



ATTACHMENTS

ORDINARY COUNCIL MEETING

Wednesday, 27th May 2026
10.00 a.m.

Broadmarsh Hall
1218 Elderslie Road, Broadmarsh

Item 5.1	Draft Council Meeting Minutes (Open) – 22 April 2026
Item 5.2.1	Chauncy Vale Management Committee Meeting Minutes – 20 April 2026 Bagdad Community Precinct Management Committee Meeting – 21 April 2026
Item 5.3.2	TasWaste South Quarterly Report: January – March 2026
Item 7.1	Southern Midlands Council Digital Connectivity Plan
Item 12.1.1	Extract from Council Meeting Minutes – 24 February 2026 – DA2500/105
Item 16.9.1	Draft Strategic Plan 2026 - 2036
Item 17.1.2	Donations & Community Support Policy
Item 17.1.3	Recruitment Policy & Procedures Selection Policy & Procedures

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 22nd April 2026
10.00 a.m.

Levendale Hall
1325 Woodsdale Road, Levendale

DRAFT

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OPEN COUNCIL MINUTES

**MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL
HELD ON WEDNESDAY 22nd APRIL 2026 AT THE LEVENDALE
COMMUNITY HALL, 1325 WOODSDALE ROAD, LEVENDALE,
COMMENCING AT 10.00 A.M.**

1. PRAYERS

Reverend Dennis Cousens recited prayers.

2. ACKNOWLEDGEMENT OF COUNTRY

Mayor E Batt recited Acknowledgement of Country.

3. ATTENDANCE

Mayor E Batt, Deputy Mayor K Dudgeon, Clr A E Bisdee OAM, Clr D Blackwell, Clr B Campbell, Clr D Fish and Clr F Miller.

Mr T Kirkwood (General Manager), Mr A Benson (Deputy General Manager), Mr D Richardson (Manager Infrastructure and Works), Mr G Finn (Manager Development and Environmental Services), Ms W Young (Manager Community and Corporate Development) and Ms J Crosswell (Executive Assistant).

4. APOLOGIES

Nil.

5. MINUTES

5.1 Ordinary Council Meeting

DECISION

Moved by Clr D Fish, seconded by Clr B Campbell

THAT the Minutes (Open Council Minutes) of the Council Meeting held 25th March 2026 be confirmed.

CARRIED

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

5.2 Special Committees of Council Minutes

5.2.1 Special Committees of Council - Receipt of Minutes

DECISION

Moved by Clr D Fish, seconded by Clr D Blackwell

THAT the minutes of the Special Committees of Council be received.

CARRIED

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

5.2.2 Special Committees of Council - Endorsement of Recommendations

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr A E Bisdee OAM

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

CARRIED

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

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

5.3.1 Joint Authorities - Receipt of Minutes

Nil.

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

Nil.

6. NOTIFICATION OF COUNCIL WORKSHOPS

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell

THAT the information be received.

CARRIED

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

7. COUNCILLORS – QUESTION TIME

7.1 Questions (On Notice)

Nil.

7.2 Questions Without Notice

Clr F Miller — raised concerns regarding the Colebrook Main Road / Mudwalls Road area, noting a significant increase in illegal dumping of waste along this route. Additionally, it was highlighted that in several locations, safety barriers and/or guard rails have not been reinstated following recent motor vehicle accidents.

It was suggested that the installation of signage to clearly indicate that illegal dumping is prohibited should be considered as a deterrent.

Issues to be referred to the Department of State Growth for appropriate action.

Clr B Campbell – Mount Seymour Hall – has Council commenced rating this property?

Question taken on notice.

Clr B Campbell – Tyre recycling – questioned process undertaken by Council?

General Manager advised that a contractor is engaged to transport and dispose of the tyres at the Bridgewater recycling facility. This incurs a substantial cost, part of which is recovered through the disposal charge.

Clr B Campbell – Local Government Election – how can Council try and encourage young persons to nominate?

General Manager advised that information sessions will be conducted in the lead up to the election, and every endeavour will be made to attract young persons to those sessions.

Clr A E Bisdee OAM – Council needs to review and promote the need for a drought assistance program given the extended dry period. This is aimed at supporting the farming community.

Research in terms of the current status of drought assistance to be researched and a report submitted to the next meeting.

Clr A E Bisdee OAM – Oatlands Aquatic Centre – questioned whether the final claim with the contractor has been resolved?

Advised that the Project Manager is finalising the claim and will be resolved prior to the end of the financial year.

Deputy Mayor K Dudgeon – sought any updates in relation to the Youth Detention Centre and the Tas Petroleum application?

Manager Development & Environmental Services informed Council that the State of Evidence is being finalised for the Youth Detention Centre appeal. This is due 29th April and date(s) for an Appeal Hearing will be scheduled.

In relation to the Tas Petroleum application, Council is awaiting advice from the Tasmanian Planning Commission in response to the request for a review of Council's decision. This information will be circulated when received.

8. DECLARATIONS OF PECUNIARY INTEREST

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2025*, the chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the Agenda.

Accordingly, Councillors are requested to advise of a pecuniary interest they may have in respect to any matter on the agenda, or any supplementary item to the agenda, which Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2025*.

Nil.

9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2025*, the Council, by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the General Manager has reported –

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

Nil.

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

Mr Steven Booker:

- Complimented Council for the works undertaken at Eddington Cottage, Midland Highway, Bagdad
- Lighting (Front of Oatlands Council Chambers) – different style of lighting in the two exterior lights. Recommended a ‘warm white’ type of light.
To be actioned.
- Oatlands Council Chambers – watering the forecourt - water drains across the footpath and into gutter.
Acknowledged and automatic watering system to be changed.

Mrs Janice McConnon:

- Woodsdale Road (vicinity of the Gun Club) – uneven surface.
Acknowledged and asphalt overlay to be applied.
- Bendigo Bank – Sponsorship and signage – Community clubs and organisations.
Acknowledged and just need to be conscious of the signage requirements and the possible need for development approval.

Mr Steven Booker:

- Yarlington Road, Colebrook – questioned whether cattle straying onto the road is still an issue in this area?
Question taken on notice.

10.1 Permission to Address Council

Nil.

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

Nil.

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

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

12.1 Development Applications

Nil.

12.2 Subdivisions

Nil.

12.3 Municipal Seal (Planning Authority)

12.3.1 Councillor Information: - Municipal Seal Applied Under Delegated Authority to Subdivision Final Plans & Related Documents

DECISION

Moved by Clr A E Bisdee OAM, seconded by Clr D Blackwell

THAT the information be received.

CARRIED

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

12.4 Planning (Other)

Nil.

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

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Fish

THAT Council break for morning tea at 10.40 a.m.

CARRIED

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

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Fish

THAT Council reconvene at 11.04 a.m.

CARRIED

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

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 Roads

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

Nil.

13.2 Bridges

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

Nil.

13.3 Walkways, Cycle Ways and Trails

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

Nil.

13.4 Lighting

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

Nil.

13.5 Buildings

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

Nil.

13.6 Sewer / Water and Energy

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

Nil.

13.7 Drainage

Strategic Plan Reference 1.7

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

Nil.

13.8 Waste

Strategic Plan Reference 1.8

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

Nil.

13.9 Information, Communication Technology

Strategic Plan Reference 1.9

Improve access to modern communications infrastructure.

Nil.

13.10 Officer Reports – Infrastructure & Works

13.10.1 Manager – Infrastructure & Works Report

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Mayor E Batt – acknowledged the General Managers’ 60th Birthday (26th April) and relayed birthday wishes.

Deputy Mayor K Dudgeon – Buckland Road Traffic Count – questioned whether an application to construct and seal this road would proceed given the low traffic count?
Manager Infrastructure & Works confirmed that an application will be submitted but the level of traffic will be a factor when being assessed.

Clr B Campbell – Inglewood Road – re-sheeting required.
Manager Infrastructure & Works acknowledged. Works are planned following receipt of approval for the quarry located in that area.

Clr B Campbell – Woodsdale Church - access to property (northern side) – washed out and not accessible for small vehicles.
Manager Infrastructure & Works to inspect and determine appropriate action, taking into account sight distances in that location.

Clr F Miller – conveyed positive feedback from the community following recent completion of footpath works in Campania.

Mayor E Batt – Melton Mowbray Park – tree planting – provided comment on the prunus species of trees as a suitable type of tree for this location.
Manager Infrastructure & Works acknowledged.

DECISION

Moved by Clr D Fish, seconded by Deputy Mayor K Dudgeon

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

CARRIED

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

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

14.1 Residential

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

Nil.

14.2 Tourism

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

Nil.

14.3 Business

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

Nil.

14.4 Industry

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

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

15.1 Heritage

Strategic Plan Reference – Page 22

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

15.1.1 Heritage Project Program Report

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr B Campbell

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

CARRIED

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

15.2 Natural

15.2.1 NRM Unit – General Report

DECISION

Moved by Clr D Fish, seconded by Clr A E Bisdee OAM

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

CARRIED

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

15.3 Cultural

Nil.

15.4 Regulatory (Development)

Strategic Plan Reference 3.4

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

Nil

15.5 Regulatory (Public Health)

Strategic Plan Reference 3.5

Monitor and maintain a safe and healthy public environment.

Nil.

15.6 Regulatory (Animals)

15.6.1 Animal Management Report

DECISION

Moved by Cllr B Campbell, seconded by Cllr D Blackwell

THAT the Animal Management Report be received and the information noted.

CARRIED

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

15.6.2 2026/27 Animal Management Fees (including Dog Registrations)

DECISION

Moved by Cllr D Blackwell, seconded by Deputy Mayor K Dudgeon

THAT Council adopt the Animal Management Fees for the 2026-27 period (as shown in the following Table):

CLASS	2026/27
<ul style="list-style-type: none"> • Dog Desexed <i>Vet Certificate or Stat Dec required</i> 	\$42
<ul style="list-style-type: none"> • Dog Non-desexed 	\$55
<ul style="list-style-type: none"> • Greyhound/Working Dog/Purebred (for showing/breeding) <i>Certificate required, TCA or GRT membership or ABN</i> 	\$42
<ul style="list-style-type: none"> • Dangerous Dog/Restricted Breed/Guard Dog <i>Declared by General Manager</i> (Existing Dogs declared pre June 2024) 	\$120
<ul style="list-style-type: none"> • Dangerous Dog/Restricted Breed/Guard Dog (Dogs declared post-June 2024) 	\$815
<ul style="list-style-type: none"> • Guide /Hearing /Assistance Dogs 	No Charge
<ul style="list-style-type: none"> • Pensioner <i>Pension Concession Card Health Care Card</i> 	50% discount off scheduled fee (one dog only)
<ul style="list-style-type: none"> • Replacement Tag (metal lifetime tag) 	\$16.00
<ul style="list-style-type: none"> • Formal Notice of Complaint (refundable if complaint validated) 	\$160
<ul style="list-style-type: none"> • Licence Application 	\$165
<ul style="list-style-type: none"> • Licence Renewal 	\$80
<ul style="list-style-type: none"> • Advertising (Licence Application) 	\$520.00
<ul style="list-style-type: none"> • Advertising stock (Impounded) 	\$520.00
<ul style="list-style-type: none"> • Afterhours release 	\$180.00
<ul style="list-style-type: none"> • Transportation of livestock to designated pound (if external assistance required) 	@cost + 10%
<ul style="list-style-type: none"> • Impound fee (per animal) – Normal workdays (1st occurrence) 	\$45
<ul style="list-style-type: none"> • Impound Fee (per animal) – Normal workdays 2nd and subsequent occurrences) 	\$55
<ul style="list-style-type: none"> • Impound fee (per animal) – Weekends & public holidays (i.e. out of ordinary working hours) 	@cost (charges to be calculated in accordance with

	the formula under Private Works Policy)
• Feed/care fee (daily charge per animal)	\$25
• Veterinary Treatment	@cost
• Dogs Home of Tasmania Impound Fee	<i>Paid directly to Dogs Home</i>

CARRIED

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

15.7 Environmental Sustainability

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Community Health and Wellbeing

Strategic Plan Reference 4.1

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

Nil.

16.2 Recreation

Strategic Plan Reference 4.2

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

16.2.1 Oatlands Aquatic Centre – Coordinators Report

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Cllr A E Bisdee OAM

THAT the information be received and noted.

CARRIED

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

16.3 Access

Strategic Plan Reference 4.3

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

Nil.

16.4 Volunteers

Strategic Plan Reference 4.4

Encourage community members to volunteer.

Nil.

16.5 Families

Strategic Plan Reference 4.5

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

Nil.

16.6 Education

Strategic Plan Reference 4.6

Increase the educational and employment opportunities available within the Southern Midlands

Nil.

16.7 Capacity & Sustainability

Strategic Plan Reference 4.7

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

Nil.

16.8 Safety

Strategic Plan Reference 4.8

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

Nil.

16.9 Consultation & Communication

Strategic Plan Reference 4.8

Improve the effectiveness of consultation & communication with the community.

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

17.1.1 Policy Review - Recruitment Policy & Procedures and Selection Policy & Procedures

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr A E Bisdee OAM

THAT Council:

1. Receive and note the report;
2. Consider draft version of the Recruitment Policy & Procedures in preparation for adoption of the revised policy, at the May 2026 Council meeting, subject to any Council amendments; and
3. Consider draft version the Selection Policy & Procedures in preparation for adoption of the revised policy, at the May 2026 Council meeting, subject to any Council amendments.

CARRIED

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

17.2 Sustainability

17.2.1 Tabling of Documents

Nil.

17.2.2 Elected Member Statements

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

Mayor E Batt – Acknowledged the General Manager’s 60th birthday (26 April) and conveyed best wishes.

Deputy Mayor K Dudgeon – Oatlands Bowls Club – Midweek Pennant (Division 4) – acknowledged the team’s progression to the Grand Final and wished them well.

Deputy Mayor K Dudgeon – Advised that the Mayor and Deputy Mayor recently attended the LGAT Forum for Mayors and Deputy Mayors in Devonport, noting it as a valuable learning and networking opportunity.

Deputy Mayor K Dudgeon – Tunbridge Community Club – advised that the Club will hold its 50th anniversary celebration on Saturday, 2 May 2026. An invitation has been circulated to all Councillors.

Clr D Blackwell – Advised that Ms Isobel Geard (Broadmarsh) has been selected for the Hobart Chargers basketball team, noting this as a significant achievement.

Clr F Miller – Referred to the *Greyhound Racing Legislation Amendments (Phasing out Reform) Bill 2025* and noted potential wide-ranging implications, including impacts on other dog breeders.

17.2.3 Local Government Shared Services – Quarterly Update – Information Only

DECISION

Moved by Clr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon

THAT the information be received.

CARRIED

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

17.2.4 SMC External Grant Projects - Quarterly Update

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr B Campbell

THAT the information be received.

CARRIED

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

17.3 Finances

17.3.1 Monthly Financial Statement (Period ending 31 March 2026)

DECISION

Moved by Clr A E Bisdee OAM, seconded by Clr B Campbell

THAT the Financial Report be received and the information noted.

CARRIED

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

18. MUNICIPAL SEAL

Nil.

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

Nil.

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr D Blackwell

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

Matter	<i>Local Government (Meeting Procedures) Regulations 2015 Reference</i>
<i>Closed Council Minutes - Confirmation</i>	17(2)
<i>Applications for Leave of Absence</i>	17(2)(h)(i)

CARRIED

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

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr B Campbell

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

CARRIED

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

CLOSED COUNCIL MINUTES

20. BUSINESS IN “CLOSED SESSION”

20.1 Closed Council Minutes - Confirmation

*In accordance with the Local Government (Meeting Procedures) Regulations 2025, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.
Item considered in Closed Session in accordance with Regulation 17(2) of the Local Government (Meeting Procedures) Regulations 2025.*

20.2 Applications for Leave of Absence

*In accordance with the Local Government (Meeting Procedures) Regulations 2025, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.
Item considered in Closed Session in accordance with Regulation 17(2)(h)(i) of the Local Government (Meeting Procedures) Regulations 2025.*

RECOMMENDATION

THAT Council move out of “Closed Session”.

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr B Campbell

THAT Council move out of “Closed Session”.

CARRIED

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

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 11.44 a.m.

CHAUNCY VALE WILDLIFE SANCTUARY MANAGEMENT COMMITTEE
SOUTHERN MIDLANDS COUNCIL
MINUTES
OF GENERAL MEETING ON MONDAY 20 APRIL 2026 @ 10:30 AM
AT CHAUNCY VALE RESERVE

Present:	Councillor Donna Blackwell Heather Chauncy Ben Masterman Tony Bantick Vicky Bird Ashton Stacey Joanne Rowley Wendy Young	Chair Chauncy Family Chauncy Family Community Bagdad Field & Game Caretaker SMC SMC
Absent:	Graham Green Brian Campbell	Community P&WS
Apologies:	Jamie Ward Victoria Needham Elise Jeffrey Councillor Bob Campbell	Community Community TLC Proxy Chair

1. **Minutes of previous meeting:** Moved Heather seconded Tony *Carried*

2. **Matters arising from the Minutes**

Homeschool visit & bushwalk- Jo to re-forward email so Ben can follow up

New toilets- Solar pump and battery in cage to be installed to improve water pressure and reduce toilet refill times. . New lights also to be installed and press button taps. Ashton did query if a hose attachment could be added to help with cleaning. Suggestion was made to wire lights into battery. These will be passed on to Phil Krause.

3. Correspondence

- Lindsfarne North Primary School re 2 prep-1 classes visiting, going to visit on 9 April
- Tanya Henry- camper feedback
- Ashton advised he is receiving notifications about meeting room bookings but not campsite bookings- Wendy to investigate

Moved: Ben

Seconded: Vicky

4. Financial report

Financial report was distributed and easier for everyone to understand.

Moved: Vicky Seconded: Tony

5. Reserve Management Update

Weeds report

Mary's weeds report was presented as well as a new version of her weeds map as she has found a lot more thistles. Wendy advised Council has made a budget allocation for the drone spraying Mary provided quotes for. Vicky will send through new local business details to see if they will be competitive.

Caretaker

Ashton advised that things have been progressing well. He has been clearing up bark, dead wattles and branches. He has completed some repairs to the shed next to the garage. Has also cut up some trees Council have dropped and advised he will restock the area under the meeting room. Ashton questioned if chicken wire laying around is needed. Advised it is rubbish and Council will collect if he puts it all together near the gate.

Review Day Dawn entry fee

The entry fee was bought up in the schedule of fees at Council and it was suggested it be raised to \$5 per person. All agreed. It was also suggested purchasing a square to help with book sales at the cottage. Ashton advised he will do a stocktake on the books at EFY.

ABC radio interviews- Lucie Cutting and Evie Drinnan.

Heather was interviewed by Lucie in relation to "They Found a Cave" as well as Nan Chauncy and her legacy on film and literature in Tasmania. It was aired on a Sunday

segment and also later in the week. Heather and Ben met Evie at Chauncy Vale as she was interested in all aspects of Chauncy Vale.

Interpretation panel & signage- installed

80th Anniversary concept discussion

Further discussion on activities and times. Concept sheet attached.

Trail improvement

Grant application submitted to Active Tas, should have results by 18 May. The trail works have also been factored into Council's budget. Quote attached.

6. Flat Rock Reserve update (Tas Land Conservancy)

Stolen signs- replaced

7. Other business

Dark Sky Viewing- Chauncy Vale is well situated as there is no light pollution. Central Highlands is currently investigating the possibility through Damian Mackey. Wendy will contact and hopefully their research will be applicable to Chauncy Vale.

Committee group- Should we be looking for new members? There is a position free for Bagdad Primary so we will extend an invitation. Will continue to send Parks the minutes to keep them informed as staffing is low. Trevor Moore would like to attend as community member. Also will extend invitation as an unpaid member to Trish Hodge to represent the Aboriginal Community.

Meeting close: 11.55am

8. Next meeting

22 June 2026 10.30am



**BAGDAD COMMUNITY PRECINCT
SPECIAL MANAGEMENT COMMITTEE**

Minutes of the meeting of the Bagdad Community Precinct Management Committee held on Tuesday **21st April 2026** at the Bagdad Community Club, 1661 Midland Highway, Bagdad commencing at **6.30 p.m.**

Committee / Attendance:

Councillor Donne Blackwell (Chair) (dblackwell@southernmidlands.tas.gov.au)

Council Proxy: Deputy Mayor Karen Dudgeon (kdudgeon@southernmidlands.tas.gov.au)

Lyndon Foster (Deputy Chair)

Representatives:

Bagdad Community Club (Rhonda's on Midlands Pty Ltd - Lessee) – Michelle Visser (rhondas@rhondasonmidlands.com)

Bagdad Cricket Club –Blair Foster (blairfoster164@gmail.com)

Bagdad Education and Care - Michael Bennett (bagdadccc@hotmail.com)

Midlands District Officer – Tas Fire Service – John Holloway (john.holloway@fire.tas.gov.au)

Bagdad Golf Club Inc. – Bernard Drew (berniedrew2017@gmail.com)

Community Representatives:

Lyndon Foster (previous President) (lkbbfoster@hotmail.com)

Michelle Swan (previous Treasurer) (maw90284@bigpond.net.au)

Garth Denne (previous Secretary) (garthdenne50@gmail.com)

Carolyn Hayes (previous Committee Member) (cehayes002@gmail.com)

Jeffrey Wrigley (previous Committee Member) (jeff.wrigley.jw@gmail.com)

Craig Knight (craig.knight@tasmanianbotanics.com.au)

To Attend:

Southern Midlands Council – General Manager (Tim Kirkwood)

MINUTES

1. Attendance / Self Introductions

Councillor Donne Blackwell (Chair); Michael Bennett; Bernard Drew; Carolyn Hayes, Garth Denne; Chris Millington; Jeffrey Wrigley and General Manager (Tim Kirkwood).

2. Apologies

Deputy Mayor Karen Dudgeon (Proxy); Lyndon Foster; Blair Foster; Craig Knight; Michelle Swan and John Holloway.



3. Confirmation of Minutes (Previous Meeting) / Business Arising

Attachment(s):

Committee Meeting Meetings – 27th November 2025

Refer to the attached Minutes of the Meeting held 27th November 2025.

RECOMMENDATION

THAT the Minutes of the Meeting held 27th November 2025 be confirmed.

DECISION

Moved by Carolyn Hayes, seconded by Garth Denne

THAT the Minutes of the Meeting held 27th November 2025 be confirmed.

