \$26,200 (annual cost)
Total expenses	\$ (10,251,905) \$	(7,440,123)	72.6%	
Surplus (deficit) from operations	\$ (2,236,132) \$	(83,849)	3.7%	
Grants - Capital (refer Note 3)	\$ 3,217,843 \$	1,001,871	31.1%	
Sale Proceeds (Plant & Machinery)	\$ 484,000 \$	337,874	69.8%	
Net gain / (loss on disposal of non-current assets)	\$ 0 \$	0	0.0%	
Surplus / (Deficit)	\$ 1,465,712 \$	1,255,896.95	85.7%	

NOTES

1. Income - User Fees (Budget \$968,447) includes:

- All other Programs	\$ 371,311	\$ 306,676	82.6%	Actual Income Received (i.e. excluding Debtors)
- Private Works	\$ 267,136	\$ 161,731	60.5%	
- Callington Mill	\$ 330,000	\$ 142,799	43.3%	
	\$ 968,447	\$ 611,206		

- Tas Water Distributions

- Tas Water Distributions	\$ 152,000	\$ 127,304	83.75%	
- HBS Dividend	\$ 10,000	\$ -	0.0%	
- Other	\$ -	\$ 31,512	0.0%	
	\$ 162,000	\$ 158,816	98.0%	

3. Grant - Capital (Budget \$877,860) includes:

- Commissariat	\$ -	\$ 61,900	0.0%	
- Black Spot Funding	\$ -	\$ -	0.0%	
- Swimming Pool	\$ 2,300,000	\$ -	0.0%	
- Heritage Grant (TCF - Access System)	\$ -	\$ 43,135	0.0%	
- Community Infrastructure Fund	\$ -	\$ 18,500	0.0%	
- Roads To Recovery Grant	\$ 877,843	\$ 853,336	97.2%	To be claimed in March 2018
- Bagdad Hall Lane (Grant Assistance)	\$ -	\$ 25,000	0.0%	
	\$ 3,177,843	\$ 1,001,871	31.5%	