CARRIED

4. Business Arising from the Minutes

4.1 Precinct Master Plan

At the last meeting it was reported that an application under the Regional and Rural Partnerships Program is being progressed. The following was noted:

- It is a complex application process requiring considerable detail and supporting documentation
- Business Plan to be revised to reflect transfer of ownership of the precinct to Council (previous Business Plan was based on BCC Inc. ownership)
- Child Care Centre – need to progress to detailed design stage to enable an accurate cost estimate to be prepared and to incorporate in application

This has stalled temporarily as an allocation of funds will be required to progress the detailed design of the Child Care Centre.

The Committee resolved that the information be received.

4.2 Property – 1689 Midland Highway, Bagdad

An allocation has been included in the 2026/27 Council Budget to progress with a Conservation Management Plan. This will guide its conservation and restoration, with the initial aim being to secure and weatherproof the building.

Possible uses of the building once restored are yet to be considered.

The Committee resolved that the information be received.



4.3 Precinct - Wastewater System

The Committee was advised that a macerator pump has been installed, and the system has since been working effectively. Plans have been developed to install a grease trap outside the kitchen area, which may require the removal of one car parking space. The estimated cost of this installation is \$20,000.

The proposed grease trap is expected to improve operational efficiency, and the infrastructure can be integrated into the long-term wastewater system upgrade. This project aims to defer the need for a major upgrade, allowing it to be incorporated in a future application for external grant funding.

The Committee resolved that the information be received.

4.4 Golf Course Redesign

A meeting to be arranged with the Golf Club representatives.

Bernard Drew informed the meeting that Option 4 (refer Plan attached) was the Club's preferred option in terms of the long-term development of the Course.

In the interim, should the oval relocation project proceed, the Golf Club has the capacity and are willing to construct two temporary holes along the western side of the property which ensures that a nine-hole course is maintained pending land acquisition and redevelopment of the course.

No action to date noting the comment under Item 4.1

The Committee resolved that the information be received.

4.5 Car Park – Security Lighting – conversion of lighting to LED's as a cost saving measure.

No action to date.

Following discussion, and recognising that there will be a considerable delay before the longer term development proceeds, it was agreed that LED lighting would be installed. These lights will also provide improved illumination of the oval for basis use and can be easily operated as required.



5. Finance Report

2025/26 (1 July 2025 to 8 April 2026)

Operating Budget:

Includes: Council – Operating Budget, plus rental received from the Community Club; Bagdad Golf Club; and the Child Care Centre.

Income:	Budget	Amount	Comments
Lease Income (Child Care; Golf Club & Rhonda's on Midlands)	\$64,930.00	\$70,431.08	Debtor Invoices now issued on an annual basis following adjustment for CPI (where applicable)
Cottage Rent	\$0.00	\$2,265.00	
Total Income	\$64,930.00	\$72,696.08	
Expenditure:			
Council Wages & On- costs		\$5,788.99	
Council Plant		\$1,867.20	
Aurora		\$1,808.56	
Contractor - All Turf		\$5,896.20	
Contractor - Smarter Energy		\$2,531.20	Solar Panels
Contractor – All Pumping Solutions		\$1,100.00	
Contractor – Burrill Electrical		\$345.00	
Council Rates & Charges – 1661 Midland Highway		\$10,163.88	
Council Rates & Charges – 1689 Midland Highway		\$866.91	
General Repairs & Maintenance		\$1,542.42	
Insurance		\$3,083.86	
Land Tax		\$4,185.20	
Legal Expenses - Transfer of Leases		\$2,345.00	
TasWater – Connection Fees		\$3,251.47	
TasWater – Consumption (Net)		\$336.54	
Total Expenses	\$70,000.00	\$45,112.43	



Capital Budget:

Capital Budget	Budget	Expended	Comments
Wastewater System	\$200,000.00	\$0.00	
Property Transfer (BCC to Council)	\$111,000.00	\$95,002.70	Budget includes \$25K from 24/25. Expenses include legal and stamp duty.
Purchase of 1689 Midland Highway, Bagdad	\$0.00	\$309,869.71	Not funded to date - includes legal expenses and stamp duty.
Total	\$286,000.00	\$95,002.70	

RECOMMENDATION

THAT the information be received.

DECISION

The Committee resolved that the information be received.



6. New Business

6.1 Information Only – Lease Documents

Golf Club

The existing Lease has been reassigned to the Southern Midlands Council and is due to expire on 30 June 2026.

A new Lease document has been drafted and provided to the Golf Club for review.

As the property is Council owned, the *Local Government Act 1993* requires that a new valuation be obtained to determine the market rental. It should be noted that the assessed market value does not necessarily need to reflect the final lease amount.

It is anticipated that this valuation will be available for the meeting.

An overview of the draft Lease will also be presented.

It was acknowledged that the valuation (for lease purposes) has yet to be received. The key terms and conditions were presented to the Committee.

7. Other General Business

7.1 Opportunity for Committee Members to raise any other Items / Issues

7.1.1 Key Contact List

The Committee acknowledged that Garth Denne would be the initial key contact for all user groups to contact in relation to any maintenance and related issues.

Garth will then refer to the relevant Council officer depending on the nature and type of the problem i.e. oval; building maintenance; or plumbing etc.

Note: In relation to the recent property valuations being undertaken by LG Valuations on behalf of Council, Garth, who acted as the local contact point, expressed appreciation for the assistance provided by the various representatives to gain access to the buildings etc.

7.1.2 Bagdad Golf Club (Bernie Drew)

Informed the Committee that the Golf Club was operating well. The Club recently purchased a coring / seeding machine for use on the course.

Awaiting advice regarding the indicative lease amount.



7.1.3 Bagdad Community Club Premises

Evidence of a leak somewhere in the roof. The roof has been previously inspected with no clear location identified. Will need to be inspected during a rain event.

7.1.4 Cottage (ex Online Centre)

Issues are still being experienced with the wall-mounted ZIP Hot Water Urn, which requires further assessment.

It was noted that the Ladies User Group has arranged for the cottage carpets to be professionally cleaned and for the building to be fumigated in response to an ant infestation.

General maintenance matters include a sticking childproof gate at the entrance and outstanding replacement of a weatherboard at the cottage.

7.1.5 Car Park

Again, in recognition that that there will be a considerable delay before the longer term development proceeds, it was acknowledged that some areas of the car park require complete reconstruction and resealing.

8. Closure:

Meeting closed at 7.25 p.m.

9. Next Meeting:

Next meeting to be held on 27th October 2026 at the Bagdad Community Club, commencing at 6.30 p.m.

TasWaste South



Quarterly Report

Reporting Period: Q3 – January to March 2026

Date of Issue: 7 May 2026

Contact Us:

U14, 3 Abernant Way
Cambridge,
Tasmania 7170

GPO Box 1521
Hobart,
Tasmania 7001

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ABN 71 966 321 558

TasWaste South is supported
by the Tasmanian Waste and
Resource Recovery Board,
which is funded by the
Tasmanian Government.



Reporting requirements

This Quarterly Board Report is a statutory requirement for TasWaste South as a Joint Authority established by the 12 southern Tasmanian councils under the *Local Government Act 1993*. The relevant section of the Act is included below.

36B. Quarterly reports of authorities

- 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.
- The quarterly report of the single authority or joint authority is to include –
- a statement of its general performance; and
- a statement of its financial performance.

Statement of general performance

Overall, TasWaste South performed strongly during the quarter ending 31 March 2026. The period was characterised by solid progress on priority projects, strengthened governance foundations and increased organisational capacity.

Key achievements during the quarter included securing funding certainty through to 2030, enabling the recruitment of two additional staff to support project delivery and communications. Significant progress was made on major strategic projects, including completion of the draft Regional Infrastructure Plan, and advancement of the Regional Organics Report and Action Plan. Continued delivery of region-wide programs, such as planning for household hazardous waste collection days and circular economy procurement initiatives, demonstrated steady momentum in translating strategy to action. Community and school engagement through the ReThink Waste program remained strong, with annual participation targets already exceeded.

In comparison to the previous quarter, overall performance has strengthened, with a noticeable increase in delivery activity, maturity of governance processes, and readiness to implement priority actions.

Governance and strategy

Funding

The initial three-year grant deed expired on 30 June. From around December 2024, management worked closely with staff from the Department of Natural Resources and Environment (NRE) to progress future funding arrangements.

The Waste and Resource Recovery Board (WRRB) approved a five-year funding period for all regional bodies, using largely the same funding formula as the initial grant deed.

Feedback was provided on the draft grant deeds prior to the calling of the state election. As a result of caretaker conventions, implementation of the new deeds was deferred.

To ensure continuity of operations, a 12-month grant deed was negotiated for the 2025-26 financial year, with the intention to implement the approved five-year grant deed once the election process concluded. For TasWaste South, total funding under the new arrangements is \$2.0 million.

The draft grant deed until 2030 has been approved by the TasWaste South Board. Execution is pending receipt of the final deed, following formal approval by the Minister.

WRRB and regional bodies workshop

On Tuesday 21 April, the WRRB hosted a workshop with board members of the regional bodies in Launceston. This focused on the new WRR Strategy currently being developed by the WRRB and due to be released for public consultation in May.

WRR Strategy

The WRRB is due to release the draft WRR Strategy in May. The regional bodies have had the opportunity to provide feedback at different stages of the strategy's development, and this will see a more targeted and specific role for the regional bodies.

Strategic plan

TasWaste South's current strategic plan is in place through to 2027. However, with the WRR Strategy scheduled to come into effect later this year, it is prudent to review the existing plan. This will ensure strategic alignment between the two documents and support more effective operational delivery, particularly in relation to annual grant reporting requirements.

The review is being undertaken by WLF Accounting and Advisory, with the objective of completion in time for presentation to the Local Government Forum at its September meeting. Stakeholders will be engaged to inform and support the development of the final strategy.

Skills Matrix for board

As part of its ongoing governance practices, the board of TasWaste South has developed a skills matrix for the current board. This will guide professional development activities and any future director recruitment processes.

Projects

From the update below, it is evident that TasWaste South has transitioned from an establishment phase to a delivery phase. The pace of delivery has been constrained by the level of resourcing and will now increase in line with recent resourcing (see page 9).

New projects

Bin Audits

Another bin audit is planned for the southern region, to allow a comparison with the initial 2025 audit, completed prior to the CRS. While the initial audit grouped councils into types based on bin systems, demographics and location, the upcoming audit will include all councils to allow a better direct comparison. The audit methodology will be the same as the previous audit for comparative purposes, but future audits may differ slightly once NRE provide new guidelines. It is noted that the regional audit program is not intended to replace council-specific audits or inform contamination rates applicable at the MRF.

Household Hazardous Waste Days

Five HHW days have been confirmed for May, with locations as follows.

- Weekend 1
 - Saturday 16 May
 - Dunalley Hotel, 9 - 11am
 - Nubeena Fire Station, 12 - 4pm
 - Sunday 17 May
 - New Norfolk Pool, 9am - 1pm
 - Central Highlands Council (Hamilton), 2 - 4pm
- Weekend 2
 - Saturday 23 May
 - Southbridge Waste Transfer Station, 10am - 3.30pm
 - Dover RSL gravel carpark, 11am - 2pm
 - Sunday 24 May
 - Hobart Regatta Grounds, 10am - 4pm
- Weekend 3
 - Saturday 30 May
 - Barretta, 10am - 4pm

This approach ensures there are at least two full days within a half-hour's drive of main population centres, while more regional areas are serviced on a rotating basis. Consequently, over a two-to-three year cycle the majority of southern Tasmanian residents will have access to a free event within a half-hour's drive of their residence, while continuing to support the higher population centres.

Soft Plastics

TasWaste South has been working with Soft Plastics Stewardship Australia on a proposal to introduce kerbside collection of soft plastics in the southern region. Some uncertainty remains regarding the proposed costings and this is currently being addressed, in collaboration with council officers.

At the same time, there are existing collection services in operation that are performing above expectations. As a result, TasWaste South is currently undertaking analysis to identify the most effective and appropriate approach across the region. While TasWaste South has some capacity to provide financial support, it is essential that any agreed future model is sustainable and delivers demonstrable outcomes, particularly in light of previous experience in this area.

Grants

TasWaste South is currently determining its role in relation to grant programs, recognising the many other grant opportunities are already provided. An initial priority under consideration, informed by the outcomes of the upcoming Regional Infrastructure Plan, may be grants for upgrades to waste transfer stations. A range of possible approaches are being assessed and updates will be provided as the work progresses.

Third Party Programs

While the initiatives below are not intended to provide a complete solution to regional waste challenges, they have – for a relatively modest investment – enabled participation across the entire region and delivered tangible benefits.

- **Garage Sale Trail**

TasWaste South supported region-wide participation in the Garage Sale Trail, which was delivered last year. The initiative attracted approximately 12,000 participants and resulted in 543 sales and stalls. Around 47,000 items were sold or reused, generating an estimated \$429,000 in sales and delivering approximately \$623,000 in cost savings to participants. The program also received media coverage recognising the role of TasWaste South and participating councils.

- **Grow It Local**

Engagement with the Grow It Local program is at an early stage. The initiative follows a similar model to the Garage Sale Trail, with a focus on supporting residents to grow their own food, contributing to improved waste outcomes. It presents an opportunity to support an established initiative that can deliver positive outcomes for the region through a relatively modest investment.

Ongoing projects

Regional Infrastructure Plan

A draft Regional Infrastructure Plan has been completed and was sent to key stakeholders, including council officers, for review. MRA Consulting is currently reviewing the feedback received for consideration of inclusion in the final plan. Some of the outcomes were presented at the most recent Local Government Forum.

Regional Organics Report

The Regional Organics Report and related Action Plan are progressing, with a draft of the Research Report received for review. To maintain project timelines, given the extended stakeholder consultation period, sections are being shared as they near completion and are being reviewed both internally and by NRE simultaneously.

Circular Economy Procurement

TasWaste South received a report from Urban EP examining a range of circular economy (CE) procurement approaches adopted in other jurisdictions. The findings were discussed with the officer network, with a shared recognition that ultimately legislative change is required to fully support CE outcomes, noting that this represents a long-term pathway.

In the interim, TasWaste South has engaged with Local Government Association of Tasmania (LGAT) to support training and education for procurement staff. This has included a procurement seminar featuring a guest speaker from Geelong, identified through the Urban EP work. TasWaste South has also partnered with LGAT to deliver an additional webinar scheduled for May.

Further work is underway to consider emerging standards for infrastructure development, which are evolving and will need to better reflect circular economy outcomes.

TasWaste South has also commenced discussions with council officers regarding the potential development of a pilot project. While examples of large-scale CE procurement approaches have been observed in Sydney, the preference is to identify a locally relevant project – likely infrastructure-related – where CE procurement principles can be applied. The intention is to document and communicate outcomes in a structured way, ensuring the initiative delivers practical value, rather than being perceived as a standalone trial. This approach is expected to help build confidence, de-risk future projects and support broader uptake across councils.

Regional App

The development of a regional app has previously been discussed. Noting that some other regions already operate similar applications, TasWaste South has been engaging with the Waste and Resource Recovery Board (WRRB) on this matter. Current indications are that this work is likely to be progressed on a state-wide basis, rather than a region-specific approach.

Hazardous Waste Storage Facility

Construction of the facility is complete and the grant deed has been closed out by Kingborough Council. A booking form has been drafted and proposed pricing discussed at the Waste Officer Network meeting in March, however a resolution is yet to be reached. Training for staff is still to occur and the facility cannot open before this is completed.

Discussions with Kingborough Council are ongoing, as to the opening and signage for the facility, and a communications plan is being developed with the relevant stakeholders.

Best Practice Waste Transfer Station Facility Modular Concept Design

This piece of work has been completed and a report has been provided for review. It provides a best-practice conceptual design to guide future upgrades and/or new waste transfer stations, including high-level concept diagrams and guidance focussing on facility layout, traffic flow and operational design, intended to improve customer experience, safety and resource recovery outcomes.

Primary Industries Project

This project aims to formalise end-of-life process for products and materials in the primary industries sector and understand what waste barriers exist. To date, project partner NRM South has conducted targeted one-on-one industry engagement with stakeholders and a survey has been published in the NRM South newsletter. The next steps will be small workshops prior to finalisation of the report.

Litter Management Plan

This is yet to be further progressed, pending a meeting with the new CEO of the Environment Protection Authority (EPA), Catherine Murdoch, to check that our key shared actions still align with the EPA. Regardless, the plan is earmarked as one of the projects for the newly appointed Waste Project Officer to progress, once he starts with TasWaste South.

Engagement and education

ReThink Waste

ReThink partnered with Libraries Tasmania to deliver a four-part workshop series across the state. The workshops focused on the waste hierarchy, and provided practical tools and resources for community members to increase waste avoidance, reduction, reuse and

recycling behaviours. Sessions included a *furoshiki* fabric-wrapping workshop, demonstrating zero-waste gift-giving techniques in the lead-up to Christmas, and basket-weaving workshops in January, showcasing creative ways to repurpose soft plastics into functional items.

In February, ReThink delivered the *Be a Good Sort (Recycle)* workshop, which focused on building community confidence in correct recycling practices, by highlighting the difference between accurate sorting and “wish-cycling”. This session reinforced behaviours that keep valuable materials in circulation and reduce contamination. In March, workshops focused on reducing food waste in the kitchen, with an emphasis on meal planning, preparation and zero-waste recipes, rather than composting techniques. Educational ‘zines were developed as part of this program.

Across southern Tasmania, ReThink delivered 13 community workshops, engaging 91 participants.

The school education program continues to perform strongly. In the south, there have been no challenges in securing student participation, with engagement through targeted emails, events and community workshops supporting the achievement of the annual KPI of engaging 10 schools. The southern Engagement Officer, Kimberley Eaton, delivered 31 workshops across 12 schools, providing waste education to 687 students.

In May, ReThink will also be represented at both the Tasmanian Education Leaders Conference and Agfest. Engagement at the conference will focus on expanding the reach of the waste education program, particularly among school principals and education leaders. At Agfest, ReThink will deliver waste education workshops, facilitate children’s activities and Q&A sessions, and promote its free school and community waste education programs to the broader public.

Significant progress is also being made on the delivery of a new website, which represents a substantial undertaking.

The Tasmanian Waste Educators Network has been established to bring together waste educators from across the state to support alignment, collaboration and shared learning.

ReThink’s primary focus for the year remains delivering waste education in schools, community spaces and at key events, while continuing to build awareness of the ReThink Waste brand and associated programs across Tasmania.

Stakeholder Engagement

There is a recognised level of engagement fatigue within the officer network. While much of TasWaste South’s work relies on this group, their ongoing support and engagement are highly valued and acknowledged. Consideration is being given to evolving the network from a primarily information-sharing forum, into a more active working group to better support delivery outcomes.

TasWaste South has written to councils offering briefings. We are open to working with councils to determine the most appropriate format for these briefings and are willing to align with broader waste-related inductions or information sessions already being delivered.

Following recent changes within the Environment Protection Authority (EPA), work is underway to re-establish relationships, confirm strategic directions and ensure alignment between the EPA and TasWaste South.

Recent media coverage relating to household hazardous waste has highlighted the importance of increasing public engagement. Further efforts will be made to better communicate achievements and outcomes to the community, and demonstrate the value of ongoing programs and initiatives.

Operational updates

Recruitment

TasWaste South identified a need for additional resourcing approximately 12–18 months ago, however recruitment was deferred until longer-term funding certainty was secured.

With funding now confirmed through to 2030, two additional positions have been filled: a Waste Project Officer and a Communications and Engagement Officer.

John Chrispijn has been appointed as Waste Project Officer. This role will significantly strengthen TasWaste South's capacity to deliver projects and, importantly, increase the pace at which outcomes can be achieved. With a small core team, delivery capacity has previously been constrained. John brings strong project management experience, having worked in waste-related roles at Meander Valley Council, and previously with the City of Hobart, State Government and Veolia.

Trent Swindells has been appointed as Communications and Engagement Officer. Trent is an experienced communications and stakeholder engagement professional, joining TasWaste South most recently from State Government. His previous roles at TasWater and Hydro Tasmania included leading engagement on large-scale and complex projects, and media relations.

Both appointees will work closely with councils and regional partners, and formal introductions will be made in due course. Trent has recently commenced, with John starting in early May. These appointments represent a significant step forward and are expected to materially enhance TasWaste South's ability to progress priority initiatives and deliver measurable outcomes across the region.

Legal matters, risks and issues

Nothing arises during the reporting period.

Looking ahead

Over the next quarter, TasWaste South will focus on finalising several priority projects currently in development, including completion of the Infrastructure Plan and the Regional Organics Strategy. These will provide an important foundation for future investment decisions and regional coordination.

Work will also continue on the initiatives and actions outlined earlier in this report, with emphasis on moving priority items from planning into implementation. This includes advancing agreed projects, strengthening collaboration with councils and partners, and maintaining momentum across strategically important workstreams.

In addition, TasWaste South will complete the remaining objectives outlined in the Annual Plan, ensuring all commitments for the financial year are delivered and documented. This will support clear reporting outcomes and position the organisation strongly heading into the next planning cycle.

Statement of financial performance

The Budget for 2026-27 has been endorsed by TasWaste South's board, which will ensure delivery of its strategic plan and align with approved funding. As part of this, the TasWaste South Board has resolved to not request a contribution from member councils for the coming year. It is considered that actions under the proposed Annual Plan align with the terms of the grant funding and are an appropriate use of levy funding.

The year-to-date P&L to 31 March is included below. Expenditure has continued to increase as projects progress, however overall spend remains below budget, primarily due to timing impacts associated with grant finalisation, recruitment delays and project sequencing.

TasWaste South remains in a strong financial position as delivery continues into the final quarter of the year. It is likely that a surplus will result at the end of financial year and engagement with the WRRB is underway to ensure those funds can be retained to progress significant projects in coming years.