CAPITAL EXPENDITURE PROGRAM 2017-18
AS AT 31 MARCH 2018

INFRASTRUCTURE	ROAD ASSETS	BUDGET	EXPENDITURE	VARIANCE	COMMENTS
	Resealing Program				
	Various Roads Resealing	\$ 700,000	\$ 324,714	\$ 375,286	
	C1020057 Glen Moray Road		\$ 61,546	\$ 313,740	RTR
	Reseal Program				
	C1010076 Roads Resealing (as per agreed program)	\$ 600,000	\$ -	\$ 495,490	
	C1010067 York Plains Road		\$ 52,638		
	C1010075 Woodside Road Resealing		\$ 15,805		
	C1010074 Elderslie Road		\$ 12,589		RTR
	C1010073 East Bagdad Road		\$ 23,478		RTR
	C1010073 Woodside Road		\$ 47,893		RTR
	2 x 50 mtr sections - Runnymede end	\$ 135,000	\$ -	\$ 87,107	RTR
	1 x 100 mtr section - vicinity of Runnymede Fire Station				
	1 x 200 mtr section - vicinity of 'Queestands'				
	1 x 200 mtr section - vicinity of Woodside Cemetery				
	1 x 200 mtr section - vicinity of Bank Woodside Road				
	Stonor Road (200 metres - approx. 5 kms in from Highway)	\$ 36,000	\$ -	\$ -	
	C1010072 Hall Lane (Bagdad Community Club)		\$ 4,007	\$ -	36,000 RTR
	C1010002				(4,007) Incl. \$40K Grant
	C1020033 Yarrington Road (Smarts Hill - 150 metres)	\$ 22,500	\$ -	\$ 22,500	Budget c/fwd
	Blacknash Road - new seal (400 metres each end)	\$ 144,000	\$ -	\$ 144,000	
	Eldon Road (extend seal from Turnack end for 1.0 km)	\$ 180,000	\$ 2,550	\$ 177,450	RTR
	C1020059 Native Corners Road - new seal (500 metres)	\$ 90,000	\$ -	\$ 90,000	RTR
	Minor Seals (New)				
	C1020006 Various Locations (subject to valuation - Policy)	\$ 20,000	\$ 24,871	\$ (4,871)	Rhyndaston Road
	C1020032 Church Road (Brighton Council end)	\$ 10,000	\$ -	\$ 10,000	Budget c/fwd
	Hasting Street Junction	\$ 15,000	\$ 959	\$ 14,041	Budget c/fwd - WIP 30/6/17
	Clifton Vale - (Cliff Section)	\$ 40,000	\$ -	\$ 40,000	
	C1020037 Hall Lane Widening	\$ 20,000	\$ 3,849	\$ (3,849)	
	Chaunoy Vale Road, Bagdad	\$ 20,000	\$ -	\$ 20,000	Budget c/fwd
	C1020058 Gilces Road (Section Widening)	\$ 36,000	\$ 34,034	\$ 1,966	RTR
	Junction / Road Realignment / Other				
	C1010037 Campania - Reeve St / Clime Street (includes Footpath)	\$ 48,827	\$ 104	\$ 48,723	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 Yarrington Road - Realignment	\$ 240,000	\$ -	\$ 240,000	
	C1020047 Lovely Banks Road (Junction with Colebrook)	\$ 210,000	\$ 190,046	\$ 19,954	RTR WIP 30/6/17 \$165,828
	Reeve St - Hall Street to Rec Ground (K&G) - 70 metres	\$ 17,882	\$ 205,349	\$ (187,467)	651 WIP 30/6/17 \$196,787 - Budget includes \$40K c/fwd
	C1010028 Campania - Reeve St / Hall Street (K&G)	\$ 5,000	\$ -	\$ 5,000	Budget includes \$8,900 c/fwd
	Woodside Road - Landslip Area (vicinity Scott's Quarry)	\$ 15,000	\$ -	\$ 15,000	Budget c/fwd
	C1010039 Woodside Road - Landslip Area(s) - Engineering Assessment	\$ 9,700	\$ -	\$ 9,700	
	BRIDGE ASSETS	\$ 2,634,909	\$ 1,024,329	\$ 1,610,580	
	C1030006 Fields Road Bridge (B1851)	\$ -	\$ 1,469	\$ (1,469)	WIP 30/6/17
	C1030021 Waitie Hill Road Bridge (B1402)	\$ -	\$ 2,692	\$ (2,692)	
	C1030028 Rotherwood Road Bridge (B1137)	\$ -	\$ 1,234	\$ (1,234)	
	C1030044 Grahams Creek Road (Grahams Creek B2510)	\$ -	\$ 56,983	\$ (56,983)	RTR - WIP 30/6/17
	C1030046 Khema Road (Biralea Creek B1485.0)	\$ -	\$ 2,815	\$ (2,815)	Capitalised 16/17
	C1030049 Inglewood Road (B 4289)	\$ -	\$ 430	\$ (430)	Capitalised 16/17
	C1030054 Bellevale Road (B2723)	\$ -	\$ 368,372	\$ (368,372)	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
	WALKWAYS	\$ -	\$ 705,871	\$ (705,871)	
	C1040003 Footpaths - General (Program to be confirmed)	\$ 30,000	\$ 1,043	\$ 28,957	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 Reser)	\$ 5,000	\$ -	\$ 5,000	Budget c/fwd
	Colebrook Township				
	- K&C Renewal (Richmond St - southern end)	\$ 30,000	\$ -	\$ 30,000	Budget c/fwd
	- Streetscape Plan Development & Implementation (Part)	\$ 60,000	\$ 19,425	\$ 40,575	WIP 30/6/17
	C1040024 Kempton Township				
	- Streetscape Plan (Review & Implementation (Part)	\$ 40,000	\$ 1,812	\$ 38,188	
	Parraiah Township				
	- Turnack Main Road Kerb & Gutter	\$ 14,478	\$ -	\$ 14,478	
	Tunbridge Township				
	- Main Road Kerb & Gutter	\$ 22,000	\$ -	\$ 22,000	Budget C/fwd \$7K
	C1040024 - Streetscape Project (Part Implementation) - 2 yr program	\$ 87,954	\$ 9,016	\$ 58,938	Subject to \$50K Grant Application (Infrastructure Fund)
	TOTAL	\$ 383,969	\$ 33,582	\$ 350,007	