Profit and Loss

Southern Tasmanian Regional Waste Authority T/A
 TasWaste South
 For the 9 months ended 31 March 2026

Account	July 2025-Mar 2026
Trading Income	
Council Contributions	80,000.00
Rethink Waste Grant	1,163,873.00
Operational Grant	2,000,000.00
Total Trading Income	3,243,873.00
Gross Profit	
3,243,873.00	
Other Income	
Interest Revenue	6,141.27
Total Other Income	6,141.27
Operating Expenses	
Accounting and Auditing Costs	22,425.00
Advertising	4,181.37
Banks Fees	921.65
Board Expenses	1,706.18
Board Fees	37,015.06
Board Member Expenses	40.00
Board Travel and Accommodation	1,087.27
Communications and Marketing	40,117.09
Conferences & Seminars	2,191.64
Consultants	12,846.25
Corporate Memberships	4,666.37
CRS	23,474.00
Depreciation	9,299.42
Educational Consumables - Merchandise	4,134.48
FBT Expenses	6,861.00
FOGO	42,904.75
Garage Sale Trail	25,800.00
Graphic Design & Website	23,116.00
Hazardous Waste Collection Program	56,851.75
Insurance Costs	14,175.75
Interest Charged	5.55
IT Expenses	12,808.19
Legal Costs	9,452.44
Light and Power	1,047.45
Local Government Forum	1,281.54
Material Flow Analysis	14,487.00
Meeting Expenses	522.23
Motor Vehicle Costs	12,818.16
MRF	30,095.00
Office Equipment (2030-05)	1,473.33
Office Rental	21,930.00
Officer Network	1,327.72
Other	265.00
Other Employee Expenses	555.00
Printing & Stationary	1,412.63
Procurement for Local Government	11,842.50
Professional Development - Board	6,490.68
Professional Development and Training	11,415.36

Program Management	13,915.00
Public Events (Including Awards)	16,860.08
Recruitment	12,748.50
Regional Infrastructure Plan	34,012.83
Repairs and Maintenance	688.92
Rethink Waste Grant Payment to CCWMG	227,371.17
Rethink Waste Grant Payment to CN	201,468.25
Salaries & Wages	421,354.00
Stakeholder Engagement	1,535.00
Subscriptions & Licences	10,484.94
Sundry Office Expenses	4,397.05
Superannuation	51,149.19
Superannuation - Board	4,266.99
Telephone & Internet	6,628.04
Transport	746.03
Travel & Accommodation	14,047.94
Uniforms	1,203.95
Work Health and Safety	15,596.78
Motor Vehicle Costs - Paul	10,961.48
Total Operating Expenses	1,522,480.95
Net Profit	1,727,533.32

Southern Midlands Council – Digital Connectivity Plan

Progress Report and Working Document – Updated May 2026

Action Description	Detail	Responsible
<p>Priority communities requiring Telstra network investment</p>	<p>Priority sites include:</p> <ul style="list-style-type: none"> <p>Colebrook (\$20k Council contribution allocated) Sunnyside site augmentation is scheduled for completion by end-2026 and is expected to improve the network experience in Colebrook. Performance review recommended in early 2027.</p> <p>Tunbridge Telstra has received no complaints since the Vincent Hill site upgrade, indicating the upgrade has been effective.</p> <p>North of Oatlands The planned Lemon Hill site upgrade is expected to improve coverage and performance. A confirmed delivery date has not yet been set.</p> <p>Sale Yards at Oatlands Coverage may be slightly reduced at northern end of Oatlands. I will check out the Sale Yards when I travel up the Midland Hwy next</p> <p>York Plains Corey Smith visited the local football club president at Mt Pleasant oval in Pawtella/York Plains and inspected the mobile booster setup. Corey optimised the Telstra 5G Hotspot and Wi-Fi network and confirmed that performance was stable.</p> <p>Nick has since reported an improvement in network reliability during the two home games held after the visit.</p> <p>Nick has saved Corey's contact details and will reach out directly if any further issues arise.</p> 	<p>Southern Midlands and Telstra</p>



	<ul style="list-style-type: none"> Parattah Coverage is marginal 	
Southern Midlands to introduce Telstra to Tas Irrigation	<p>Tim Kirkwood to introduce Sarah Ebbelaar with TI to discuss options that could assist TI / irrigators to better control and monitor their irrigation assets</p> <p>Updated 31st July 2024</p> <ul style="list-style-type: none"> SMC to warm transfer TI with Sarah Ebbelaar – to be actioned by Maria Weeding. <p>Review strategy with Satellite to Text launch</p>	Tim Kirkwood
Review Council office connection cost (\$50k)	<p>An annual cost of \$50k exists for connectivity between Oatlands and Kempton office. Telstra to review and provide updated costings</p> <p>Updated June 2025</p> <p>Tasmanet able to re-negotiate leasing price for link between Tasmanet and Kempton (different provider) no change to Telstra leasing costs for link between Tasmanet and Oatlands.</p>	Helen

Other topics to discuss

- 1) Confirm if Elderslie benefited from Pelham project
- 2) AI Adoption and thought leadership and Copilot demonstration
- 3) Infrastructure update and plan
 - Lemon Hill needs augment and sectorisation
 - Sunnyside Hill FY26BAU
- 4) Satellite to Mobile Technology
- 5) NBN status – any Satellite to Fixed Wireless in Southern Midlands. None in SM, Fingal potentially
- 6) Payphones with Wifi
 - Oatlands only WiFi
 - Is there a community that would benefit from a wifi payphone?

AI and Copilot (Sarah)



- **📍 Why AI Matters in Rural Communities**
- **Efficiency:** AI helps automate repetitive tasks—saving time and resources that are often stretched thin in rural settings.
- **Access to Insights:** AI can analyse data from farming operations, tourism trends, or council services to uncover patterns and opportunities.
- **Inclusivity:** With tools like Copilot, even small teams can access capabilities that were once reserved for large organisations.

- **💡 What Copilot Can Do**

Copilot is like a smart assistant built into tools many of us already use—Word, Excel, Outlook, Teams, and more.

Here are some practical examples:

- **For Councils:** Draft grant applications, summarise community feedback, or generate reports from meeting notes.
- **For Local Businesses:** Create marketing content, manage inventory spreadsheets, or respond to customer emails faster.
- **For Community Groups:** Organise events, write newsletters, or analyse survey results.

- **🗣️ Addressing Concerns**

It's natural to be cautious. Common concerns include:

- **“Will AI replace jobs?”**
AI is here to *assist*, not replace. It frees up time for more meaningful work—like engaging with the community or planning long-term initiatives.
- **“Is it too technical?”**
Copilot is designed to be intuitive. If you can use Word or Excel, you can use Copilot.
- **“Is our data safe?”**
Microsoft Copilot follows strict security and privacy standards. You control what it sees and does.

- **⚠️ Risks of Not Adopting**
- **Falling Behind:** Other councils and businesses are already using AI to improve services and reduce costs.
- **Missed Funding:** Many grants now favour digital innovation and efficiency.
- **Limited Capacity:** Without AI, small teams may struggle to keep up with growing demands.



-  **Final Thought**

AI and Copilot aren't just for tech companies—they're tools for everyone. By embracing them, rural communities can stay competitive, resilient, and connected.

Would you like a tailored handout or slide deck to share with your team or local businesses?

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

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

12.1 Development Applications

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

Author: CONSULTANT PLANNER (PETER CONEY)

Authorised by: MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES
(GRANT FINN)

Date: 24 FEBRUARY 2026

Attachment(s)

1. *Application Documents*
2. *Instrument of Certification, Draft Amendment DA 2500/105 20 Interlaken Road, Oatlands*

SUMMARY

E3planning on behalf of Tas Petroleum, and with the consent of the owner C&M Livestock Consulting Tasmania Pty Ltd, has submitted an application to the Southern Midlands Council ("the Council") to insert a Site-specific Qualification (SSQ) within the Local Provisions Schedule of the Tasmanian Planning Scheme – Southern Midlands ("the Planning Scheme"). The SSQ will allow for Vehicle Fuel Sales and Service as a discretionary Use Class within the Planning Scheme, and seeks also to modify the categorisation of sign types within the Rural Zone at the site, making Blade Signs and Canopy Signs discretionary.

The application is made pursuant to Section 37 of the Land Use Planning and Approvals Act 1993 ("the Act"). This section of the Act allows a person to request the Planning Authority to assess and consider an amendment to the Planning Scheme. The request is in the form of an application to Council that provides a description of the proposal, the description of the land, a general assessment against the statutory provisions and requirements of the Act and rationale for why the Planning Authority ought to initiate an amendment to the Local Provisions Schedule (LPS).

In addition to the request to amend the Planning Scheme, the applicant has requested under Section 40T of the Act that at the same time as considering and preparing the planning scheme amendment, an application for planning permit is to be assessed as if the amendment allowing the use and signage were in effect.

The primary purpose for the amendment is to allow for a fuel station to be developed at the site, inclusive of electric vehicle charging, signage and a dedicated rest area. By seeking a combined permit with the amendment request, the outcome of the decision is to be confirmed or varied by the Tasmanian Planning Commission (TPC).

Council as a Planning Authority has the ability to initiate an amendment to the LPS of the Planning Scheme when requested, and where on consideration of the request, is satisfied that the amendment of the LPS will meet the LPS criteria.

Currently, under the Rural Zone, the land cannot be developed for a fuel station by reason of the Use Classes of that Zone, and the prohibition on signage typical of fuel stations (Blade Signs and Canopy Signs).

In considering these requests, it is the Planning Authority's responsibility to consider the LPS Criteria through the assessment provided in this report, together with the application submitted by E3planning.

The assessment in this report at Part 1 finds that the request to amend the LPS meets the LPS Criteria **subject to modifications**. It is recommended that Council initiate the amendment to the LPS as outlined in the recommendations of this report, and that Council certify the amendment by affixing the Council seal to the attached instrument.

Initiation of the amendment will then require the amendment be sent to the Tasmanian Planning Commission (TPC) and publicly exhibited for a period of 28 days. This will also require prior notification to State Agencies and Authorities that have an interest in the amendment.

Once the 28 day exhibition period is complete then the Planning Authority will again meet and consider any representations received during the exhibition period. The Planning Authority will consider a report on any representations and provide a recommendation to the TPC on such matters.

The TPC will then receive and consider the report on the Planning Authority's assessment and recommendations together with the application to amend the LPS. The TPC then review those recommendations and decisions of the Planning Authority, and hold any hearings on the Planning Scheme amendment to inform their decision making.

The assessment in this report at Part 2 finds that the proposed development of a fuel station inclusive of signage and dedicated rest area complies with the applicable use and development standards of the Tasmanian Planning Scheme – Southern Midlands (as if the amendment were in effect) and so a permit subject to recommended conditions may be granted.

PROPOSAL

The application requests Council initiate an amendment to the LPS to apply a Site-specific Qualification (SSQ) to the land at 20 Interlaken Road, Oatlands. At the same time as considering the amendment request, the applicant has requested that Council also consider whether a permit can be granted for a fuel station on the land as shown in the proposal plans. The development which comprises the permit application is more fully described in Part 2 of this report.

The applicant has requested a SSQ in the following terms:

An additional Discretionary Use Class for this site is: Vehicle Fuel Sales and Hire with the qualification that

if not for selling or installing motor vehicle parts, selling of food, drinks and other convenience items, hiring of trailers or servicing or washing of motor vehicles [and]

Canopy and Blade Signs are discretionary if associated with a Vehicle Fuel Sales and Hire Use Class

Though subject site of the development is comprised of two separate titles, (CT 44807/6 and CT 20462/5), the application to insert the SSQ only relates to CT44807/6, being the principal site the use is proposed to occur. CT20462/1 being a section of road is included for reason of the development of the fuel station access and egress only. An amendment is not necessary for this purpose, noting access and egress are part of the function of a road.

The applicant has provided signed consent for the lodgment of the application per Section 37 of the Act, and has included the Crown's consent, which is required for the permit application. The amendment would require a general overlay to be applied to 44807/6 as shown in Figure 1 below. The development proposed is shown in Figure 2.

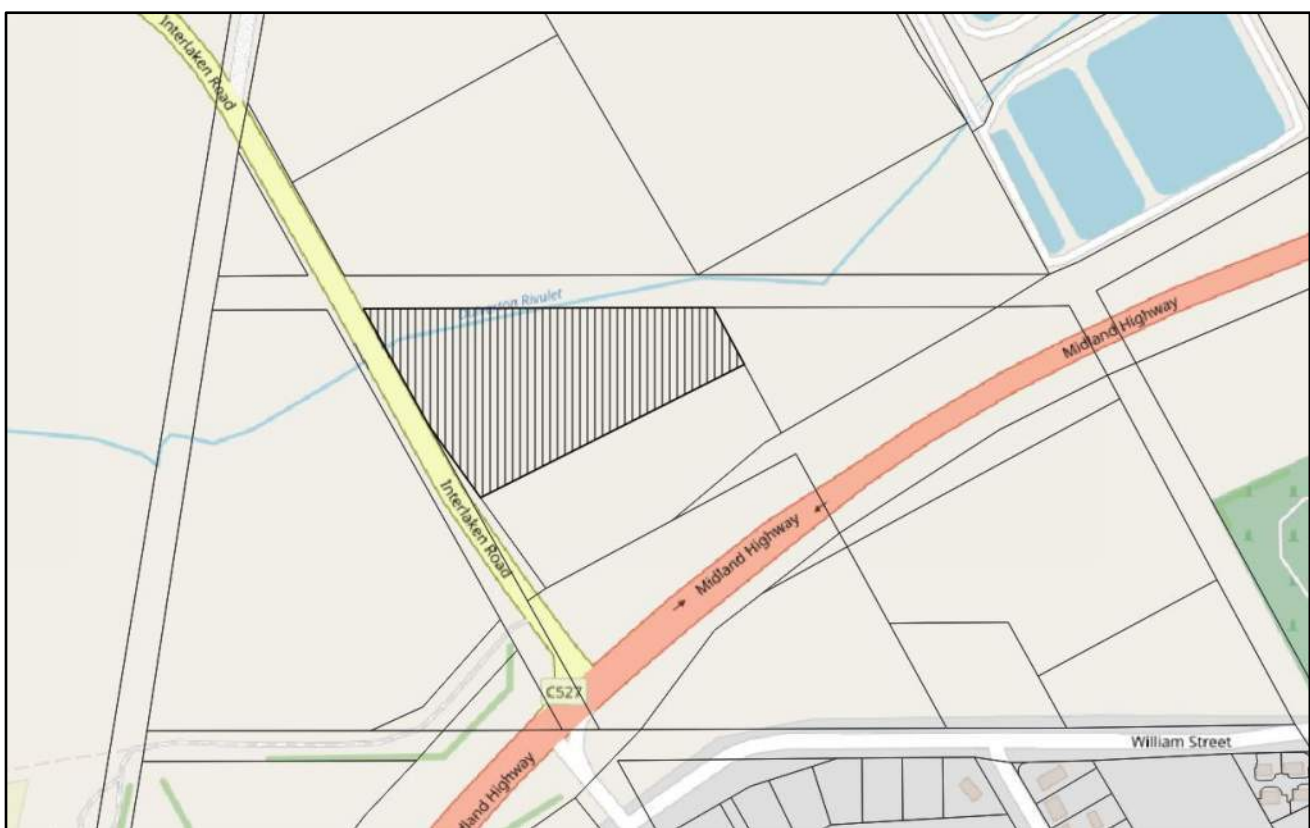


Figure 1: Application of Site-specific Qualification to 20 Interlaken Road, Oatlands. Map design: Land Use Planning and Development Tasmania Pty Ltd. Underlying data: LIST and OpenStreetMap Project.

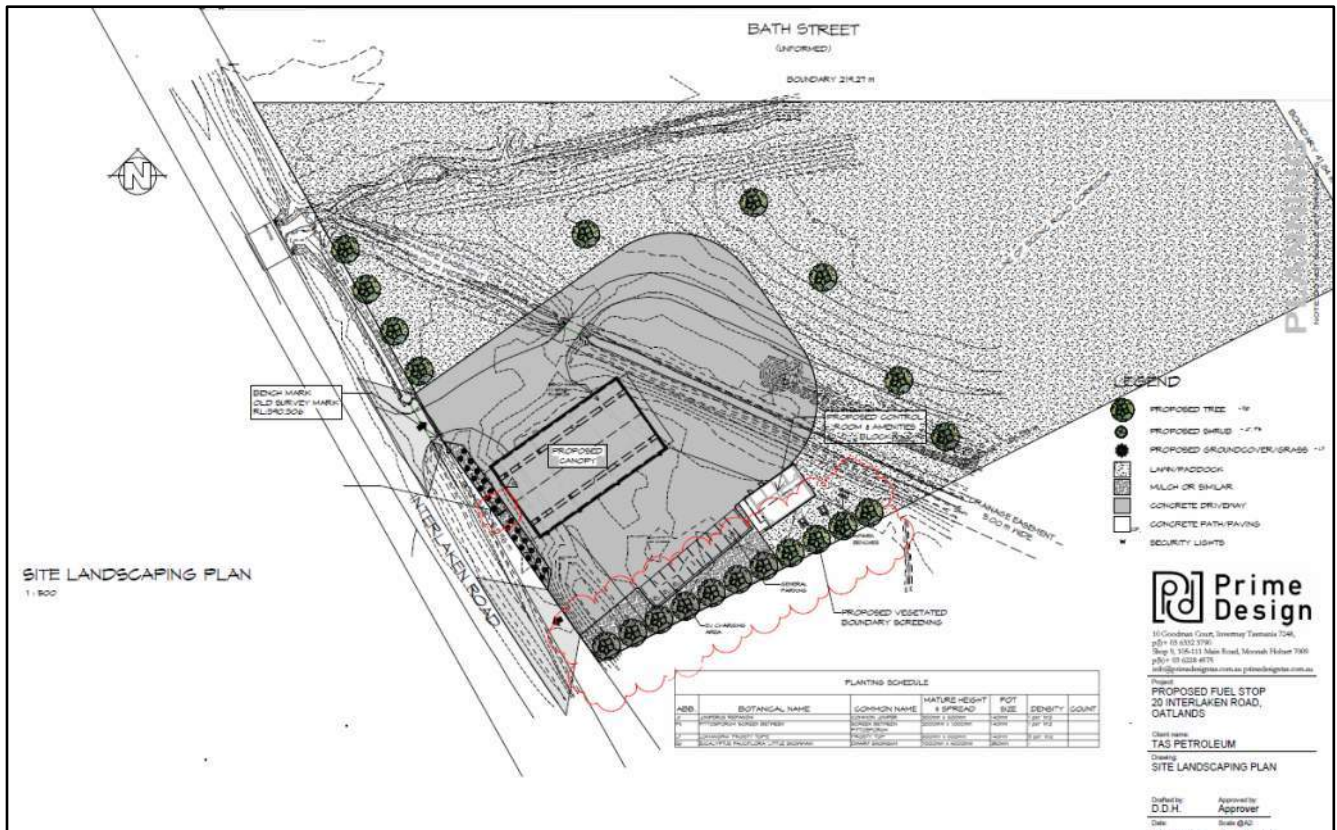


Figure 2: Site plan extract: Supplied 11 February 2026.

SITE AND LOCALITY

Site analysis

Of the two titles, one is a part of the land known as 20 Interlaken Road. This address is shared with two other parcels on the north east side of Interlaken Road, though are not relevant for this assessment. The other title is part of an acquired road which is Crown Land. The area of the site is approximately 1.8ha.

The land is relatively flat, and has been highly modified to create areas for storage and distribution of materials associated with road works upgrades. There is a drainage channel which bisects the site carrying surface flows into the Dulverton Rivulet, which has been dammed at 'Dulverton Park' (see Figure 3). The rivulet ultimately feeds the Jordan River some 8 kilometers away to the west. There is no native vegetation, and the site is in proximity to the 'Oatlands sewage lagoons'. Though part of the township of Oatlands, the site is separated by the Midland Highway to the south and east.

The site and immediate vicinity are characterised by the Midland Highway, Interlaken Road and additional works which provide for vehicle turning ('G-Turn'). Surrounding the area, as viewable from the Midland Highway, the site forms the foreground of a scenic landscape owed to extensive pasture, windbreaks, sporadic native vegetation and exotic vegetation, and homesteads set before a skyline of low hills.

From the south, Burburys Hill provides a backdrop whereas approaching from the east, Fernleigh Hill, Boomer Hill and an expansive windbreak of pines at 103 Interlaken Road are visible looking west (ref figures 4, 5 and 6).



Figure 3. Site and locality relative to the immediate surrounds: Site (red) Burbury Hill (2), Oatlands sewage lagoons (3), 'Dulverton Park', 5 Interlaken Road (4), 'Drayton' 103 Interlaken Road (5), and St Peters Anglican Church (6). Image design: Land Use Planning and Development Tasmania Pty Ltd. Underlying data: LIST and Google.



Figure 4. Site from Interlaken Road with Burbury Hill in the background, Photo Land Use Planning and Development Tasmania Pty Ltd, taken 14 January 2026.



Figure 5. Site (midground left) and surrounds as viewable from Midland Highway looking north, with Burbury Hill (right). Photo: Land Use Planning and Development Tasmania Pty Ltd, taken 14 January 2026.



Figure 6. Site (1) and locality as viewable from Midland Highway (looking west) with tree line at 'Drayton' 103 Interlaken Road (2), Boomer Hill (3), and Fernleigh Hill (4) providing a backdrop. Photo: Land Use Planning and Development Tasmania Pty Ltd, taken 14 January 2026.



Figure 7. Site (red) relative to the township boundary (orange) as identified within the Oatlands Structure Plan 2021. Image design: Land Use Planning and Development Tasmania Pty Ltd. Underlying data sources: LIST, Google, Oatlands Structure Plan 2021.

Alternative locations for the use

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

The development area of the fuel station at 20 Interlaken Road is approximately 4,500m², not including the vehicle cross overs. Assuming this is a relatively consistent spatial requirement for uses of this type, within the Oatlands area, there are fourteen sites with an area greater than 4,500m² which are within either the Light Industrial Zone, or the General Business Zone. Arguably then, these lots by virtue of their zoning and size are capable of a similar development without the need for a planning scheme amendment.

On review of these fourteen sites, only two are vacant and only one of those has access to a sealed road. This property known as 'Tunnack Road' (CT 54101/1) is outside of the Oatlands Township and shares none of the transport synergies with the Midland Highway that 20 Interlaken Road does, making alternatives without an amendment as proposed unlikely.



Figure 8. Site (red) relative to the extent of the General Business Zone (blue), Light Industrial Zone (purple) and lots therein, which are greater than 4,500m² (hatched). 'Tunnack Road' (CT 54101/1) is identified as (1). Image design: Land Use Planning and Development Tasmania Pty Ltd. Underlying data sources: LIST, Google, Oatlands Structure Plan 2021.

Access and Services Infrastructure

The land is accessed from Interlaken Road, a short distance from the junction with the Midland Highway. Interlaken Road is for the most part a Council maintained road, though the length of this road from the junction with the Midland Highway to the G-Turn is managed by the Department of State growth.