CAPITAL EXPENDITURE PROGRAM 2017-18
AS AT 31 MARCH 2018

INFRASTRUCTURE		BUDGET	EXPENDITURE	VARIANCE	COMMENTS
DRAINAGE	Bregdad - Midland Hwy/Swan St Drainage (McShane property) Campania - Estate Road (School) Farm - Easement - Reserve Street Open Drain (north of Telephone Box) Oatlands - Barrack Street (towards Mason Street) - High St/McMillin Street Junction - Queen Anne Street	\$ 22,500 \$ 10,000 \$ 35,000 \$ 10,000 \$ 5,000 \$ 7,500	\$ - \$ 4,124	\$ 22,500 \$ 10,000 \$ 30,876 \$ 10,000 \$ 5,000 \$ 7,500	Budget c/fwd Budget c/fwd WIP 30/06/17 \$3,750 - Budget c/fwd Budget c/fwd Budget c/fwd Budget c/fwd
WASTE	Oatlands WTS - General Improvements Dysart WTS - General Improvements Wheele Bins and Crates	\$ 25,000 \$ 20,000 \$ 7,500	\$ - \$ 1,037	\$ 25,000 \$ 20,000 \$ 6,464	Budget includes \$5K c/fwd Budget c/fwd Budget c/fwd
PUBLIC TOILETS	G3020011 Lake Dulverton (New facilities - design & approvals) Colebrook History Room Toilets (Conversion Family Change Room)	\$ 83,915 \$ 12,000	\$ 106,862	\$ (22,947) \$ 12,000	Budget includes \$12K c/fwd
SIGNAGE	C113001 Oatlands Signage (Info Bays) - Town Maps etc. - 2 Small & 2 Large Sign	\$ 9,282	\$ 4,981	\$ 4,292	Budget c/fwd
TOURISM	C2020004 Building (Wool Press Cover) C4070033 Lake Dulverton (Aquatic Club Fit-Out) - Shower / Toilet Facility C4070033 Lake Dulverton (Aquatic Club Fit-Out) - Roof Replacement C2020002 Beacon Tourism Sub-Regional Project Lake Dulverton - Cows	\$ 9,170 \$ 18,000 \$ 30,000 \$ 18,000 \$ 12,000	\$ 1,419 \$ 21,905 \$ 37,325 \$ 17,745	\$ 7,751 \$ (3,905) \$ (7,325) \$ 235 \$ 12,000	Budget c/fwd Budget c/fwd Budget c/fwd Budget c/fwd Budget c/fwd
HERITAGE	C1010010 Callington Mill (Asset Renewals) Callington Mill (Bladenith Project) Callington Mill (Mill Tower - Fire Detection System & Exit Lighting) G3010010 Commissariat (73 High Street) Oatlands Court House (Stabilisation & Gas Cell) C3010002 Oatlands Gaol - Minor Capital Works G3010011 Heritage Building (Key Card System) Kempton Watch House (Fitout) Paratrain Railway Station - Guttering & Fascia	\$ 15,000 \$ 6,500 \$ 464,250 \$ 5,000 \$ 5,351 \$ 47,000 \$ 7,500 \$ 9,600	\$ 1,200 \$ 492,677	\$ 15,000 \$ (1,200) \$ 6,500 \$ (28,427) \$ 5,000 \$ 5,351 \$ 16,615 \$ 7,500 \$ 9,600	Budget c/fwd Budget c/fwd WIP 30/06/17 \$196,481 - Budget c/fwd \$384,250 Budget c/fwd Budget c/fwd Budget c/fwd Budget c/fwd Budget includes \$2.8K c/fwd
NATURAL	G3020012 Chauncy Vale - Day Dawn Cottage (Toilet Upgrade) G3020010 Dulverton Walkway safety Upgrade C3020007 Chauncy Vale - Interops Hut Repairs	\$ 5,000 \$ - \$ -	\$ 23,142 \$ 216 \$ 15,219	\$ (18,142) \$ (216) \$ (15,219)	Budget c/fwd Grant c/fwd Budget c/fwd
REGULATORY	C3040001 Kempton Council Chambers - Building & Office Improvements Kempton Council Chambers - External repainting (Windows etc.) Kempton Council Chambers - Office Furniture & Equipment	\$ 23,704 \$ 7,500 \$ 3,000	\$ 12,189	\$ 11,515 \$ 7,500 \$ 3,000	WIP 30/06/17 \$577 - Budget includes \$23,704 c/fwd Budget c/fwd Budget c/fwd
		\$ 560,201	\$ 524,263	\$ 35,938	
		\$ 5,000	\$ 38,577	\$ (33,577)	
		\$ 34,204	\$ 12,189	\$ 22,015	
		\$ 87,170	\$ 78,384	\$ 8,776	59,230

CAPITAL EXPENDITURE PROGRAM 2017-18
AS AT 31 MARCH 2018

INFRASTRUCTURE LIFESTYLE	ACCESS	BUDGET	EXPENDITURE	VARIANCE	COMMENTS
		\$ 50,000	\$ 60,495	\$ (10,495)	
		<u>\$ 60,000</u>	<u>\$ 60,495</u>	<u>\$ (10,495)</u>	
C4070035	All Buildings (Priority Approach - Year 2 of 5)	\$ -	\$ -	\$ -	
C4070005	Recreation Committee	\$ 30,000	\$ 3,684	\$ 26,316	
	Blue Place - external repainting	\$ 20,000	\$ -	\$ 20,000	
	Colebrook Hall - Healing	\$ 3,000	\$ 560	\$ 2,440	WIP 30/06/17 \$560 - Budget includes \$3k c/fwd
	Kempton Hall - external repainting	\$ 40,000	\$ -	\$ 40,000	Budget includes \$20k c/fwd
	- Alexander Circle & Lyndon Road (Stage 2)	\$ 8,000	\$ -	\$ 8,000	
	Playground Equipment	\$ -	\$ -	\$ -	
	Rec Ground - Campania (Stormwater - eastern side)	\$ 3,000	\$ -	\$ 3,000	
C4070034	Oatlands Aquatic Centre (New Pool)	\$ 3,130,000	\$ 328,060	\$ 2,801,940	WIP 30/01/17
C4070033	Oatlands Aquatic Club Building	\$ 18,000	\$ 19,693	\$ (1,693)	WIP 30/06/17 \$19,693 - Budget includes \$18k c/fwd
	Rec Ground - Mt Pleasant (Upgrade Toilets)	\$ 13,000	\$ -	\$ 13,000	Budget c/fwd
	Rec Ground - Mangalore	\$ 150	\$ 150	\$ -	WIP 30/01/17
C4070001	Rec Ground - Paratiah (Facility Development)	\$ 14,000	\$ 407	\$ 13,593	Budget c/fwd
G4070015	Stables & Carriage Shed	\$ -	\$ 724	\$ (724)	
	Tunbridge Park - Perimeter Fence (Safety)	\$ 7,900	\$ -	\$ 7,900	
G4070021	Mangalore Recreation Ground (New Truss Roof)	\$ -	\$ 12,090	\$ (12,090)	Community Infrastructure Grant
		<u>\$ 3,265,600</u>	<u>\$ 365,368</u>	<u>\$ 2,921,132</u>	
C5020001	Levendale Community Centre	\$ 8,000	\$ -	\$ 8,000	Budget c/fwd
	Memorial Avenue Development (Island)	\$ 47,000	\$ 14,330	\$ 32,670	
	Memorial Avenue Development (Survey, Fencing & Aquilation)	\$ 15,100	\$ -	\$ 15,100	
		<u>\$ 70,100</u>	<u>\$ 14,330</u>	<u>\$ 55,770</u>	
	Road Accident Rescue Unit	\$ 3,000	\$ -	\$ 3,000	
		<u>\$ 3,000</u>	<u>\$ -</u>	<u>\$ 3,000</u>	
C4070011	Council Chambers - Building Improvements	\$ 15,500	\$ 7,983	\$ 7,517	Budget includes \$7,500 c/fwd
	Photo Reframing	\$ 3,000	\$ -	\$ 3,000	Budget c/fwd
	Council Chambers - Damp Issues & Stone Masonry	\$ 10,000	\$ -	\$ 10,000	Budget c/fwd
	Council Chambers - Server Room (Fireproofing)	\$ 10,000	\$ 8,670	\$ 1,330	Budget c/fwd
C6020009	Computer System (Hardware / Software)	\$ 67,000	\$ 61,967	\$ 5,371	
	Telephone / Comms System	\$ 35,000	\$ -	\$ 35,000	
	Town Hall (General - Incl. Office Equip/Furniture)	\$ 8,000	\$ 5,703	\$ 2,297	
		<u>\$ 153,638</u>	<u>\$ 84,303</u>	<u>\$ 69,535</u>	
C6020001	Kempton Depot - External Painting	\$ 10,000	\$ -	\$ 10,000	Budget c/fwd
	Depot Relocation (Site / Concept Plans etc.)	\$ 300,000	\$ 177,709	\$ 122,291	
	Minor Plant Purchases	\$ 9,500	\$ 18,482	\$ (8,982)	
	Radio System	\$ 2,000	\$ -	\$ 2,000	
	Plant Replacement Program	\$ -	\$ -	\$ -	
	Refer separate Schedule (Gross)	\$ 562,500	\$ -	\$ 562,500	
	Light Vehicles (Gross)	\$ 192,000	\$ 184,765	\$ 7,235	
	(Trade Allowance - \$180K)	\$ -	\$ -	\$ -	
	Slasher Extra HDuty (7th Cut)	\$ 10,500	\$ -	\$ 10,500	
		<u>\$ 1,076,600</u>	<u>\$ 380,956</u>	<u>\$ 695,644</u>	
	GRAND TOTALS	<u>\$ 8,583,108</u>	<u>\$ 3,440,070</u>	<u>\$ 5,153,038</u>	