Figure 9. Site (1) as viewable from Interlaken Road (looking east) with access location (2), 'G-turn' (3), and the intersection with the Midland Highway (4). Photo: Land Use Planning and Development Tasmania Pty Ltd, taken 14 January 2026.

Transport to and from the land would typically be by vehicle. Pedestrian, cycling and public transport is not facilitated by paths or any network, and is considered highly unlikely. The application has been referred to the Department of State growth, and is supported by a traffic impact assessment which speaks to the suitability of the proposal as designed, and facilitated by the Site-specific Qualification.

Power supply is feasible and the application has been referred to TasNetworks which provides that "Tasnetworks have no issues with the proposed fuel station".

Water is available and TasWater has responded to a referral of the proposal with a submission inclusive of conditions to be appended to any permit if issued. There is no sewer available and the development will require an onsite waste water management system. Councils Environmental Health Officer has noted that:

Details of the proposed system will be assessed through normal Council processes, with a plumbing application requiring a site and soil evaluation and system designed by a suitably qualified person. The site and [soil] evaluation/system will be required to take proximity to the waterways and other site features into consideration.

Overall, the proposed mitigating measures reduce the risk of environmental harm from the proposed activity.

For stormwater, a Stormwater Management Report has been supplied in support of the amendment and development, which provides that subject to further design a stormwater system can effectively manage flows and direct them to the existing drainage channel which forms part of the local infrastructure discharging to the Dulverton Rivulet.

Aboriginal Heritage

A desktop search through the Aboriginal Heritage Tasmania portal has not identified any registered Aboriginal relics or apparent risk of impacting registered Aboriginal relics.

Standard advice from Aboriginal Heritage Tasmania is that future use and development proceed with an Unanticipated Discovery Plan on hand in the event that sites or items of significance are discovered. This is the typical advice given where there are no site listed on the land.

Historic Heritage

There are no places entered into the Tasmanian Heritage Register (THR) of the *Historic Cultural Heritage Act 1995*, or listed under the Local Historic Heritage Code of the Planning Scheme within the subject site. The proposal is near to ‘Dulverton Park’, THR reference 5502.

Flora and Fauna

Part of the land is mapped under the waterway coastal protection area (WCPA) under the C7.0 Natural Assets Code of the Planning Scheme. This area is shown in Figure 10.



Figure 10: Waterway Coastal Protection Area as applied to the site and surrounds (blue hatched) relative to site (red) and Oatlands township as identified in the Structure Plan (Orange). Image design: Land Use Planning and Development Tasmania Pty Ltd. Underlying data: LIST and Google.



Figure 11. Drain looking south east. Photo: Land Use Planning and Development Tasmania Pty Ltd, taken 14 January 2026.



Figure 12. Drain looking north west. Photo: Land Use Planning and Development Tasmania Pty Ltd, taken 14 January 2026.



Figure 13. Dulverton Rivulet toward Interlaken Road (West). Photo: Land Use Planning and Development Tasmania Pty Ltd, taken 14 January 2026.

There are no flora and fauna values identified through desktop survey, and the land is designated as modified land, FAL, Agricultural land within the TASVEG communities layer available on LIST.

Natural Hazards

The site is subject to flooding and bushfire risk. The presence of these risks are accepted and management matters are addressed in the supporting documentation for the amendment, and the response to Managing Risk and Hazard (MRH) policies of the Southern Tasmanian Regional Land Use Strategy (STRLUS).

Part 2 of this report considers the nature of the use and development with respect to the applicable standards of the C12.0 Flood -Prone Areas Hazard Code, and the C13.0 Bushfire-Prone Areas Code.

PART 1 - AMENDMENT ASSESSMENT

This section of the report will provide the statutory assessment of the proposed rezoning against the LPS Criteria provided in 34 of the Act. It is a requirement of Section 38 and Section 40F of the Act, that the Planning Authority is satisfied that a draft amendment of an LPS will meet the criteria.

The assessment criteria for a request to amend the LPSs at section 34(2) of the Act provide as follows:

- (2) The LPS criteria to be met by a relevant planning instrument are that the instrument
 - (a) contains all the provisions that the SPPs specify must be contained in an LPS
 - (b) is in accordance with section 32
 - (c) furthers the objectives set out in Schedule 1
 - (d) is consistent with each State policy
 - (da) satisfies the relevant criteria in relation to the TPP’s (Tasmanian Planning Policies)
 - (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates
 - (f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 that applies in relation to the land to which the relevant planning instrument relates
 - (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates
 - (h) has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

Each of the criteria is considered in turn

Section 34(2)(a)

The instrument – contains all the provisions that the SPPs specify must be contained in an LPS.

The proposal complies with the SPP requirements for an LPS as set out in clause LP1.6 Site - specific Qualifications.

The proposed change is to be listed **as modified from that provided in the request** from the applicant as follows, within the table SOU-Site -specific Qualifications:

SOU-20.6	20 Interlaken Road, Oatlands	44807/6	An additional Discretionary Use Class for this site is: Vehicle Fuel Sales and Service, if only for the sale of fuels, of electric vehicles, and provision of a dedicated rest area,	Rural Zone – clause 20.2 Use Table Signs Code clause C1.6.1 Design and Siting of Signs
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			<p>provided no other activity associated with the use is proposed; and</p> <p>The Rural zone is an applicable zone of the Table C1.6 for Canopy signs, or Blade signs, if for directing attention to the sale of fuel, or charging of electric vehicles, and no other use or activity</p>	
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The reasons for the modification are provided at the conclusion of this report.

The amendment is considered to comply with paragraph (a).

Section 34(2)(b)

The instrument – is in accordance with section 32.

This section identifies the technical aspects of the LPS, as well as provides a connection with the requirement at section 32(4) that provisions of Site-specific Qualifications which are in addition to, modify, or are in substitution of provisions of the State Planning Provisions are only to be included in an LPS if –

- (a) *a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
- (b) *the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

The applicant’s amendment report provides detailed information on the benefits of providing rest stops on the national highway, and introduction of competition in retail of fuel on the Midland Highway having a significant impact on fuel prices, thus providing savings to motorists.

The economic argument provided by the applicant is accepted. The amendment will facilitate a specific type of development in a key location on the national highway, and this provides a significant economic benefit to the State, thus compliant with section 32(4)(a).

For those other technical matters of section 32 the spatial application of the SSQ is in conformity with the LPS, and permissibly overrides the SPPs as a Site-specific Qualification may. The proposal complies with paragraph (b)

Section 34(2)(c)

The instrument – furthers the objectives set out in Schedule 1.

The following tables consider the Objectives in Parts 1 and 2 of Schedule 1 of the Act.

Table 1 Part 1 – Objectives of the Resource Management and Planning System of Tasmania

Objective	Comment
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;	The proposal includes the piping of a drainage channel, which will maintain water flows, being the remnant natural assets of the site.
(b) to provide for the fair, orderly and sustainable use and development of air, land and water;	<p>The amendment introduces a specific use for the site, and a means of developing supporting signage, considered sustainable on balance of the benefits of the use against the limited natural resources or values.</p> <p>Largely the use facilitated by the amendment has significance for the State in terms of the efficient distribution of freight on a national highway, as well as economic benefits in providing competitive access to an important commodity.</p>
(c) to encourage public involvement in resource management and planning;	<p>Public involvement in the amendment is implemented through the statutory notification/exhibition period for the application. Adjoining owners and interested parties or persons may lodge a representation on the proposal. It is noted the Structure Plan underwent public consultation and key actions related to increasing public amenity were raised through engagement.</p> <p>The proposal will deliver outcomes related to pedestrian amenity.</p>

Objective	Comment
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);	The proposal will assist with competition in the sale of an important commodity. These factors are relevant in facilitating economic development by reducing barriers to efficient transport and logistics whilst recognising the limited natural resource and genetic diversity of the site in its heavily modified state.
(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.	This is primarily achieved through the rezoning and application process provided under the Resource Management and Planning System (RMPS) Tasmania.

It is considered that the proposal furthers the Objectives.

Table 2 Part 2 – Objectives of the Planning Process Established by this Act

The objectives of the planning process established by the Act are, in support of the objectives set out in Part 1 of this Schedule –

Objective	Comment
(a) to require sound strategic planning and co-ordinated action by State and local government;	<p>The State Policies, the regional land use strategy, Council’s Strategic Plan and Council’s Structure Plan are discussed in this report.</p> <p>It is considered that each of the strategic planning outcomes would be adequately met.</p> <p>The Section 37 amendment process represents a co-ordinated action of assessment and initiation.</p> <p>It is recognised that not all strategic planning can anticipate market driven initiatives, and so consideration in this sense includes an analysis as to whether the initiative is inconsistent with strategic planning objectives, rather than it being supported as an objective of the strategic planning already undertaken.</p>

Objective	Comment
(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;	The existing system of planning instruments is capable of adequately addressing the issues involved within this proposal.
(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;	The effects on the environment will be considered through the applicable standards of the Planning Scheme and the STRLUS policies. The applicant has supplied an economic consideration and this is accepted.
(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 proposed amendment is a modest variation of the use table for a specific zone, to facilitate a use adjacent to a national highway. All other controls or policies which further this objective are to be retained.
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;	This is achieved through the existing interrelation of Acts under the Resource Management Planning System (RMPS).
(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation;	The provision of a fuel station at the fringe of the township will facilitate pedestrian amenity within the town by reducing heavy vehicle traffic. Recognising there is a demand for an additional fuel retailer within the Midlands, there is further benefit in locating potential for vaporous emissions away from residences.
(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 site is neither locally or state listed for historic heritage, nor is the site identified for Aboriginal Heritage. The site is not within the Cultural Landscape Precinct which has been applied to rural land on the eastern side of the Midland Highway, nor is the site within a scenic protection area, or within a zone, the purpose of which is to protect landscape qualities. The site is however partially within a scenic road corridor which has been applied to the Midland Highway for reason of the scenic qualities as viewable from the highway. The amendment provides for an additional use, and allows for additional sign types.

	The development standards of the C8.0 Scenic Protection Code of the State Planning Provisions will continue to fulfill this objective of the planning process.
(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; and	The proposed fuel station is not considered to be a utility or public infrastructure. The impact of the proposal on utilities and infrastructure in the vicinity has been considered by the relevant regulators (TasWater, Dept. State Growth, Tas Networks) which do not object.
(i) to provide a planning framework which fully considers land capability.	This is provided through the previous planning studies, and planning scheme development.

Section 34(2)(d)

The instrument – is consistent with each State policy.

The following State policies are made under the State Policies and Projects Act 1993. These are:

- State Policy on the Protection of Agricultural Land 2009;
- State Policy on Water Quality Management 1997; and
- Tasmanian State Coastal Policy 1996.

This section will also consider the National Environmental Protection Measures, which have been adopted as State policies.

Each is considered in turn below.

State Policy on the Protection of Agricultural Land 2009

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

Agricultural land is defined under the policy as:

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

The land is not considered agricultural land; it is not in use for agricultural purpose, nor does it have the potential for agricultural use noting its size and the disconnected circumstance of the lot in relation to its surroundings. These factors for agricultural potential were examined as part of the 'Land Potentially Suitable for Agriculture Zone' project which though not excluding the site from the study area (identified as grey in figure 14), it did not identify any level of potential to warrant consideration as only 'potentially constrained'.

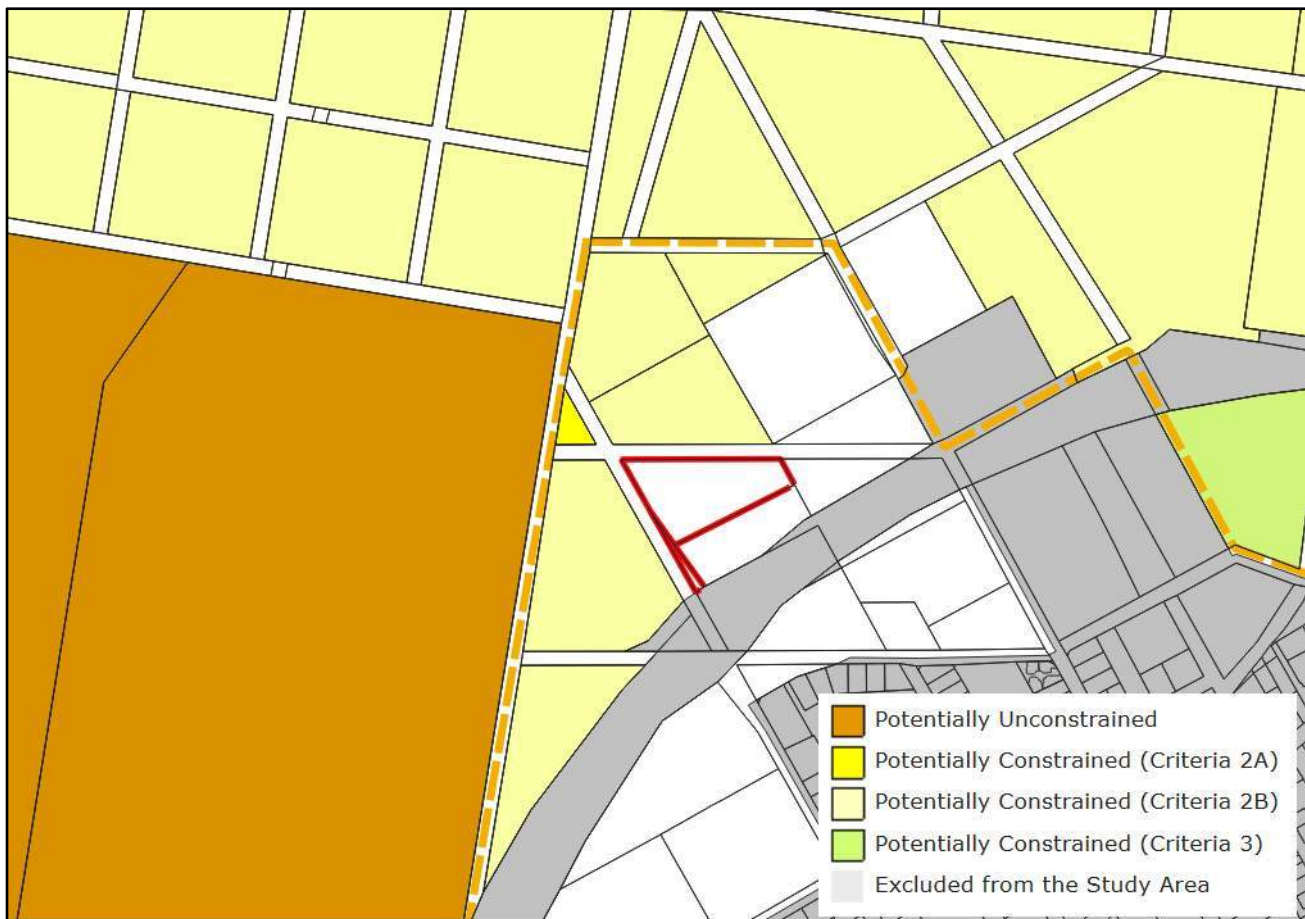


Figure 14. Land Potentially Suitable for Agriculture Zone Layer with site identified (red), relative to the Oatlands Township Boundary (orange). The site was not excluded from the study area, though has not been identified with respect to any suitability. Image design: Land Use Planning and Development Tasmania Pty Ltd. Underlying data: LIST.

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

Consideration of water quality however is more specifically addressed under the State Policy on Water Quality Management 1997 (SPWQM). Broadly, use and development of land must be in accordance with instruments devised to give effect to that policy, namely the State Planning Provisions. This instrument can appropriately mitigate the potential for contamination of water for irrigating purposes by permitting use or development subject to conditions on water quality.

Such conditions may be imposed on a permit under clause 6 of the Planning Scheme, and doing so would satisfactorily address the potential impacts to agricultural land near to the proposed site.



Figure 15. site relative to watercourses which flow toward a dam at 'Dulverton Park', 5 Interlaken Road (Dam ID 10632). Image design: Land Use Planning and Development Tasmania Pty Ltd. Underlying data: LIST and Google.

State Policy on Water Quality Management 1997

The State Policy on Water Quality Management 1997 (SPWQM) 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 RMPS.

The site includes two watercourses: One is a heavily modified drain (ref Figures 11, and 12 of this report) which carries flows from Oatlands underneath the Midland Highway. The other is a section of the Dulverton Rivulet which runs along the northern periphery of Oatlands (ref Figure 13) through the sewage lagoons north east of the site, and toward a dam at 5 Interlaken Road.

On the site there are few natural assets except that of maintained water flows, and the existing water quality. Development facilitated by the amendment may feasibly maintain flows, and with respect to quality; the development will be required to comply with the applicable standards of the Natural Assets code, and general conditions on quality may be imposed on any permit. The applicant also contends an onsite wastewater system may be sited entirely outside of the waterway coastal protection area, and Councils Environmental Health Officer has noted that this will require detailed design at the plumbing permit stage to ensure matters of health are observed.

In considering the appropriateness of the amendment, though there is potential that poorly managed stormwater could introduce hydrocarbons into watercourses, it is considered reasonable that the general power to impose conditions implements the policy, rather than relying on use categorisation in a given zone.

With reference to the SPWQM at paragraph 15.1 (c), point source discharge may be authorised where discharge will not prejudice the achievement of the water quality objectives for the receiving water. The policy anticipates limits for emissions may be set – per conditions of any permit.

As for diffuse sources of pollution, the development to be facilitated by the amendment is proposed with a finished surface level higher than the 1%AEP + Climate Change factor, and so diffuse source in a flooding event is unlikely.

The proposed amendment, allows for a use class which though precedent to a potentially contaminating activity, can be sufficiently managed such that the point source discharge of pollutants is managed to not prejudice the water quality.

Tasmanian State Coastal Policy 1996

The land at 20 Interlaken Road is not within 1km of any State waters. This policy is not applicable to the proposed rezoning.

National Environmental Protection Measures

The following National Environmental Protection Measures (NEPMs) have been adopted as State policies by Tasmania:

Air Toxics NEPM;

New service stations can implement vapour recovery technologies which are highly effective in reducing air toxics within the meaning of the NEPM. The use of vapour recovery technology is understood to be industry regulated. Other matters of air quality related to road use are implemented through fuel standards and vehicle emission standards.

With respect to the amendment facilitating a use otherwise allowable in urban zones, detailed response regarding the air quality impacts is not considered necessary on balance of the degree to which the industry is regulated, and its common occurrence across the state.

Ambient Air Quality NEPM;

Similar to the Air Toxics NEPM, emissions of carbon monoxide, nitrogen dioxide and sulfur dioxide (as parts of vehicle exhaust) are regulated through fuel standards and vehicle emissions standards. Fuel stations of themselves do not generate exhaust fumes.

Assessment of Site Contamination NEPM;

The goal of this NEPM is to establish a nationally consistent approach to the assessment of site contamination to ensure sound environmental management practices by the community which includes regulators, site assessors, environmental auditors, landowners, developers and industry.

This is not relevant in considering the amendment request.

Diesel Vehicle Emissions NEPM;

The Diesel Vehicle Emissions NEPM is implemented through fuel and vehicle emission standards. This is not relevant in considering the amendment request.

Movement of Controlled Waste between States and Territories NEPM;

No controlled waste is expected to be generated by the proposal. This is not relevant in considering the amendment request.

National Pollutant Inventory NEPM;

The goal of this NEPM is to collect a broad base of information on emissions and transfers of substances on the reporting list, and to disseminate the information collected. This is not relevant in considering the amendment request.

Used Packaging Materials NEPM.

The proposed amendment would lead to development that will involve typical and small scale civil infrastructure activity for the development of the subdivision roads and infrastructure. It is considered that waste, emissions and potential for contamination risk would be minor and that the proposal would be consistent with the NEPMs.

Section 34(2)(d)

The instrument – satisfies the relevant criteria in relation to the TPPs.

This provision of the Act is not currently applicable – as the TPPs are not in effect as of the date of this report.

Section 34(2)(e)

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

As required by section 34(2)(e) of LUPAA, a draft LPS amendment must be consistent as far as practicable with the relevant regional strategy.

The site is within the area of the Southern Tasmania Regional Land Use Strategy 2010- 2035 (STRLUS). All policies within the STRLUS have been reviewed. This report discusses those policies that are directly relevant to the matters under consideration. The remaining policies, do not materially influence the assessment and are therefore not addressed in detail.

Biodiversity and geodiversity policies

BNV 1 Maintain and manage the region's biodiversity and ecosystems and their resilience to the impacts of climate change.

There are no natural assets evident at the site, with the exception of water flows through a drain and that of the Dulverton Rivulet. These assets may be feasibly maintained through appropriate design of stormwater systems as well as the imposition of conditions to observe quality targets.

BNV 2 Protect threatened vegetation communities, flora and fauna species, habitat for threatened species and places important for building resilience and adaptation to climate change for these.

As above.

BNV 5 Prevent the spread of declared weeds under the Weed Management Act 1999 and assist in their removal.

Any permit issued for the development of a fuel station may require a weed management plan both during construction and ongoing. Vegetation rehabilitation works for the removal of declared weeds otherwise are exempt from requiring a planning permit and this exemption listed within the State Planning Provisions effectively implements this policy. (BNV 5.1)

Water resources policies

WR 1 Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries

WR 2 Manage wetlands and waterways for their water quality, scenic, biodiversity, tourism and recreational values.

Both WR1 and WR2 may be implemented by the maintenance of water flows and achievement of water quality targets, similar to the feasible actions which implement the Biodiversity and geodiversity policies. The State Policy on Water Quality Management outcomes may be achieved through conditions imposed by reference to clause 6 of the State Planning Provisions. (WR1.1)

Managing risks and hazards policies

MRH 1 Minimise the risk of loss of life and property from bushfires.

The site is subject to bushfire risk, and an accredited person has prepared a Bushfire Hazard Management Report, as well as an Emergency Management Strategy which has been endorsed by the Tasmania Fire Service.

The proposed amendment does not affect the Bushfire Prone Hazard Areas Code which implements this policy. (MRH 1.4)

MRH 2 Minimise the risk of loss of life and property from flooding

The site is subject to Flood risk. The amendment does not affect the Flood Prone Hazard Areas Code which implements this policy. (MRH 2.2)

MRH 4 protect land and groundwater from site contamination and require progressive remediation of contaminated land where a risk to human health or the environment exists.

A use within the Vehicle Fuel Sales and Service Use Class is a potentially contaminating activity by definition of the State Planning Provisions. It is understood however that there are Australian Standards for the storage and development of tanks and fuel stations to prevent contamination.