SOUTHERN MIDLANDS COUNCIL : CURRENT EXPENDITURE 2017/18

SUMMARY SHEET

PROGRAM	TOTAL	REVISED BUDGET (GRANTS & OTHER REIMBURSEMENTS)	ACTUAL AS AT 31st MARCH 2018 75%	VARIANCE (+/-)	% BASED ON REVISED BUDGET 100%
INFRASTRUCTURE					
Roads	3,077,714	3,077,714	2,207,419	870,295	71.72%
Bridges	350,040	350,040	252,095	97,944	72.02%
Walkways	212,309	212,309	118,317	93,992	55.73%
Lighting	85,680	85,680	61,124	24,556	71.34%
Irrigation	0	0	0	0	0.00%
Drainage	85,132	85,132	41,080	44,052	48.25%
Waste	748,167	748,167	557,711	190,456	74.54%
Public Toilets	58,994	58,994	47,326	11,668	80.22%
Communications	0	0	0	0	0.00%
Signage	6,675	6,675	6,705	-30	100.44%
INFRASTRUCTURE TOTAL:	4,624,711	4,624,711	3,291,777	1,332,934	71.18%
GROWTH					
Residential	0	0	288	-288	0.00%
Tourism	241,582	241,582	181,187	60,395	75.00%
Business	997,261	247,261	143,891	103,370	58.19%
Mill Operations	493,706	493,706	314,113	179,593	63.62%
Agriculture	0	0	0	0	0.00%
Integration	7,500	7,500	0	7,500	0.00%
GROWTH TOTAL:	1,740,049	990,049	639,479	350,570	64.59%
LANDSCAPES					
Heritage	289,968	289,968	191,431	98,537	66.02%
Natural	164,875	164,875	147,792	17,083	89.64%
Cultural	9,600	9,600	0	9,600	0.00%
Regulatory	768,365	768,365	482,130	286,235	62.75%
Climate Change	11,181	11,181	947	10,234	8.47%
	0	0			
LANDSCAPES TOTAL:	1,243,989	1,243,989	822,301	421,689	66.10%
LIFESTYLE					
Youth	226,638	226,638	179,003	47,635	78.98%
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	7,280	2,813	72.13%
Recreation	490,033	490,033	290,960	199,073	59.38%
Animals	103,767	103,767	74,945	28,822	72.22%
Education	0	0	0	0	0.00%
LIFESTYLE TOTAL:	880,531	880,531	591,228	289,303	67.14%
COMMUNITY					
Retention	0	0	0	0	0.00%
Capacity	27,925	27,925	21,877	6,047	78.34%
Safety	56,650	56,650	25,258	31,392	44.59%
Consultation	7,300	7,300	2,917	4,382	39.97%
Communication	12,125	12,125	10,595	1,530	87.38%
COMMUNITY TOTAL:	103,998	103,998	60,648	43,351	58.32%
ORGANISATION					
Improvement	7,590	7,590	0	7,590	0.00%
Sustainability	2,203,826	2,203,826	1,607,707	596,119	72.95%
Finances	277,707	277,707	176,595	101,112	63.59%
ORGANISATION TOTAL:	2,489,123	2,489,123	1,784,302	704,821	71.68%
TOTALS	11,082,400	10,332,400	7,189,733	3,142,667	69.58%