Notwithstanding this, any potential contamination would be managed through C14.0 Potentially Contaminated Land Code which has been devised to implement this policy (MRH 4.1).

Cultural Values policies

CV 4 Recognise and manage significant cultural landscapes throughout the region to protect their key values.

The site is partially subject to a scenic road corridor which has been applied to capture and protect the scenic qualities of the landscape either side of the Midland Highway. Much of the scenic quality in this area is owed to cultural heritage, being a historic pattern of agricultural uses.

The site is not within a ‘Local Historic Landscape Precinct’ within the meaning of the Local Historic Heritage Code, which has been applied to the southern and eastern side of the Midland Highway (Oatlands Cultural Landscape Precinct). There are however shared values managed by the relevant codes invoked by development within the two overlays, and the Cultural Values Policy is a relevant antecedent to the recognition of both.

The amendment proposes an additional use, and to allow for canopy signs and blade signs at the site as a discretionary sign type. Ordinarily these sign types are prohibited. Noting the site conditions and value with respect to the scenic quality of the site, an amendment to allow such sign types as permissible does not of itself offend the scenic qualities of the site, noting the scenic road corridor will continue to manage the particular form of any such signage, and the site is only partially subject to this overlay.

It is reasonable to consider that this policy insofar as it relates to the types of values of the site can continue to be implemented by the C8.0 Scenic Protection Code (CV 4.2).

Recreation and Open Space

ROS 1 Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well-being, amenity, environmental sustainability and the economy

Though the Recreation and Open Space Policies tend to the delivery of open spaces, these have relevance for this amendment in that providing for a specific retail service at the periphery of Oatlands where otherwise not permissible has implications for achieving positive open space outcomes within the town. Particularly, these relate to the viability of connections within the township to serve the community, without disruption of heavy vehicles.

The amendment contributes to the implementation of this policy (ROS 1.5).

Land use transport integration policies

LUTI 1 Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.

The proposal aims to provide a fuel station which leverages off of the national highway network, assisting in the efficiency of the movement of passengers and freight. As an externality, it is considered the proposal will also improve the walking experience within the Oatlands Township by reducing the frequency of larger vehicles using High Street (LUTI 1.11).

Tourism

T1 Provide for innovative and sustainable tourism for the region

The amendment will facilitate the development of a fuel station with rest area which alongside freight distributors, will likely serve tourists travelling along the Midland Highway. The provision of fuel at the periphery of a township arguably serves the centre of the township to reduce vehicle traffic, thereby making it a more pleasant destination for walking and, outdoor dining amongst the significant historic value of Oatlands.

Provided the specifics of the qualification as recommended are initiated, being a strict limitation on activities which may be associated with any fuel station beyond fuel, the charging of electric vehicles, and provision of a rest area; the site of itself cannot function as a destination diverting tourism focus from the centre.

The amendment implements this policy (T1.1).

Activity Centre policies

AC1 Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas

The amendment will facilitate a fuel station, signage and rest area at the periphery of Oatlands, which is a Rural Services Centre*. The nature of the qualification as recommended, and as modified from the original request is such that the potential for colocation of other activities with the fuel station is limited, thereby ensuring a focus on employment, retail and commercial uses in the centre of town. The amendment does however recognise the benefits of the use and the synergies with the Midland Highway. (AC1.3 and AC 1.6)

AC3 Evolve Activity Centres focussing on people and their amenity and giving the highest priority to creation of pedestrian orientated environments.

Similar to matters relevant for the Land use transport integration policy, the proposal aims to provide a fuel station which leverages off of the national highway network, assisting in the efficiency of the movement of passengers and freight. The proposal will also improve the walking experience within Oatlands by reducing the frequency of larger vehicles using High Street (AC 3.1)

The amendment is considered to implement the relevant Activity Centre policies

*Rural Services Centre		
Role	To provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs. Trips to larger Primary and Principal Activity Centres only required occasionally	Brighton Huonville New Norfolk Oatlands Sorell
Employment	Includes a mix of retail and office based employment servicing the local area or having limited office space requirements. May include one or two larger employers that are not suited to an urban location.	
Commercial including retail	Should offer at least one major or a combination of independent supermarkets and a range of speciality shops. Local or district level commercial office space servicing the community. May include district offices of government functions if strong correlation to features of the surrounding location.	
Government Services & Community infrastructure	Should offer a range of health and cultural facilities required to support rural community: District Health Centre, Service Tasmania outlet, Community Centre/Community Hall. Educational facilities should be provided (at least Primary and Secondary School,). Should be centre of Local Government services within the relevant LGA. May include State Government district offices benefitting from a more rural location (i.e. Park & Wildlife, Inland Fisheries,	
Residential	Some limited residential.	

It is considered that the proposal is consistent as far as practicable with the relevant policies of the Strategy.

Section 34(2)(f) Strategic Plan

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

The relevant Strategic Plan for the land is the *Southern Midlands Strategic Plan 2024 – 2034*.

The strategic plan does not anticipate the proposal, though it is relevant to note that there are no objectives of this plan which seek to prevent or dissuade development of the sort facilitated by the amendment.

At 3.4, the Strategic Plan does seek to implement the outputs from the Structure Plan projects. It is considered these projects related to pedestrian amenity will be supported by reducing the instance of heavy vehicles using High Street and redirecting those vehicles to a dedicated rest area at the periphery of the town.

In promoting the objective of Environmental Sustainability, a key action at 3.7.1.6 is to facilitate the installation of further EV charging stations in key geographic locations. The amendment includes within the qualification charging of electric vehicles as a permissible component of the use.

In summary, though the amendment is not a Council initiative of the Strategic Plan, it is not inconsistent, and will tend to an environment which allows for the objectives of the plan to be more readily achieved.

The amendment also assists the implementation of key actions of other key strategies which underpin the Strategic Plan, as outline below:

Oatlands Structure Plan (2021)

The *Oatlands Structure Plan (2021)* prepared by JMG Engineers and Planners for the Southern Midlands Council provides the structure and strategic direction for the Oatlands Township.

The Structure Plan includes a series of recommendations for priority development areas and other land use and development directions for the township. The Structure plan does not anticipate a need for an additional fuel station, though it is recognised that structure plans cannot always identify private initiatives. The Structure plan does however provide a number of initiatives related to increasing pedestrian amenity of High Street, which would be served by reducing heavy vehicles undertaking rest stops or refueling within the centre of town.

Similar to the Strategic Plan, although the Structure plan does not anticipate the need for a fuel station, an amendment to facilitate such a use does not conflict with any initiative of the plan, and may serve to further those initiatives related to pedestrian amenity.

Oatlands Integrated Development Strategy (2008)

The *Oatlands Integrated Development Strategy 2008*, has specific actions for Oatlands related to improving the amenity of open space areas, establishing pedestrian corridors, and improving the safety and amenity of these corridors by reducing traffic speed and volumes. The proposal will divert heavy vehicles from High Street, and will owed to the recommended modification further limiting associated activities, perpetuate the focus of walkable facilities in proximity to the civic hub as intended by this strategy.

Section 34(2)(g)

The instrument – as far as practicable, is consistent with and co-ordinated with and LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates.

The site is within the Southern Midlands Local Government Area (LGA). This is bordered by:

1. Brighton,
2. Derwent Valley,
3. Central Highlands,
4. Northern Midlands,
5. Glamorgan Spring Bay and
6. Sorell
7. Clarence

The Southern Midlands LGA and the aforementioned LGAs is shown below in figure 16.



Figure 16: Southern Midlands LGA bordered by seven (7) other LGAs Image design: Land Use Planning and Development Tasmania Pty Ltd. Underlying data: LIST and Google.

Within Southern Midlands and the surrounding LGAs, the limitation on the Vehicle Fuel Sales and Services Use Class within typical Rural or Agriculture zoning patterns outside or at the edge of townships have been dealt with in a number of ways.

- **Southern Midlands:** there are two existing Site-specific Qualifications which override the Use table of the Rural Zone. These are SOU-20.1, for 3001 Midland Highway, Kempton, and SOU-20.2 for 1172 Midland Highway, Mangalore. The proposal is relatively consistent with these noting minor variation in the wording and specifically allowing for sign types typical of fuel stations.
- **Brighton:** no similar provisions are included within the LPS, though the Brighton Highway Services Precinct recognises the importance of fuel services for motorists travelling on the Midland Highway, providing development standards for bowser separation from nearby dwellings – an important component when having regard for the Air Toxics NEPM and the surrounding area of that site.

For 20 Interlaken Road, the underlying use and development standards are appropriate and a Site-specific Qualification achieves the same purpose as the Brighton SAP which works in a complementary fashion to the Light Industrial Zone.

- **Derwent Valley:** no similar provisions are included within the Derwent Valley LPS. The Derwent Valley municipal area does not include the Midland Highway.
- **Central Highlands:** no similar provisions are included within the Central Highlands LPS. The Central Highlands municipal area does not include the Midland Highway.

- **Northern Midlands:** there are two Particular Purpose Zones (PPZ) being NOR-P1.0 Particular Purpose Zone - Campbell Town Service Station, and NOR-P2.0 Particular Purpose Zone - Epping Forest Service Station. Of these, NOR-P1.0 transitioned into the Northern Midlands LPS, whereas NOR-P2.0 did not, and was considered under section 32(4), and the LPS criteria under section 34(2).

Ultimately the reasonableness of fuel stations to be sited outside or at the periphery of townships where servicing heavy vehicles using the Midland Highway was considered as appropriate and the new Particular Purpose Zone was inserted.

Importantly, for reason of the surrounding residential amenity at Epping Forest, the Particular Purpose Zone was chosen to provide for multiple controls and uses within a particular Use Table. For 20 Interlaken Road, the underlying use and development standards of the zone are appropriate and a Site-specific Qualification achieves the same purpose with lesser controls than a PPZ.

- **Glamorgan-Spring Bay:** no similar provisions are included within the Glamorgan-Spring Bay LPS. The Glamorgan-Spring Bay municipal area does not include the Midland Highway, and the Tasman Highway is not a category 1 road within this LGA.
- **Sorell:** no similar provisions are included within the Sorell LPS. The Sorell municipal area does not include the Midland Highway. The Tasman Highway and the Arthur Highway are Category two and three roads respectively. There is no equal demand for a fuel station of the sort proposed within Rural Zone land on lower order State roads by comparison to the Midland Highway.
- **Clarence:** no similar provisions are included within the Clarence LPS. The Clarence municipal area does not include the Midland Highway. Though the Tasman Highway is a category one road within this LGA, the application of Rural Zone adjoining the Tasman Highway in Clarence is limited. Fuel stations are permissible at multiple locations along the Tasman Highway in this municipal area.

The proposal responds to common needs along the national highway in a relatively consistent manner noting the qualities of the site, and the intent for the degree of control required to appropriately facilitate the use with respect to the surroundings.

Section 34(2)(h)

The instrument – has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

The site is not in the vicinity of the Tasmanian Gas Pipeline.

The proposal is considered to be compliant with each paragraph of section 34(2) and so is supportable.

CONCLUSION TO PART 1

Part 1 of this report has assessed an application to the Southern Midlands Council to insert a Site-specific Qualification. Having regard for the LPS criteria, and as outlined in the body of this part, the amendment request is supportable insofar as it is modified slightly so that the Site-specific Qualification will read as:

An additional Discretionary Use Class for this site is:

Vehicle Fuel Sales and Service, if only for the sale of fuels, charging of electric vehicles, and provision of a dedicated rest area, provided no other activity associated with the use is proposed; and

The Rural zone is an applicable zone of the Table C1.6 for Canopy signs, or Blade signs, if for directing attention to the sale of fuel, or charging of electric vehicles, and no other use or activity

The modification from the qualification as requested¹, to that recommended to be certified is to capture the specific Use Class category, the nature of uses requested (charging of vehicles and a dedicated rest area), and to redirect the emphasis of associated use limitations from listed activities, to a clear qualification that any other activity proposed to be associated with that use for operational or other synergistic reasons cannot do so without the fuel sales use then becoming prohibited. This will prevent the collocation of uses which do not necessarily operate as one, but rely on shared accesses, parking areas and the like to provide other retail services, thereby disrupting the role of the town centre in a Rural Services Centre. The qualification does not however prevent standalone or altogether different uses from applying under the Planning Scheme, only that no shared, operational benefits, or 'extension' characteristics will be available as justification for the permissibility of such a future use.

The modification to the signage component makes it clear that these sign types may only be permissible if for the purpose of advertising the site as a place to purchase fuel, rest, or charge an electric vehicle. Again this modification is to ensure that the permissibility of these sign types is limited to the specific use allowed, rather than permissible if associated with that use and advertising something altogether different.

This report has provided the statutory assessment against statutory provisions of the Land Use Planning and Approvals Act 1993, namely, assessment against the LPS Criteria provided under Section 34. This is the mandatory assessment criteria that must be satisfied before the Planning Authority certifies the amendment.

The amendment, per the application, and the assessment provided in this report demonstrates the amendment is compliant with the Section 34 Criteria and the amendment be initiated by the Planning Authority and the recommendations provided be adopted by the Planning Authority.

¹ *An additional Discretionary Use Class for this site is: Vehicle Fuel Sales and Hire with the qualification that if not for selling or installing motor vehicle parts, selling of food, drinks and other convenience items, hiring of trailers or servicing or washing of motor vehicles [and]*

Canopy and Blade Signs are discretionary if associated with a Vehicle Fuel Sales and Hire Use Class

PART 2 - ASSESSMENT – TASMANIAN PLANNING SCHEME - SOUTHERN MIDLANDS

This assessment has been undertaken on the basis that Council has endorsed the SSQ enabling the use and development of a fuel station and associated advertising signage as discretionary under the Rural Zone.

Rural Zone

The subject site is zoned Rural.

The purpose of the Rural Zone is as follows:

20.1.1 To provide for a range of use or development in a rural location:

- (a) Where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;*
- (b) That requires a rural location for operational reasons;*
- (c) Is compatible with agricultural use if occurring on agricultural land; and*
- (d) Minimises adverse impacts on surrounding uses.*

20.1.2 To minimise conversion of agricultural land for non-agricultural use.

20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

The proposal must however satisfy the requirements of the following applicable development standards of this zone:

Development Standards for Buildings and Works - Rural Zone		
20.4.1 Building height		
Objective: To provide for a building height that:		
<ul style="list-style-type: none"> (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties. 		
Acceptable Solutions	Performance Criteria	Office Comment
A1 Building height must be not more than 12m	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the bulk and form of the building; (c) the separation from existing uses on adjoining properties; and (d) any buffers created by natural or other features.	<i>As advised at Part 4.3 of the application, the maximum height of the proposal is 7.4m.</i> <i>Acceptable Solution satisfied.</i>

20.4.2 Setbacks		
Objective: That the siting of buildings minimises potential conflict with use on adjoining sites.		
Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1 Buildings must have a setback from all boundaries of:</p> <p>(a) not less than 5m; or</p> <p>(b) if the setback of an existing building is within 5m, not less than the existing building.</p>	<p>Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to:</p> <p>(a) the bulk and form of the building;</p> <p>(b) the nature of existing use on the adjoining properties;</p> <p>(c) separation from existing use on the adjoining properties; and</p> <p>(d) any buffers created by natural or other features</p>	<p><i>All buildings will be located no closer than 5m from the respective front, side and rear boundaries.</i></p> <p><i>The building setback complies with the Acceptable Solution. A condition is recommended to ensure the setback is no less than 5m.</i></p>
<p>A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of:</p> <p>(a) not less than 200m; or</p> <p>(b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building</p>	<p>P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to:</p> <p>(a) the size, shape and topography of the site;</p> <p>(b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;</p> <p>(c) the location of existing buildings on the site;</p> <p>(d) the existing and potential use of adjoining properties;</p> <p>(e) any proposed attenuation measures; and</p> <p>(f) any buffers created by natural or other features</p>	<p><i>N/A as the activity is not a sensitive use.</i></p>

CODE ASSESSMENT – TASMANIAN PLANNING SCHEME – SOUTHERN MIDLANDS

C1.0 Signs Code

The purpose of the Signs Code is:

C1.1.1 To provide for appropriate advertising and display of information for business and community activity.

C1.1.2 To provide for well-designed signs that are compatible with the visual amenity of the surrounding area

C1.1.3 To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

This Code applies to all development for signs, unless the following clauses apply:

- (a) C1.4.2 or
- (b) C1.4.3

A number of signs are proposed with the development and include:

- 4 x Canopy signs – 2.75m L x 0.8m W (1 on each elevation)
- 2 x painted arrows for access and egress

The applicant in correspondence alongside a revised submission and drawings dated 11 February 2026 has confirmed that a blade sign is not proposed.

Though not strictly statutory for the purposes of the *Building Act 2016*, the painted entrance and exit arrows are per clause C1.3.2.1 taken to be most similar to statutory signs are so are considered exempt.

The applicable standards of this Code are addressed in the following table:

C1.6 Development Standards for Buildings and Works		
C 1.6.1 Design and siting of signs		
Objective: That:		
<ul style="list-style-type: none"> (a) Signage is well designed and sited (b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area 		
Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1 A sign must:</p> <ul style="list-style-type: none"> (a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and (b) meet the sign standards for the relevant sign type set out in Table C1.6, excluding for the following sign types, <ul style="list-style-type: none"> (i) roof sign; (ii) sky signs; and (iii) billboard 	<p>P1.1 A sign must:</p> <ul style="list-style-type: none"> (a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and (b) be compatible with the streetscape or landscape, having regard to: <ul style="list-style-type: none"> (i) the size and dimensions of the sign; (ii) the size and scale of the building upon which the sign is proposed; (iii) the amenity of surrounding properties; (iv) the repetition of messages or information; 	<p><i>The proposed canopy sign is subject to a Site-specific qualification which modifies the signs code (per clause 5.4.1) such that it is to be considered as being within an applicable zone A1 (a).</i></p> <p><i>The canopy signs also comply with the relevant sign standards, and so meet the Acceptable Solution.</i></p>

	<p>(v) the number and density of signs on the site and on adjacent properties; and</p> <p>(vi) the impact on the safe and efficient movement of vehicles and pedestrians</p>	
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C2.0 Parking & Sustainable Transport Code

The purpose of the Parking and Sustainable Transport Code is:

- *To ensure that an appropriate level of parking facilities is provided to service use and development.*
- *To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.*
- *To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.*
- *To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.*
- *To ensure that parking spaces and accesses meet appropriate standards.*
- *To provide for parking precincts and pedestrian priority streets.*

This Code applies to all development.

The applicable standards of this Code are addressed in the following table:

C2.5 Car parking Numbers		
Objective: That an appropriate level of car parking spaces are provided to meet the needs of the use.		
Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1. The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:</p> <p>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct</p>	<p>P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <p>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</p> <p>(b) the ability of multiple users to share spaces because of:</p> <p>(i) variations in car parking demand over time; or</p> <p>(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p>	<p><i>Table C2.1 requires 4 parking spaces per service bay for 'vehicle fuel sales and service.' No service bays are provided, within the meaning of 'vehicle servicing', therefore there is no requirement for any car parking spaces.</i></p> <p><i>Notwithstanding that no spaces are required, a total of 10 on-site parking spaces are provided and this includes 3 x EV spaces. These spaces are to be developed along the southern side boundary</i></p>

<p>plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p>$N = A + (C - B)$</p> <p>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C = Number of on-site car parking spaces required for</p>	<p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p>	<p><i>adjacent to the proposed amenities/rest room, though setback to afford landscaping.</i></p> <p><i>There is sufficient on-site area to accommodate the prescribed number of spaces that do not interfere with the heavy vehicle swept paths.</i></p>
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the proposed use or development specified in Table C2.1.		
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C2.6 Development Standards for Buildings and Works		
C2.6.1 Construction of parking areas		
Objective: That parking areas are constructed to an appropriate standard.		
Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) be constructed with a durable all-weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement. 	<p>P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing. 	<p><i>It should be noted a response has not been provided within the TIA but is addressed in the Stormwater Management Report, the Flood Hazard Report and the RFI response to Council dated 10 December 2025.</i></p> <p><i>I note two waterways present on the site – Dulverton Rivulet and an artificial drainage course that connect near the NW corner of the site and then discharge beneath the existing bridge on Interlaken Road.</i></p> <p><i>Council’s EHO in her assessment of the application notes the following comments: ‘While I also note the proposed potentially contaminating activity will include development over the artificial drainage course, the documentation provides proposed measures to mitigate the risk to the environment including stormwater treatment/oil water separator device to capture hydrocarbons, refuelling tanks and fill points will be bunded and</i></p>

		<p><i>stormwater from the bunded areas will be directed to the treatment system.</i></p> <p><i>The overall flood risk has also been determined as low across the development footprint.</i></p> <p><i>Details of onsite wastewater management associated with the proposed rest area have been flagged as ‘to be determined once planning approval has been granted’. Details of the proposed system will be assessed through normal Council processes, with a plumbing application requiring a site and soil evaluation and system design by a suitably qualified person. The site and site evaluation/system design will be required to take the proximity to the waterways and other site features into consideration.’</i></p> <p><i>The Acceptable Solution A1 can be met.</i></p>
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C2.6.1.2 Design and layout of parking areas

Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.

Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with</p>	<p>P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: (a) the characteristics of the site;</p>	<p><i>The applicant provided the following response in relation to the Code:</i></p> <p><i>‘The development was assessed against A1.1 (b). The relevant AS associated with the</i></p>

<p>Australian Standard AS 2890 - Parking facilities, Parts 1-6;</p> <p>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</p> <p>(iii) have an access width not less than the requirements in Table C2.2;</p> <p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</p> <p>A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p>	<p>(b) the proposed slope, dimensions and layout;</p> <p>(c) useability in all weather conditions;</p> <p>(d) vehicle and pedestrian traffic safety;</p> <p>(e) the nature and use of the development;</p> <p>(f) the expected number and type of vehicles;</p> <p>(g) the likely use of the parking areas by persons with a disability;</p> <p>(h) the nature of traffic in the surrounding area;</p> <p>(i) the proposed means of parking delineation; and</p> <p>(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</p>	<p><i>development is AS2890.1.'</i></p> <p><i>In summary the applicant's Traffic Engineer advises:</i></p> <p><i>'The parking space dimensions and manoeuvring areas comply with the requirements of AS2890.1. The development therefore complies with the requirements of AS A1.1 (b) of Clause C2.6.2 of the Planning Scheme.'</i></p> <p><i>Therefore, the proposal complies with Acceptable Solution.</i></p> <p>A1.2 <i>Not applicable.</i></p>
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<p>(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</p>		
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C2.6.3 Number of accesses for vehicles

Objective: That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1 The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater. 	<p>P1 The number of accesses for each frontage must be minimised, having regard to:</p> <ul style="list-style-type: none"> (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape. 	<p><i>The subject site has existing frontage and access arrangements to Interlaken Road which is governed by an 80km/h speed limit.</i></p> <p><i>The Acceptable Solution cannot be met as the proposal relies on two accesses providing a one-way entry and exit configuration. The entry driveway will be constructed at the appropriate location of an existing access, and the exit driveway proposes separate site entry and exit arrangement.</i></p> <p><i>The additional access will not result in the loss of on-street parking, compromise traffic safety or pedestrian safety and amenity.</i></p> <p><i>The Performance Criteria can be met.</i></p>

C3.0 Road and Railway Assets Code

The purpose of the Road and Railway Assets Code is:

- *To protect the safety and efficiency of the road and railway networks; and*
- *To reduce conflicts between sensitive uses and major roads and the rail network.*

This code applies to a use or development that:

- (a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;
- (b) will require a new vehicle crossing, junction or level crossing; or
- (c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

Objective: To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <ol style="list-style-type: none"> (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing. <p>A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</p> <p>A1.3 For the rail network, written consent for a new private level crossing to serve the use and</p>	<p>P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <ol style="list-style-type: none"> (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority. 	<p><i>The site has existing access and frontage arrangements to Interlaken Road which is not a Category 1 or Limited Access Road.</i></p> <p><i>As previously advised, the proposed development relies on two accesses providing a one-way entry and exit configuration. The entry driveway will be constructed at the appropriate location of an existing access, and the exit driveway proposes separate site entry and exit arrangement.</i></p> <p><i>In response to P1, the TIA advises the following:</i></p>

<p>development has been issued by the rail authority.</p> <p>A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <p>(a) the amounts in Table C3.1; or</p> <p>(b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road.</p> <p>A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>		<p>(a) <i>Increase in traffic; The traffic generation will be approximately 400 vehicles per day, with a peak of 50 vehicles per hour. The traffic generation can be absorbed in the surrounding road network without loss of operational efficiency.</i></p> <p>(b) <i>Nature of the traffic; the traffic will be consistent with the existing traffic currently utilising Interlaken Road.</i></p> <p>(c) <i>Nature of the road; Interlaken Road is a low-volume road</i></p> <p>(d) <i>Speed limit and traffic flow; Interlaken Road has a speed limit of 80-km/h and traffic flow is in the order of 1000 vehicles per day. Speed limit and traffic flow of Interlaken road can sufficiently absorb the traffic generation at the proposed access.</i></p> <p>(e) <i>Alternative access; No alternative access is available or considered necessary.</i></p> <p>(f) <i>Need for the use; The accesses are required to provide vehicular access to</i></p>
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		<p><i>the proposed development.</i></p> <p><i>(g) Traffic impact assessment; Report compiled by Midson Traffic documents the findings of a TIA. Report notes there is spare capacity to absorb the traffic generation associated with the proposed development.</i></p> <p><i>(h) Advice from the road authority; email from DSG dated 12 August 2025 where they advise that 'We agree that the proposal, and its associated traffic impact on the Interlaken / Midland Highway junction, is acceptable.'</i></p> <p><i>Therefore, the proposal complies with Performance Criteria.</i></p> <p><i>Acceptable Solution A1.2 applies to the new exit driveway</i></p> <p><i>However, the proposed development proposes two accesses (one entry and one exit driveway), therefore A1.2 cannot be met.</i></p> <p><i>With respect to A1.4, the TIA advises that 'the existing access currently generates no traffic, therefore the increase in traffic at the access will exceed the requirements of Table</i></p>
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		<p><i>C3.1 (20% or 40 vmpd, whichever is greater).’</i></p> <p><i>Therefore, the proposal complies with Performance Criteria.</i></p> <p><i>All vehicles are able to access and egress the site in a forward direction and in doing so satisfy the Acceptable Solution A1.5</i></p>
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C7.0 Natural Assets Code

The purpose of the Natural Assets Code is:

- *To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.*
- *To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.*
- *To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.*
- *To minimise impacts on identified priority vegetation.*
- *To manage impacts on threatened fauna species by minimising clearance of significant habitat.*

This code applies to development on land within the following areas:

- (a) a waterway and coastal protection area;
- (b) a future coastal refugia area; and
- (c) a priority vegetation area only if within the following zones:
 - (ii) Rural Zone;

C7.6 Development Standards for Buildings & Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area.

Objective: That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary impact on natural assets.

Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1 Buildings and works within a waterway and coastal protection area must:</p> <p>(a) be within a building area on a sealed plan</p>	<p>P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p>	<p><i>The proposal cannot comply with Acceptable Solution A1.</i></p>

<p>approved under this planning scheme;</p> <p>(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or</p> <p>(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.</p>	<p>(a) impacts caused by erosion, siltation, sedimentation and runoff;</p> <p>(b) impacts on riparian or littoral vegetation;</p> <p>(c) maintaining natural streambank and streambed condition, where it exists;</p> <p>(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</p> <p>(e) the need to avoid significantly impeding natural flow and drainage;</p> <p>(f) the need to maintain fish passage, where known to exist;</p> <p>(g) the need to avoid land filling of wetlands;</p> <p>(h) the need to group new facilities with existing facilities, where reasonably practical;</p> <p>(i) minimising cut and fill;</p> <p>(j) building design that responds to the particular size, shape, contours or slope of the land;</p> <p>(k) minimising impacts on coastal processes, including sand movement and wave action;</p> <p>(l) minimising the need for future works for the protection of natural assets, infrastructure and property;</p> <p>(m) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and</p> <p>(n) the guidelines in the <i>Tasmanian Coastal Works Manual</i>.</p>	<p><i>The applicant provides the following in response to P1.1;</i></p> <p>(a) <i>A Stormwater Management Plan (SMP) and Erosion Management Plan would be prepared and submitted to Council prior to construction commencing.</i></p> <p>(b) <i>The site contains no vegetation.</i></p> <p>(c) <i>No streams are contained within the site and accordingly no impact upon any streambeds would result.</i></p> <p>(d) <i>No streams are present on the property.</i></p> <p>(e) <i>There is no natural flow of water across the site. The site does contain a modified drain. All stormwater generated from hard-paved areas will be directed to appropriate on-site detention basins.</i></p> <p>(f) <i>N/A</i></p> <p>(g) <i>No wetlands are on the site.</i></p> <p>(h) <i>The site is adjacent to the Midland Highway and provides for an easily accessible location for a proposed fuel outlet.</i></p> <p>(i) <i>As per above</i></p> <p>(j) <i>As per above</i></p> <p>(k) <i>The site is not near the coast.</i></p> <p>(l) <i>N/A</i></p>
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		<p>(m) <i>The Stormwater Management and Erosion Management Plans would be prepared in accordance with this document.</i></p> <p>(n) <i>No works on the coast are proposed.</i></p> <p><i>It should be noted that a SMP compiled by Rare Innovation P/L was submitted in support of the application. The report acknowledges the site is currently un-serviced by a reticulated stormwater system/connection.</i></p> <p><i>The proposed stormwater works include the following:</i></p> <p>(i) <i>Construction of hardstand area over the existing artificial drainage course</i></p> <p>(ii) <i>Demolish existing DN600 culvert under the vehicular crossing within this open drain</i></p> <p>(iii) <i>Construct a twin DN600 culvert extending the full length of the hardstand area</i></p> <p>(iv) <i>Twin culvert proposed in order to improve the unobstructed capacity of the existing drain.</i></p> <p>(v) <i>Construct a high-level overflow drain to ensure flows above capacity of new culvert can safely by-pass the</i></p>
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		<p><i>developed fuel stop area</i></p> <p><i>(vi) Connect high-level drain back into Dulverton Rivulet</i></p> <p><i>(vii) Due to potential for hydrocarbon spills from re-fuelling activities, it is proposed to install a stormwater treatment/oil water separator device to capture hydrocarbons and prevent discharge to the receiving environment.</i></p> <p><i>viii) The refuelling areas as well as the tank fill points are to be suitably bunded to ensure containment of hydrocarbon sills, with all stormwater from bunded areas to be directed to the proposed treatment system.</i></p> <p><i>Therefore, the proposal complies with Performance Criteria.</i></p>
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C8.0 Scenic Protection Code

The purpose of the Scenic Protection Code is:

C8.1.1 To recognise and protect landscapes that are identified as important for their scenic values

This code applies to development on land within a scenic protection area or scenic road corridor and only if within the following zones:

- (a) Rural Living Zone;
- (b) Rural Zone;
- (c) Agriculture Zone;
- (d) Landscape Conservation Zone;
- (e) Environmental Management Zone; or
- (f) Open Space Zone.

This code does not apply to use.

The proposed activity is not exempt by virtue of C8.4.1

C8.6 Development Standards for Buildings & Works		
<p>C8.6.1 Development within a scenic protection area</p> <p>Objective: That:</p> <ul style="list-style-type: none"> (a) destruction of vegetation does not cause an unreasonable reduction of the scenic value of a scenic protection area; and (b) buildings and works do not cause an unreasonable reduction of the scenic value of a scenic protection area. 		
Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1 Buildings or works, including destruction of vegetation, within a scenic protection area must:</p> <ul style="list-style-type: none"> (a) be on land not less than 50m in elevation below a skyline; and (b) not total more than 500m² in extent. 	<p>P1.1 Destruction of vegetation within a scenic protection area must not cause an unreasonable impact on the scenic value of a scenic protection area, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the vegetation to be removed; (b) the area of vegetation to be removed; (c) the topography of the site; (d) any visual impact on a skyline; (e) the nature of the reduction of the scenic value; and (f) the purpose of any management objectives identified in the relevant Local Provisions Schedule. 	<p><i>N/A as the proposal is not occurring within a Scenic Protection Area.</i></p>
<p>C8.6.2 Development within a scenic road corridor</p> <p>Objective: That:</p> <ul style="list-style-type: none"> (a) destruction of native vegetation or exotic vegetation does not cause an unreasonable loss of scenic value of scenic road corridors; and (b) buildings and works do not cause an unreasonable loss of the scenic value of scenic road corridors. 		
Acceptable Solutions	Performance Criteria	Officer Comments
<p>A2. Buildings or works within a scenic road corridor must not be visible from the scenic road.</p>	<p>P2 Buildings or works within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) proposed reflectance and colour of external finishes; (c) design and proposed location of the buildings or works; (d) the extent of any cut or fill required; (e) any existing or proposed screening; 	<p><i>The Acceptable Solution cannot be met as the amenities and control room building is within the scenic road corridor.</i></p> <p><i>This structure is by way of recommended conditions of approval both required to be finished in neutral colours of muted tones, and landscaped. The</i></p>

	<p>(f) the impact on views from the road; and</p> <p>(g) the purpose of any management objectives identified in the relevant Local Provisions Schedule.</p>	<p><i>landscaping is required to be complementary to the prevalent exotic species along the highway as identified within the management objectives of the Table C8.2</i></p> <p><i>Generally the amenities and control room building is a simple structure with traditional form (steep roof pitch and gabled roof form), akin to an outbuilding.</i></p> <p><i>The painted blockwork (beiges or creams) with modest windows will sit comfortably in a rural landscape.</i></p> <p><i>The roofing iron may be of a darker greys or blues in a proprietary finish, and this contrast with lighter wall colours is consistent with other commercial buildings in the area.</i></p> <p><i>no signage or other unsympathetic development is proposed within the scenic road corridor.</i></p> <p><i>The design and siting of the building will with the inclusion of landscaping and suitable conditions for material finished fulfill the purpose of the management objectives within the Table C8.2 (below)</i></p> <p><i>The proposal is considered to comply.</i></p>
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The values and management objectives applicable to the Midland Highway Scenic Corridor are provided for within the LPS – *SOU-C8.0 Scenic Protection Code* as detailed below:

Reference number	Scenic Road Corridor Description	Scenic Value	Management Objectives
SOU-C8.2.1	Midland Highway	<p>A multi-layered rural landscape of minimal built development, broad scale agriculture, dry forests and grasslands. Captured views to:</p> <p>(a) Early period dwellings and agricultural buildings;</p> <p>(b) Hedgerows;</p> <p>(c) Pioneer avenue tree plantings and other exotic tree plantings associated with the midland highway;</p> <p>(d) Former roads and formed tracks between Launceston and Hobart dating back to the early 19th century;</p> <p>(e) Natural woodland, stone formations, and native grasslands;</p> <p>(f) Early 19th settlement patterns and evidence of early land grants; and</p> <p>(g) Remnant vegetation and native fauna habitat.</p>	<p>(a) To minimise native vegetation clearance adjacent to the road by setting works and development back from the road.</p> <p>(b) To reduce visibility of works and development through vegetation screening and natural topography.</p> <p>(c) To minimise removal, clearance or modification of hedgerows, avenue plantings and other exotic plantings.</p> <p>(d) To maintain and continue the tradition of planting avenues of trees and related exotic plantings.</p> <p>(e) To encourage (and implement) a long term strategy for the ongoing replacement of avenue trees and related highway plantings.</p> <p>(f) To avoid signage that is unnecessary, excessive in size or otherwise unreasonably interferes with the landscape character in which they are located.</p>

Summary of C8.0 Scenic Protection Code Assessment:

The application site is within the scenic road corridor, which has been applied from the edge of the state highway casement (see Figure 17). Despite the application of the corridor to the site, of the development proposed, only landscaping and the Amenities and control room

building is within the code overlay. Though the proposed development will be visible when viewed in relation to its surroundings from publicly accessible vantage points on the Midlands Highway, how much of the development is within scenic road corridor should be noted when considering compliance with the relevant standards of the code.



Figure 17. extract of the site plan which shows the extent of the Scenic Road Corridor over the site.

Of the development within the corridor, the amenities block is of a simple and sympathetic form to the surrounds noting its 30 degree roof pitch and blockwork to be painted in neutral tones.

It is considered the Amenities block and control room will not adversely affect the aesthetic value, nor disrupt the rural and pastoral character of the area.



Figure 18. View of site from Midland Highway, looking west. Photo: Land Use Planning and Development Tasmania Pty Ltd, taken 14 January 2026.

C12.0 Flood Prone Areas Hazard Code

The purpose of the Flood-Prone Areas Hazard Code is:

- *To ensure that use or development subject to risk from flood is appropriately located and managed, so that:*
 - (a) *people, property and infrastructure are not exposed to an unacceptable level of risk;*
 - (b) *future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and*
 - (c) *it does not increase the risk from flood to other land or public infrastructure.*
- *To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.*

This code applies to development of land within a flood-prone hazard area.

This code applies to use of land within a flood-prone hazard area if for:

- (a) a change of use that converts a non-habitable building to a habitable building; or
- (b) a new habitable room within an existing building.

This code applies to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.

The planning authority may only make a request under clause C12.2.3 where it reasonably believes, based on information in its possession, that the land is subject to risk from flood or has the potential to cause increased risk from flood.

This code does not apply to land subject to the Coastal Inundation Hazard Code.

C12.5.2 Critical use, hazardous use or vulnerable use		
Objective: That critical, hazardous and vulnerable uses, located within a flood-prone hazard area can achieve and maintain a tolerable risk from flood.		
Acceptable Solution	Performance Criteria	Officer Comment
A1 No Acceptable Solution.	P1 A critical, hazardous, or vulnerable use within a flood-prone hazard area must achieve a tolerable level of risk from flood, having regard to: (a) the type form and duration of the use; and (b) a flood hazard report that demonstrates that: (i) any increase in the level of risk from flood does not warrant any specific hazard reduction or protection measures; or (ii) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.	<i>'Vehicle Fuel Sales and Service' is provided within the definition of a Hazardous Use.</i> <i>It should be noted the applicant has not provided a response in relation to P1.</i> <i>A flood hazard report prepared by Rare Innovation P/L has been provided in respect of C12.6.</i> <i>The Performance Criteria can be met.</i>
A3 No Acceptable Solution.	P3 In addition to the requirements in clause C12.5.2 P1, the impact of flood on a hazardous use within a flood-prone hazard area must achieve and maintain a tolerable risk, having regard to; risk, having regard to: (a) the health and safety of people; (b) any impact on property; (c) any impact on the environment; (d) the advice contained in a flood hazard report; and (e) any advice from a State authority, regulated entity or a council.	<i>This matter is addressed within the Flood Hazard report.</i> <i>The Performance Criteria can be met.</i>

C12.6 Development Standards for Buildings and Works

C12.6.1 Provision of hazard management areas

Objective: That:

- (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and
- (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure

Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1 No Acceptable Solution</p>	<p>P1.1 Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:</p> <ul style="list-style-type: none"> (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a flood hazard report. <p>P1.2 A flood hazard report also demonstrates that the building and works:</p> <ul style="list-style-type: none"> (a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures 	<p>P1.1 <i>LISTMap identifies the site falls within the mapped areas of the State-wide Flood Hazard layer.</i></p> <p><i>The majority of the site is shown to be covered by areas of H1 classification with areas of higher hazard H2 and H3 shown to be confined to portions of the existing drains and in particular the confluence of Dulverton Rivulet and the artificial drainage course.</i></p> <p><i>A flood hazard report prepared by Rare Innovation P/L has been provided in respect of C12.6.</i></p> <p><i>The consultants advise the following:</i> <i>‘The residual risk for the proposed development is low and considered tolerable for its intended use. The proposed development area is likely to be located above the indicated 1% AEP flood hazard level of RL 390.60m AHD and is likely to</i></p>

		<p><i>maintain a tolerable hazard for use, including the proposed structure and amenities building.</i></p> <p><i>Access to and from the site is expected to remain at a maximum of low hazard H1 which is generally safe for vehicles and people and will continue to allow for safe site evacuation if required.'</i></p> <p><i>P1.2</i></p> <p><i>The proposed development footprint is not located within the main flood path and is not expected to obstruct flows.</i></p> <p><i>Rare advises the development is expected to maintain a tolerable risk from the 1% AEP flood without requiring flood protection measures other than those recommended.</i></p> <p><i>The proposal complies with the Performance Criteria P1.1 and P1.2.</i></p>
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The report does however provide for the following recommendations:

1. To construct finished concrete surface levels above the mapped flood level of RL 390.60m AHD except where required to match into existing road access
2. Construct a high-level overflow drain to maintain capacities of the existing artificial drainage course above the capacity of the proposed culverts to minimise risk of overflows passing through the hardstand areas.

These recommendations have informed the proposed conditions of approval.

C13.0 Bushfire-Prone Areas Code

The purpose of the Bushfire-Prone Areas Code is:

- *To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.*

This code applies to:

- (a) subdivision of land that is located within, or partially within, a bushfire-prone area; and
- (b) a use, on land that is located within, or partially within, a bushfire-prone area that is a vulnerable use or hazardous use.

C13.5 Use Standards		
C13.5.2 Hazardous Uses		
Objective: That hazardous uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the hazardous use and the bushfire hazard.		
Acceptable Solutions	Performance Criteria	Officer Comment
A1 No Acceptable Solution	P1 A hazardous use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to: <ol style="list-style-type: none"> (a) the location, characteristics, nature and scale of the use; (b) whether there is an overriding benefit to the community; (c) whether there is no suitable alternative lower-risk site; (d) the emergency management strategy (hazardous use) and bushfire management plan; and (e) other advice, if any, from the TFS. A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire prone area, having regard to: <ol style="list-style-type: none"> (a) the dimensions of hazard management areas; (b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; 	<i>The proposed fuel station will have a fuel storage capacity that exceeds manifest quantities as prescribed by the Work Health & Safety Regulations 2012.</i> <i>The fuel tanks will have a combined capacity of 223,200L.</i> <i>In addition, a Bushfire Emergency Plan (BEMP) endorsed by TFS must be in place prior to the storage of hazardous materials.</i> <i>The BEMP must be updated annually and supplied to TFS.</i> <i>A Bushfire Hazard report compiled by Scott Livingston an accredited person was submitted in support of the application.</i> <i>The report provides the necessary BAL</i>

	<p>(d) the topography, including site slope;</p> <p>(e) any other potential forms of fuel and ignition sources;</p> <p>(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;</p> <p>(g) an instrument that will facilitate management of fuels located on land external to the subdivision; and</p> <p>(h) any advice from the TFS.</p>	<p><i>assessment and Bushfire Hazard Management Plan (BHMP).</i></p> <p><i>A hazard management area for BAL-12.5 rating for the bowsers, fuel tanks is well inside the proposed hardstand area and no additional fuel management is required. The hardstand provides compliant access.</i></p> <p><i>A static water supply will be required prior to storage of fuel quantities in excess of manifest quantities unless a hydrant can be provided within 120m hose lay of all buildings and tanks.</i></p> <p><i>The proposal complies with the Acceptable Solution at A1.</i></p>
<p>A2 An emergency management strategy (hazardous use) endorsed by the TFS or accredited person.</p>	<p>P2 No Performance Criteria</p>	<p><i>An Emergency Strategy for the proposal has been endorsed by TFS (dated 28/04/2025).</i></p> <p><i>The proposal complies with the Acceptable Solution at A2.</i></p>
<p>A3 A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.</p>	<p>P3 No Performance Criteria</p>	<p><i>An Emergency Strategy for the proposal has been endorsed by TFS (dated 28/04/2025).</i></p> <p><i>The proposal complies with the Acceptable Solution at A3</i></p>

C13.6.2 Public and fire fighting access

Objective: That access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, fire fighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack, and for hazard management works to be undertaken;
- (c) are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) provide access to water supplies for fire appliances; and
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points

Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that:</p> <ul style="list-style-type: none"> (i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and (ii) is certified by the TFS or an accredited person. 	<p>P1</p> <p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:</p> <ul style="list-style-type: none"> (a) appropriate design measures, including: <ul style="list-style-type: none"> (i) two way traffic; (ii) all weather surfaces; (iii) height and width of any vegetation clearances; (iv) load capacity; (v) provision of passing bays; (vi) traffic control devices; (vii) geometry, alignment and slope of roads, tracks and trails; (viii) use of through roads to provide for connectivity; (ix) limits on the length of cul-de-sacs and dead-end roads; (x) provision of turning areas; (xi) provision for parking areas; (xii) perimeter access; and (xiii) fire trails; and (b) the provision of access to: <ul style="list-style-type: none"> (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) fire fighting water supplies; and (c) any advice from the TFS. 	<p><i>The Bushfire Hazard Management Plan sets minimum standards for property access in line with the requirements of table E2.</i></p> <p><i>There are no plans for public roads or fire trails as part of this development.</i></p> <p><i>The proposal complies with the Acceptable Solution at A1, (b).</i></p>

CONCLUSION TO PART 2

The proposed development is recommended for approval subject to conditions.