	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) (Year to Date)
Cash flows from operating activities										
Payments	-	-	-	-	-	-	-	-	-	-
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	2,544,135.92
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	2,852,523.66
Interest	4,693.83	-	-	-	4,045.40	13,338.03	-	-	-	22,077.26
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	420,355.77
	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	5,839,092.61
Receipts										
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	4,573,698.45
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	806,900.39
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	150,144.14
Subsidies	-	-	-	-	-	-	-	-	-	11,751.00
Other revenue grants	-	410,084.25	-	-	410,084.25	-	-	435,084.25	853,336.00	2,108,588.75
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	11,090.36
	358,921.20	1,356,483.49	1,719,451.61	252,600.04	1,012,496.98	298,501.16	500,353.18	767,450.43	1,395,915.00	7,662,173.09
Net cash from operating activities	545,993.55	819,559.81	1,075,333.18	665,716.91	241,922.32	224,478.58	52,761.23	220,640.29	849,032.69	1,823,080.48
Cash flows from investing activities										
Payments for property, plant & equipment	-	-	-	-	-	-	-	-	-	-
Proceeds from sale of property, plant & equipment	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	2,324,209.35
Proceeds from Capital grants	89,389.93	-	90.91	-	52,309.09	15,000.00	147,613.64	21,053.64	12,417.27	337,874.48
Proceeds from Investments	61,635.00	11,000.00	-	-	-	-	61,900.00	-	-	134,535.00
Payment for Investments	-	-	-	-	-	-	-	-	-	-
Net cash used in investing activities	18,682.25	165,197.49	111,854.81	528,171.31	321,143.69	300,109.26	94,082.43	289,683.36	248,404.63	1,851,799.87
Cash flows from financing activities										
Repayment of borrowings	-	-	-	-	-	-	-	-	-	-
Proceeds from borrowings	6,514.75	-	-	-	13,498.32	22,863.12	-	-	-	42,876.19
Net cash from (used in) financing activities	6,514.75	-	-	-	13,498.32	22,863.12	-	-	-	42,876.19
Net increase/(decrease) in cash held	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	71,595.58
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	11,637,204.77
Cash at end of reporting year	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	11,565,609.19

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

	This Financial Year 9th April 2018	Last Financial Year 11th April 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	\$ 68,182.80	\$ 64,319.19
TOTAL rates and charges demanded	100.00% \$ 5,561,843.97	100.00% \$ 5,302,085.56
LESS rates and charges collected	81.50% \$ 4,533,016.20	81.71% \$ 4,332,203.43
LESS pensioner remissions	4.13% \$ 229,443.54	4.13% \$ 219,215.09
LESS other remissions and refunds	0.19% \$ 10,362.46	0.40% \$ 21,422.70
LESS discounts	0.47% \$ 26,244.14	0.45% \$ 23,698.85
TOTAL rates and charges collected and remitted	86.29% \$ 4,799,066.34	86.69% \$ 4,596,540.07
UNPAID RATES AND CHARGES	13.71% \$ 762,777.63	13.31% \$ 705,545.49

17.3.2 FINANCIAL MANAGEMENT STRATEGY 2018/19 to 2026/27 AND LONG-TERM FINANCIAL MANAGEMENT PLAN

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 4 APRIL 2018

Attachment:
Financial Management Strategy

ISSUE

Formal adoption of the Financial Management Strategy and Long-Term Financial Management Plan.

BACKGROUND

The following are relevant Clauses from the *Local Government Act 1993*:

“S 70. Long-term financial management plans

- (1) A council is to prepare a long-term financial management plan for the municipal area.*
- (2) A long-term financial management plan is to be in respect of at least a 10 year period.*
- (3) A long-term financial management plan for a municipal area is to –*
 - (a) be consistent with the strategic plan for the municipal area; and*
 - (b) refer to the long-term strategic asset management plan for the municipal area; and*
 - (c) contain at least the matters that are specified in an order made under [section 70F](#) as required to be included in a long-term financial management plan.*

S 70A. Financial management strategies

- (1) A council is to prepare a financial management strategy for the municipal area.*
- (2) A financial management strategy for a municipal area is to –*
 - (a) be consistent with the strategic plan for the municipal area; and*
 - (b) contain at least the matters that are specified in an order made under [section 70F](#) as required to be included in a financial management strategy.*
- (7) The general manager is to report any adjustment and an explanation of the adjustment at the first ordinary meeting of the council following the adjustment.”*

S 70F. Orders determining minimum contents of plans, &c., and classes of assets

- (1) The Minister, by order, may specify the matters that are required to be included in –*
 - (a) a long-term financial management plan; or*
 - (b) a long-term strategic asset management plan; or*
 - (c) a financial management strategy; or*
 - (d) an asset management strategy; or*
 - (e) an asset management policy.*

(2) A matter may be included in a plan, policy or strategy referred to in [subsection \(1\)](#) , even though the matter is not specified in an order under [subsection \(1\)](#) as required to be included in such a plan, policy or strategy.