RECOMMENDATION

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

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

CONDITIONS

General

- (1) The use and development approved by this permit must be carried out substantially in accordance with:
 - a) the application for planning approval, inclusive of all information supplied in response to requests made pursuant to section 54 of the *Land Use Planning and Approvals Act 1993 (Tas)*;
 - b) the endorsed drawings/documents; and
 - c) the conditions of this permit,

and must not be varied without the further written approval of Council (i.e. which may given pursuant to section 56 of the *Land Use Planning and Approvals Act 1993 (Tas)*).

- (2) A material finishes schedule must be submitted to the Manager Development and Environmental Services alongside documentation for building approval. This schedule must identify that the Amenities and control room building as shown on the approved plans is to be painted in neutral colours of muted tones (such as greys, creams, beiges or whites), and is to be clad in roofing iron of a prefinished colour of either grey or blue. Once endorsed the material finishes schedule will form part of the permit.
- (3) The finished surface level of the parking and access ways, (excluding vehicle access) must be no less than 390.6mAHD.
- (4) The finished floor level of the Amenities block must be no less than 390.6mAHD plus 300mm freeboard.

Landscaping

- (5) Prior to the commencement of works the developer must provide to Council a landscaping plan prepared by a suitably qualified and experienced person for the approval of Council's Manager Development and Environmental Services (**Landscaping Plan**). The Landscaping Plan must include:
 - a) a planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, sizes at maturity and quantities of each plant; and
 - b) landscaping and planting within all open areas of the Site; and
 - c) details of fencing (if any).

The Landscaping Plan must propose plantings that bear a suitable relationship to the scenic qualities of the site, such as Hawthorn, Lombardy Poplars, or Oak Trees. Once endorsed, the landscaping plan will form part of this permit and must be complied with.

- (6) Prior to commencement of the approved use, all trees and landscaping must be planted and installed in accordance with the approved Landscaping Plan to the satisfaction of Council's Manager Development and Environmental Services. Evidence demonstrating compliance with this condition of approval must be submitted to Council's Manager Development and Environmental Services within thirty (30) days of the completion of all plantings set out in the approved Landscaping Plan.
- (7) Vegetation planted in accordance with the approved landscaping plan must be maintained for the life of the development and be replaced in the event of failure to adequately thrive, or death.

Weed and disease management

- (8) Prior to construction works commencing, or the carrying out of any works approved or required by this permit, the developer must provide to Council a weed and disease management plan (**Weed Management Plan**) detailing measures to be adopted to limit the spread of any 'declared weed' introduced to the Site through imported soil, land disturbance or other vectors, for the approval of Council's Manager Development and Environmental Services

The Weed Management Plan must include measures to manage weeds and disease on the Site during both the construction phase and the post-construction phase of the approved development.

Once approved, the Weed Management plan will form part of this permit and must be complied with.

TasWater

- (9) The use and/or development must comply with the requirements of TasWater, as detailed in the form Submission to Planning Authority Notice, Reference No TWDA 2025/01026-STM, dated 29 August 2025 , a copy of which is attached to, and forms part of, this permit.

Services

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

Parking and Access

- (11) At least 10 car parking spaces (including Electric Vehicle charging stations) must be provided on the Site at all times, and those spaces must be designed and constructed in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*.
- (12) The internal driveway and areas set-aside for parking and associated access and turning must be provided to the satisfaction of Council's Municipal Engineer, and must comply with each of the following:
- a) be constructed with a durable all weather pavement;
 - b) be surfaced with a material resistant to abrasion from traffic, and which minimises the entry of water – i.e. a spray seal, asphalt, concrete or other material approved by Council's Municipal Engineer;
 - c) have a minimum carriageway width of four (4) metres; and
 - d) be drained to the approved stormwater system.

Department of State Growth.

- (13) A 1m sealed shoulder is to be designed and constructed encompassing the throat of the left-turn lane (approximately 50m) into Interlaken Road from the Midland Highway.
- (14) Interlaken Road is to be widened to provide sealed 3.5m lane widths from the Midland Highway intersection to the extent of the proposed development access.
- (15) A continuous centreline marking is to be installed on Interlaken Road over the same extent.

Stormwater

- (16) Stormwater drainage from the proposed development must drain to a legal discharge point to the satisfaction of Councils Manager Development & Environmental Services and in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the Building Act 2016 (Tas).
- (17) Before any building work commences a stormwater management plan and civil design prepared by a suitably qualified person must be submitted and approved by Council's Development Assessment Committee. These documents must include:
- a) Drainage design details for the proposed development including any onsite detention or reuse;

- b) Demonstrate that stormwater from the development will not be directed to the road or neighbouring properties;
- c) Include an overflow of the existing drain above the proposed pipe capacity to direct flood flows above a 1%AEP event away from the development area;
- d) Provide for a rip rap wall or similar to dissipate overflow velocities into the Dulverton rivulet;
- e) Demonstrate that the stormwater system will incorporate primary and secondary treatment measures of an appropriate capacity for pollutant reductions in stormwater generated by the development as follows:
 - i) 90% reduction in the average annual load of litter/gross pollutants;
 - ii) 80% reduction in the average annual load of total suspended solids (TSS);
 - iii) 45% reduction in the average annual load of total phosphorus (TP);
 - iv) 45% reduction in the average annual load of total nitrogen (TN); and
 - v) 99% reduction of petroleum hydrocarbons.
- f) Include a maintenance schedule for the stormwater system, treatment, and any protocols for ongoing management of the potential for pollutants including hydrocarbons to enter watercourses in the event of failure.

Wastewater

- (18) Wastewater (including sewage) produced by the approved use and development must discharge to and be managed by an on-site waste disposal system in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the *Building Act 2016* (Tas). The waste disposal system must be located outside of 10m from the edge of the drain, and not within 30m of the centreline of the Dulverton Rivulet.

Soil and Water Management

- (19) Before any work commences, a soil and water management plan prepared in accordance with the guidelines '*Soil and Water Management on Building and Construction Sites*', authored and/or published by the Derwent Estuary Programme and NRM South (**SWMP**), must be supplied to, and approved by, Council's Manager Development and Environmental Services. Once approved, the SWMP will form part of this permit and must be complied with. The SWMP must include the following:
- a) allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;
 - b) critical natural areas such as drainage lines, recharge areas, wetlands, and unstable land;
 - c) estimated dates of the start and completion of the approved works;
 - d) timing of the Site rehabilitation and/or implementation of the landscaping program;

- e) details of land clearing and earthworks or trenching, and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection;
 - f) arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion;
 - g) temporary erosion and sedimentation controls to be used on the Site; and
 - h) recommendations for the treatment and disposal of wastewater in accordance with *Standards Australia: AS/NZS 1547: On-site wastewater management, Standards Australia, Sydney, 2000.*
- (20) Before any work commences, the developer must install temporary run-off, erosion and sediment controls in accordance with the approved SWMP, and maintain those controls at full operational capacity until the Site is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines '*Soil and Water Management on Building and Construction Sites*', authored and/or published by the Derwent Estuary Programme and NRM South, and to the satisfaction of Council's General Manager. Appropriate temporary erosion and sedimentation control measures include, but are not limited to, the following -
- a) minimise site disturbance and vegetation removal;
 - b) diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain, etc);
 - c) sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the Site;
 - d) sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking drains; and
 - e) rehabilitation of all disturbed areas as soon as possible.

Construction amenity

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

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

- (22) All works associated with the development of the Site must be carried out in a manner that does not unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of, any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of the:

- a) emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, wastewater, waste products, grit or similar;
 - b) transportation of materials, goods and commodities to and from the Site;
 - c) obstruction of any public footway or highway; or
 - d) appearance of any building, works or materials.
- (23) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the Site in an approved manner. No burning of any materials on site will be permitted unless first approved in writing by Council's Manager Development and Environmental Services.
- (24) Public roadways and/or footpaths must not be used for the:
- a) storage of any construction materials or wastes;
 - b) loading/unloading of any vehicle or equipment
- (25) The developer must make good and/or clean any footpath, road surface, drain, culvert or other like matter damaged, soiled or obstructed by the development, to the satisfaction of Council's Municipal Engineer.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

- A. Subject to subsections 53(3), 53(4) and 53(6) of the *Land Use Planning and Approvals Act 1993* (Tas), this permit takes effect at the expiration of 14 days from the day on which the notice of the granting of this permit was served on all persons who have a right of appeal (*Land Use Planning and Approvals Act 1993* (Tas), subsection 53(1)).
- B. Pursuant to subsection 57(7) of the *Land Use Planning and Approvals Act 1993* (Tas), this permit remains in effect until it:
- a) lapses under subsection 53(5) of the *Land Use Planning and Approvals Act 1993* (Tas); or
 - b) expires as a result of a condition or restriction contained in this permit; or
 - c) is cancelled under section 65G of the *Land Use Planning and Approvals Act 1993* (Tas).
- C. This planning permit is in addition to the requirements of the *Building Act 2016* (Tas). Approval in accordance with the *Building Act 2016* (Tas) may be required prior to works commencing. A copy of the *Directors Determination – categories of Building Work and Demolition Work* is available via the CBOS website: *Director's Determination - Categories of Building and Demolition Work* (PDF, 504.4 KB) or for Low Risk Building Work information go to: *Consumer Guide to Low Risk Building and Plumbing Work*.
- D. Where Crown Consent to the lodgement of a Planning Application has been sought, the consent from Crown does not constitute, nor imply any consent or approval to undertake works, or that any other approvals required under *Crown Lands Act 1976* (Tas) or otherwise have been granted. The applicant is required to obtain separate and distinct consent from the Crown before commencing any works upon Crown land.

- E. The proposed works are located within a mapped bushfire prone area and as such a bushfire assessment and BAL must be provided by a suitably qualified person and form part of the certified documents for any approval sought under the *Building Act 2016* (Tas).
- F. This permit does not imply that any other approval required under any other legislation, by-law or other regulatory regime has been granted.
- G. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted (*Land Use Planning and Approvals Act 1993* (Tas), subsection 53(4)).
- H. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* (Tas) or the *Environmental Protection and Biodiversity Protection Act 1999* (Cth). The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Threatened Species Unit of the Department of Tourism, Arts and the Environment or the Commonwealth Minister for a permit.
- I. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975* (Tas). If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975* (Tas).

DECISION

Moved by Clr A E Bisdee OAM, seconded by Clr F Miller

THAT Council refuse the application.

CARRIED

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

In terms of the grounds for moving the motion to refuse the application, Clr A E Bisdee OAM made the following comments:

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

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

12.2 Subdivisions

Nil.

12.3 Municipal Seal (Planning Authority)

Nil.



SOUTHERN
MIDLANDS
COUNCIL



draft

Strategic Plan 2026 – 2036

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Introduction

This Strategic Plan for the Southern Midlands has been prepared as a 'blue print' for the future of the Southern Midlands local government area. This document also provides guidance for the organisation, to ensure that it has the capacity to deliver the range of services that the Southern Midlands community has identified.

The Strategic Plan has been based on information and advice provided through Community consultation with members of the Southern Midlands Community at a number of levels, as well as discussions with the elected members of Council and advice provided by Council officers.

It should be noted that, whilst Council has a major role to play in the achievement of the Community's vision for the Southern Midlands, it is not the only participant responsible for seeing the vision realised. Council, where ever possible, works in partnership with others, such as the Tasmanian and Australian Governments, other Councils and Community groups as well as business to help achieve the Community's vision.

Council has instigated a reorganisation of the operations of Council that aligns with the requirements of the changes to the Local Government Act 1993. The new structure comprises three Directorates, one focused on external customer services, one focused on internal business operations and the other is responsible for asset management, such as infrastructure & works and other related functions.

This is a document that builds on previous Strategic Plans and covers the ten year period to the year 2036. It is subject to broad consultation review every four years, as well as a desktop review in the interceding two years, this ensures up-to-date guidance to Council in the determination of its future priorities and directions.

Council welcomes comment on the Strategic Plan at any time. Input into the future direction of the Southern Midlands can be made by contacting one of the elected members or the Council's General Manager directly, or comments in writing can be addressed to: Southern Midlands Council, 71 High Street, Oatlands Tas 7120 or provided via Council's website www.southernmidlands.tas.gov.au



Clr Edwin Batt

MAYOR

Southern Midlands Council

Our Vision

(A Vision Statement is an aspirational description of what an organisation would like to achieve or accomplish in the mid-term or long-term future. It is intended to serve as a clear guide for choosing current and future courses of action.)

The following vision for the Southern Midlands municipal area was developed by Councillors on the basis of the information and advice provided at community meetings and through other Community engagement opportunities.

Council's Vision includes

- A community spirit based on friendliness, cooperation and self-help;
- An environment which encourages diversity, inclusion, local creativity, manufacturing, enterprise and self-help;
- Resilient and sustainable Communities across the Southern Midlands;
- A diversified local economy creating employment opportunities through sustainable agriculture/horticulture, commercial, industrial activity, heritage tourism and viable historic villages/service centres;
- Development based on the sustainable use of local resources and the physical environment;
- An enduring commitment to child and youth safety; and
- A range and standard of services within the Southern Midlands that are affordable and efficient.

Our Mission

(A Mission Statement is a short sentence or dot points used to explain, in simple and concise terms, an organisations' purpose(s) for being. These statements serve a dual role by helping employees/team members to remain focused on the tasks at hand, as well as encouraging them to find innovative ways of moving towards an increasingly productive achievement of organisational goals.)

The Mission was developed by Councillors and senior staff.

Council's Mission is, that in partnership with the community it will:

- Work for the benefit of the community;
- Be progressive and provide leadership;
- Operate as a team of Councillors and employees focused on performance;
- Be financially responsible.

Our Guiding Principles

(Guiding Principles are any principles or precepts that guide an organisation throughout its life in all circumstances, irrespective of changes in its goals, strategies, type of work, or the top management. They represent the beliefs and values which guide the culture of the organisation and underpin its work towards achieving the Vision and Mission)

Council and Employee team members will:

- Consult as well as listen to our customers & team members by maintaining open communication and keeping the community informed;
- Treat people with respect and courtesy;
- Provide advice to the best of our professional ability;
- Be sensitive to the needs of residents and visitors;
- Respond promptly to customers concerns and requests;
- Be fair, equitable and consistent in decisions and conduct;
- Facilitate participation as well as be responsive to the input of children and young people;
- Fully utilise the expertise and resources available to Council within the organisation and the Community;
- Develop the full potential of Councillors and all employees; and
- Operate in accordance with the “Codes of Conduct” adopted by Council.

Southern Midlands Local Government Area

The Southern Midlands Council was created on the 2nd April 1993 through the merging of the Municipalities of Oatlands, Green Ponds and the Northern wards of the Municipalities of Brighton and Richmond. The municipal area has a predominantly rural based economy.

Towns and localities include Mangalore, Bagdad, Broadmarsh, Elderslie, Dysart, Kempton, Melton Mowbray, Oatlands, Tunbridge, Tunnack, Parattah, Woodsdale, Levendale, Runnymede, Colebrook, Campania and Rekuna.

The area of the Southern Midlands is 2,561km², a high proportion of which is privately owned land (2406km²), divided into 3,700 rateable properties.

The municipal area is centrally located with both the Midland Highway and the north-south rail route bisecting the municipality.

It is covered by the Federal Government seat of Lyons, the State Government's House of Assembly seat of Lyons, along with the Legislative Council seat of Prosser.

The Council is responsible for:

Roads and Bridges

The third longest municipal road length in Tasmania with 814km, made up of the following;

- 41km of urban sealed roads
- 200km rural sealed roads
- 573km of rural unsealed roads
- 167 bridges

Waste Management

There are 3 waste transfer stations; Oatlands, Campania and Dysart

Municipal Offices

Oatlands – 71 High Street

The following Council Directorates and Business units operate from this office.

- General Manager’s Business Unit
- Corporate Services Directorate;
 - Finances;
 - Internal Compliance;
 - ICT & Administration
- Assets Directorate
 - Infrastructure & Works;
 - Natural Resource Management;
 - Engineering Design;
 - Oatlands Aquatic Centre

Kempton – 85 Main Street:

- Community Development Service Directorate
 - Community Services
 - Planning Development & Environmental Services,
 - Heritage Projects & Services.

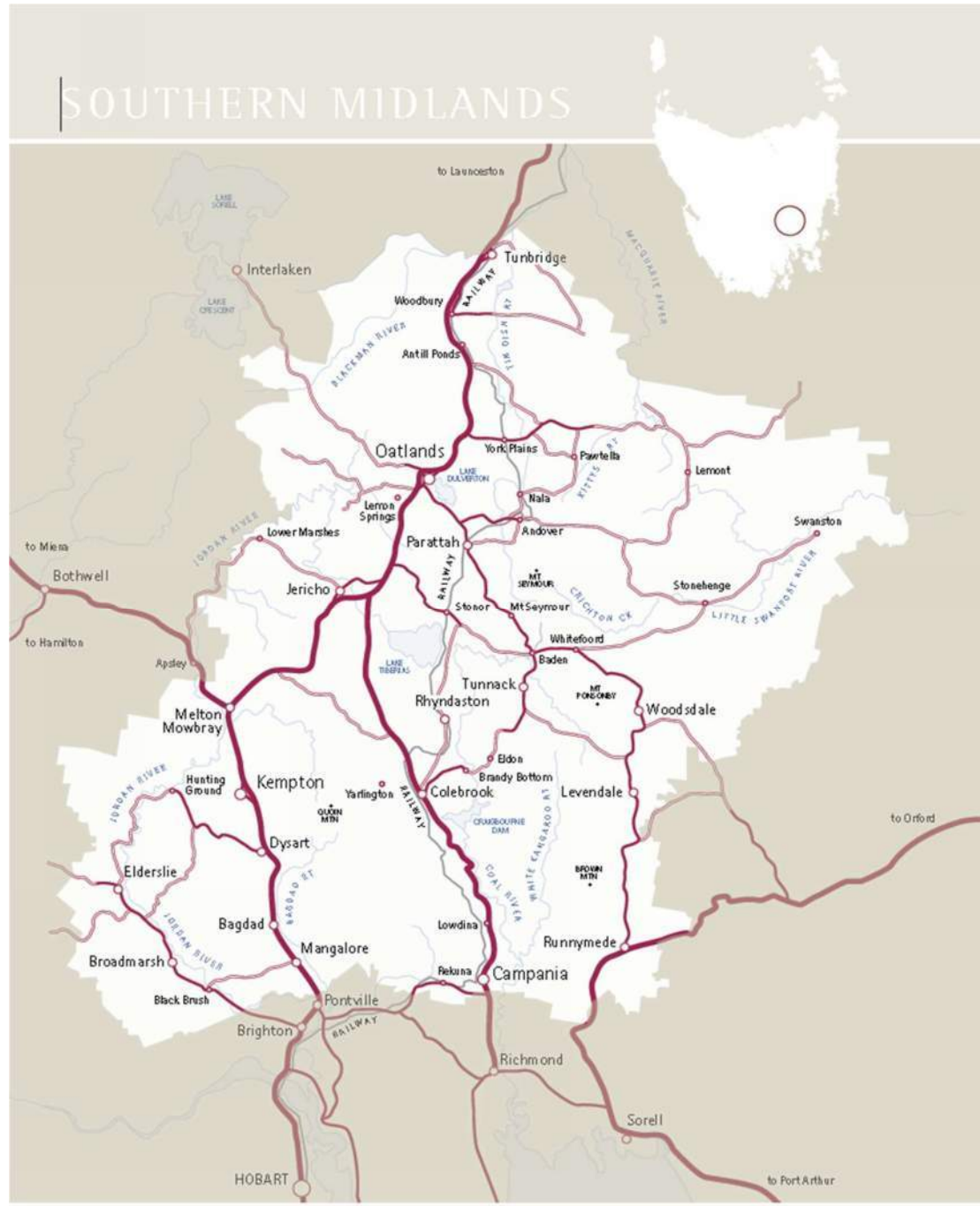
Council Works Depots; one at Oatlands and one at Kempton.