(3) The Minister, by order, may specify the classes of assets that are to be taken to be major assets for the purposes of [section 70B](#) .

(4) The Minister is to consult with councils as to the matters to be included in an order under this section.

The following are the relevant provisions contained within the *Local Government (Content of Plans and Strategies) Order 2014*:

5. Long-term financial management plan

(1) In this clause –

long-term financial management plan of a council, means a long-term financial management plan prepared by the council in accordance with section 70 of the Act.

(2) A long-term financial management plan of a council is required to include the following matters:

(a) the estimated revenues and expenses for each financial year of the plan, including the revenues and expenses in relation to each of the following matters:

(i) all capital works;

(ii) all capital expenditure;

(iii) all asset management requirements identified, as required under [clause 7\(2\)\(b\)](#) , in the long-term strategic asset management plan;

(b) for each financial year of the plan, a statement of comprehensive income, including estimates of –

(i) recurrent revenue; and

(ii) recurrent expenses; and

(iii) underlying surplus or deficit; and

(iv) net surplus or net deficit; and

(v) comprehensive result;

(c) for each financial year of the plan, a statement of financial position, including estimates of –

(i) current and non-current assets; and

(ii) current and non-current liabilities; and

(iii) net assets; and

(iv) equity, including reserves;

(d) for each financial year of the plan, a cash flow statement, including estimates of –

(i) receipts, payments, dividends and net cash from operational activities, financial activities including loan borrowings, and investment activities; and

(ii) net increases or net decreases in cash held; and

(iii) cash and cash equivalents held at the beginning of the period; and

(iv) cash and cash equivalents held at the end of the period;

(e) a description of the financial management strategies to be adopted by the council, including financial targets and their rationale;

(f) a comparison of projected financial performance against targets (determined by the council) for financial indicators, including those indicators specified in an order made under section 84(2A) of the Act, for each financial year included in the long-term financial plan;

(g) all assumptions used in the development of the estimates referred to in [paragraphs \(a\)](#) , [\(b\)](#) , [\(c\)](#) and [\(d\)](#) .

(3) For the purposes of [subclause \(2\)\(d\)\(i\)](#) , the estimates are to include separate estimates in respect of renewal, upgrade and new capital expenditure in relation to the activities referred to in that clause.

6. Financial management strategy

(1) In this clause –

financial management strategy of a council means a financial management strategy prepared by the council in accordance with section 70A of the Act.

(2) A financial management strategy of a council is required to include the following matters:

(a) an overview of the purpose and intent of the strategy;

(b) the financial principles that are to guide the determination of the financial management strategies;

(c) the key financial management strategies that are to be employed;

(d) the financial aims and targets of the council.

DETAIL

Reference is made to the enclosed documents which have been prepared in accordance with the legislative provisions detailed above.

It is advised that the Strategy and Long-term Financial Management Plan have been reviewed by Council's Audit Panel, which included an assessment of the underlying assumptions (as detailed), and in reference the Minutes of the Panel Meeting held 21 February 2018, it has been recommended that the Plan(s) are in a form suitable for adoption by Council.

Human Resources & Financial Implications – Refer above detail.

Community Consultation & Public Relations Implications – N/A.

Policy Implications – Policy documents.

Priority - Implementation Time Frame – The Strategy and Plan relate to the period 2017-18 to 2026-27.

RECOMMENDATION

THAT in accordance with sections 70 and 70 A of the *Local Government Act 1993*, Council formally adopt the Financial Management Strategy and Long-Term Financial Management Plan.

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		

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

DECISION		
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		

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 NATURAL RESOURCE MANAGEMENT UNIT – REVIEW OF RESOURCES ALLOCATED TO THE SOUTHERN MIDLANDS WEEDS MANAGEMENT PROGRAM

RECOMMENDATION

THAT Council move out of “Closed Session”.

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		

OPEN COUNCIL AGENDA

21. CLOSURE