Oatlands Aquatic Centre – 70 High Street Oatlands

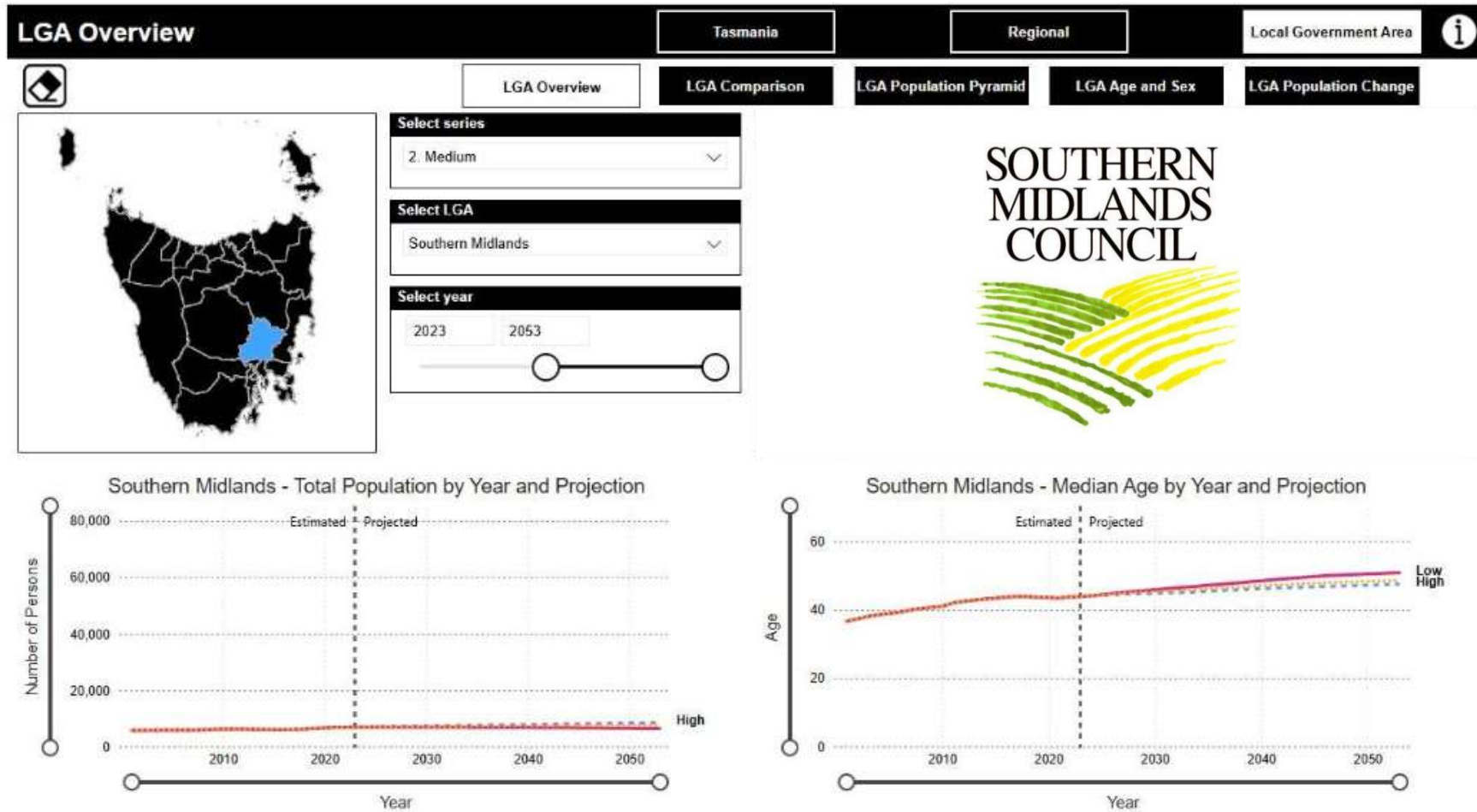
The following infrastructure elements are administered by TasWater

Water - 6 water schemes; Oatlands, Tunbridge, Kempton, Bagdad/Mangalore, Campania, Colebrook

Sewerage - 5 sewerage schemes; Oatlands, Kempton, Bagdad, Campania, Colebrook

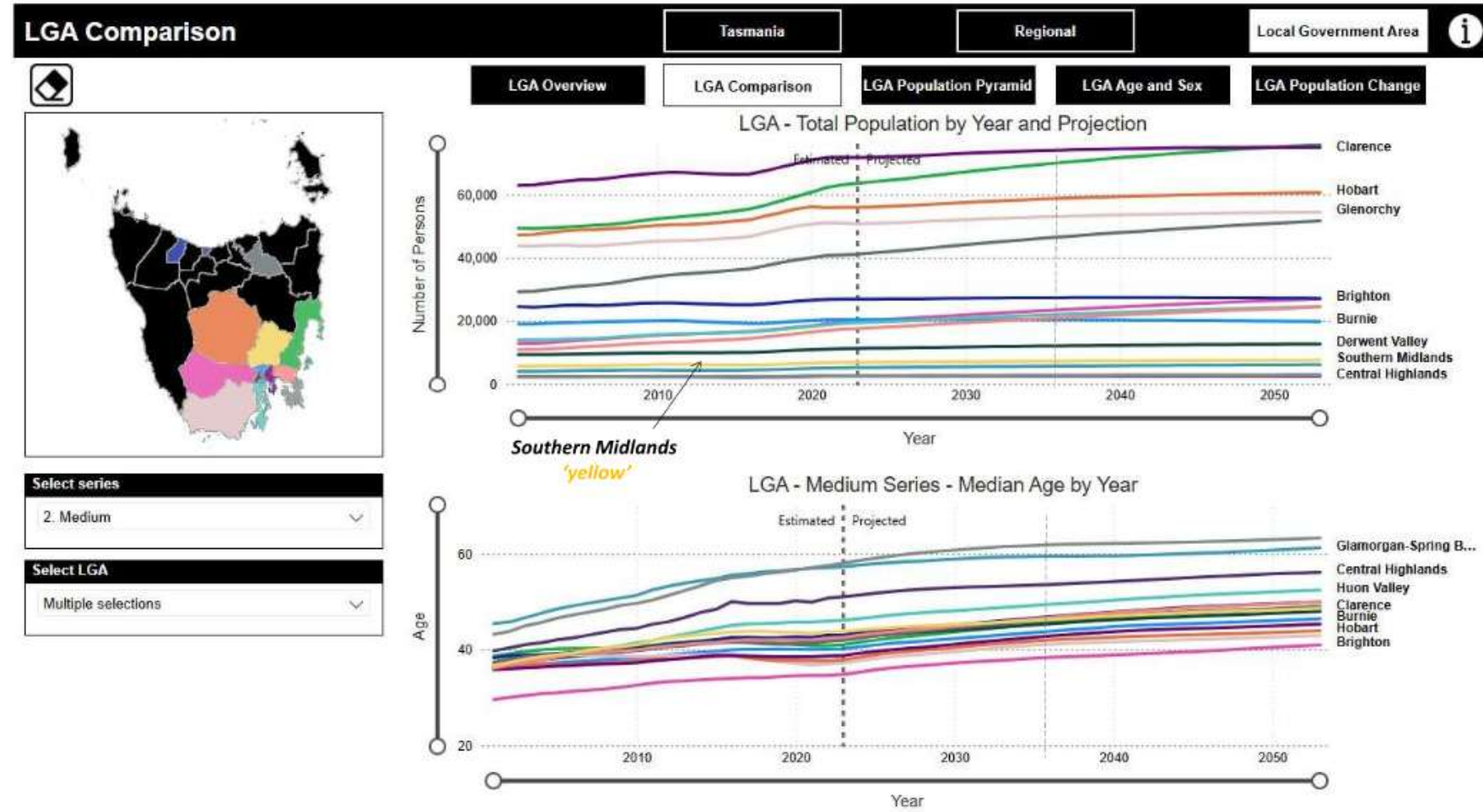


Dashboard Population Predictions SMC Overview



Dashboard Population Predictions – LGA Comparison

Projection figures from State Treasury for Median Age and Population



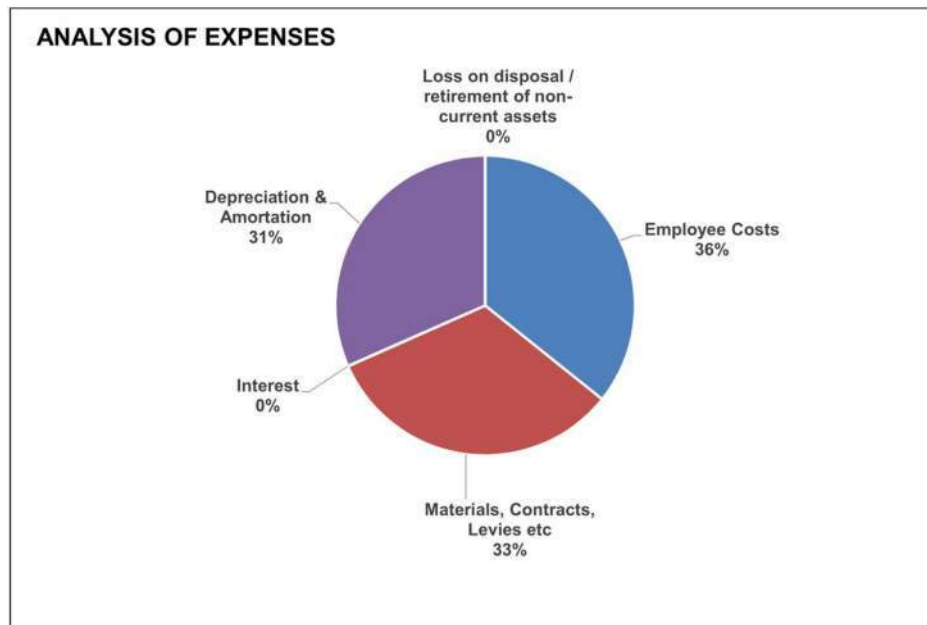
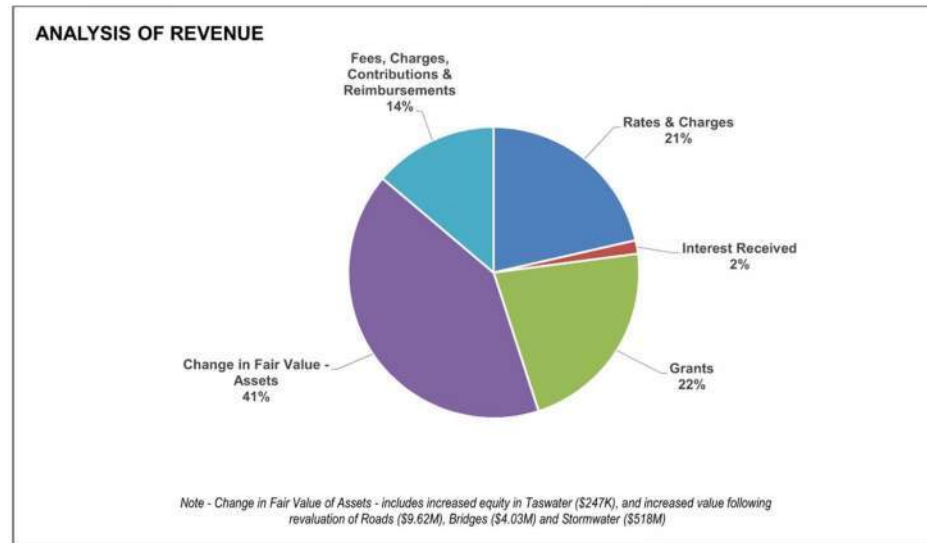
Projection figures from State Treasury for Median Age and Population

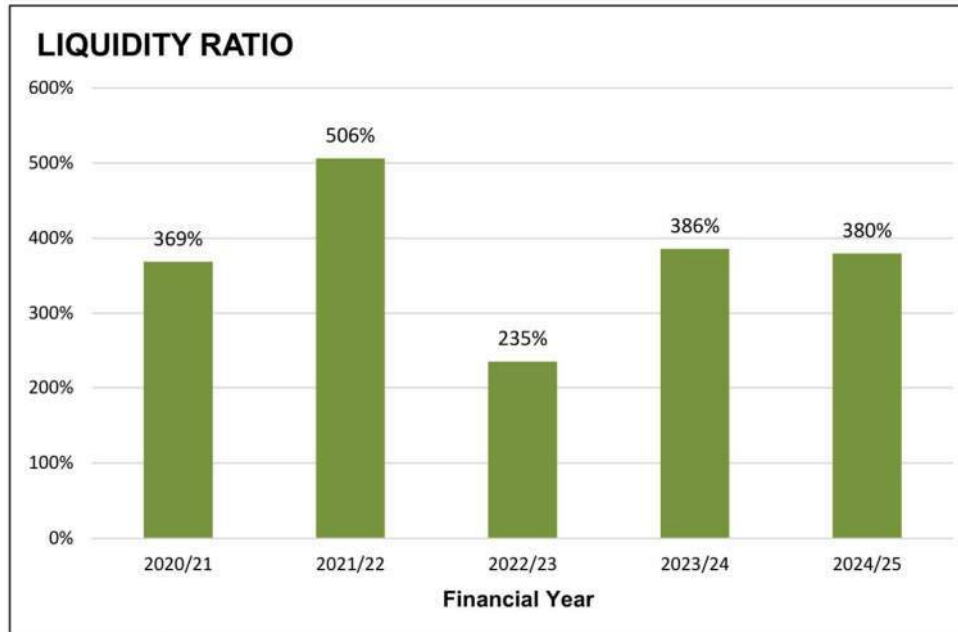
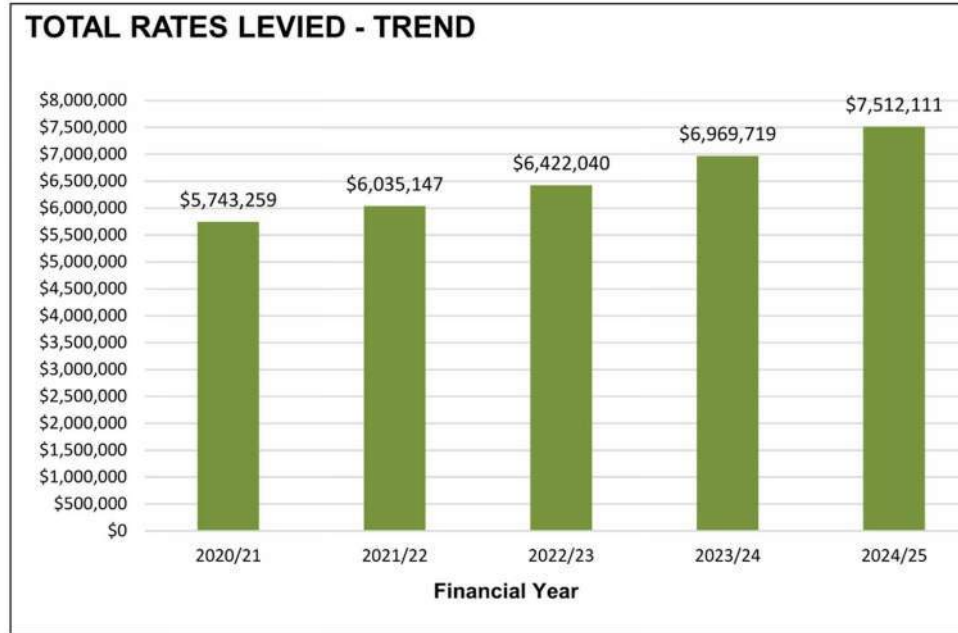
MEDIAN AGE		
LGA	2026	2036
Brighton	36.15	38.35
City of Burnie	41.28	43.82
Central Highlands	52.11	53.50
City of Clarence	42.37	45.63
Derwent Valley	43.20	45.39
City of Devonport	44.12	46.83
Glamorgan/Spring Bay	58.16	59.50
City of Glenorchy	38.45	41.08
City of Hobart	39.30	41.96
Huon Valley	47.17	49.42
Kingborough	43.20	46.16
Sorell	43.78	46.67
Southern Midlands	44.59	46.30
Tasman	59.48	61.85

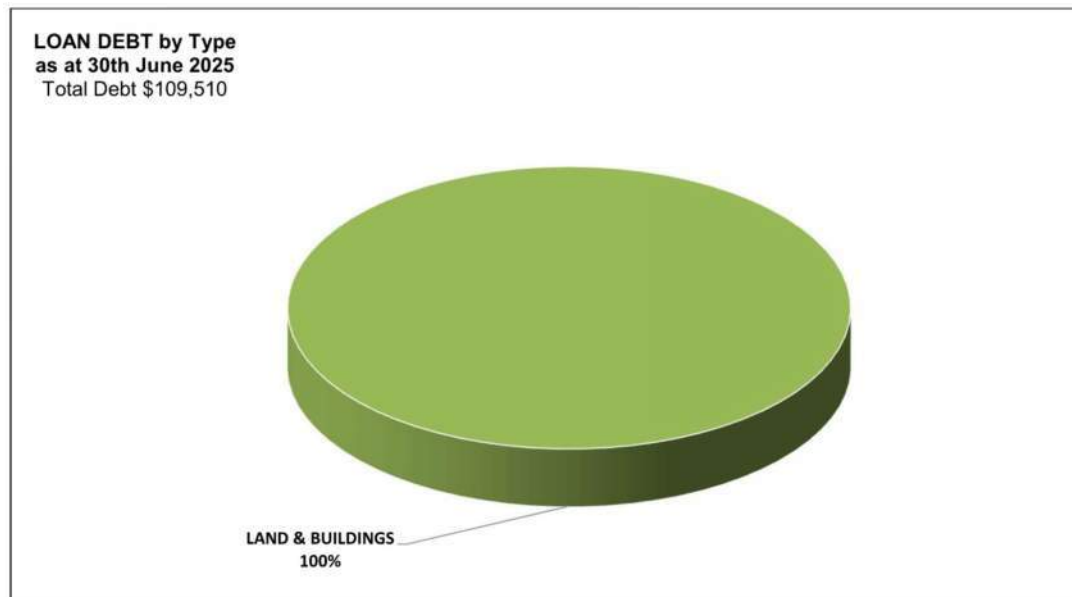
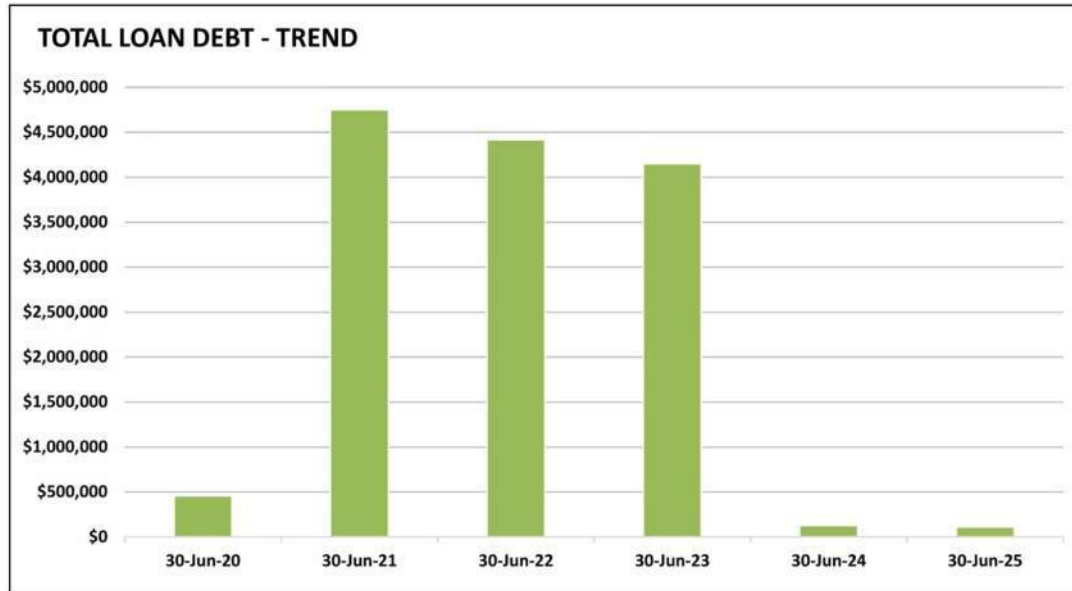
POPULATION			
LGA	2026	2036	% Increase
Brighton	20,786	23,526	1.13%
City of Burnie	20,400	20,410	1.00%
Central Highlands	2,598	2,636	1.01%
City of Clarence	65,037	70,096	1.08%
Derwent Valley	11,499	12,124	1.05%
City of Devonport	27,013	27,406	1.01%
Glamorgan/Spring Bay	5,345	5,746	1.08%
City of Glenorchy	51,230	53,112	1.04%
City of Hobart	56,498	58,796	1.04%
Huon Valley	20,029	22,081	1.10%
Kingborough	42,357	46,574	1.10%
Sorell	19,390	21,001	1.08%
Southern Midlands	6,993	7,324	1.05%
Tasman	2,722	2,864	1.05%

Using a medium population growth projection, the population of Southern Midlands is projected to increase from 6,912 in 2023, to 7,623 in 2053, an increase of 711.

Council Financial Indicators 2024/25







Members of the Council

Southern Midlands Council has seven elected members.



Mayor
Edwin Batt



Deputy Mayor
Karen Dudgeon



Councillor
Donna Blackwell



Councillor
Anthony (Tony)
Bisdee OAM



Councillor
Robert (Bob) Campbell



Councillor
Donald Fish



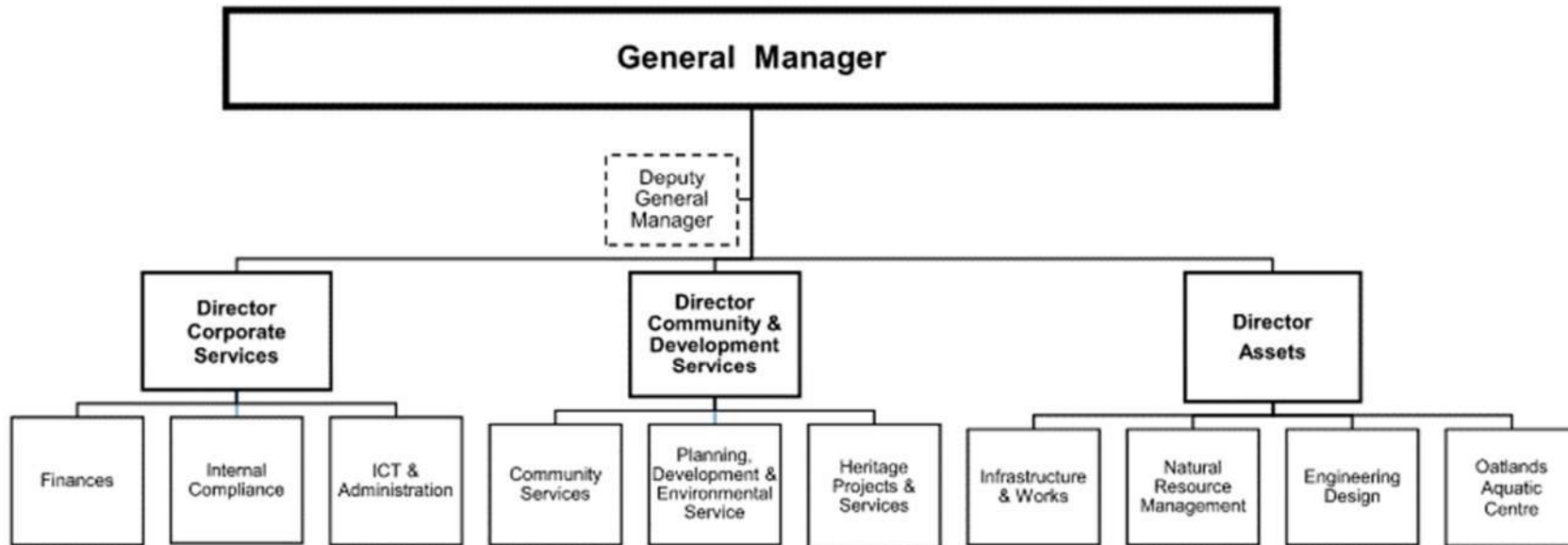
Councillor
Fraser Miller

Southern Midlands Council has a number of Business Units that are referred to in the Strategic Plan, which are staffed by the General Manager and his team. Activities within the Plan have been allocated to a business unit (the business unit structure shown on the next page) adjacent to the activities.

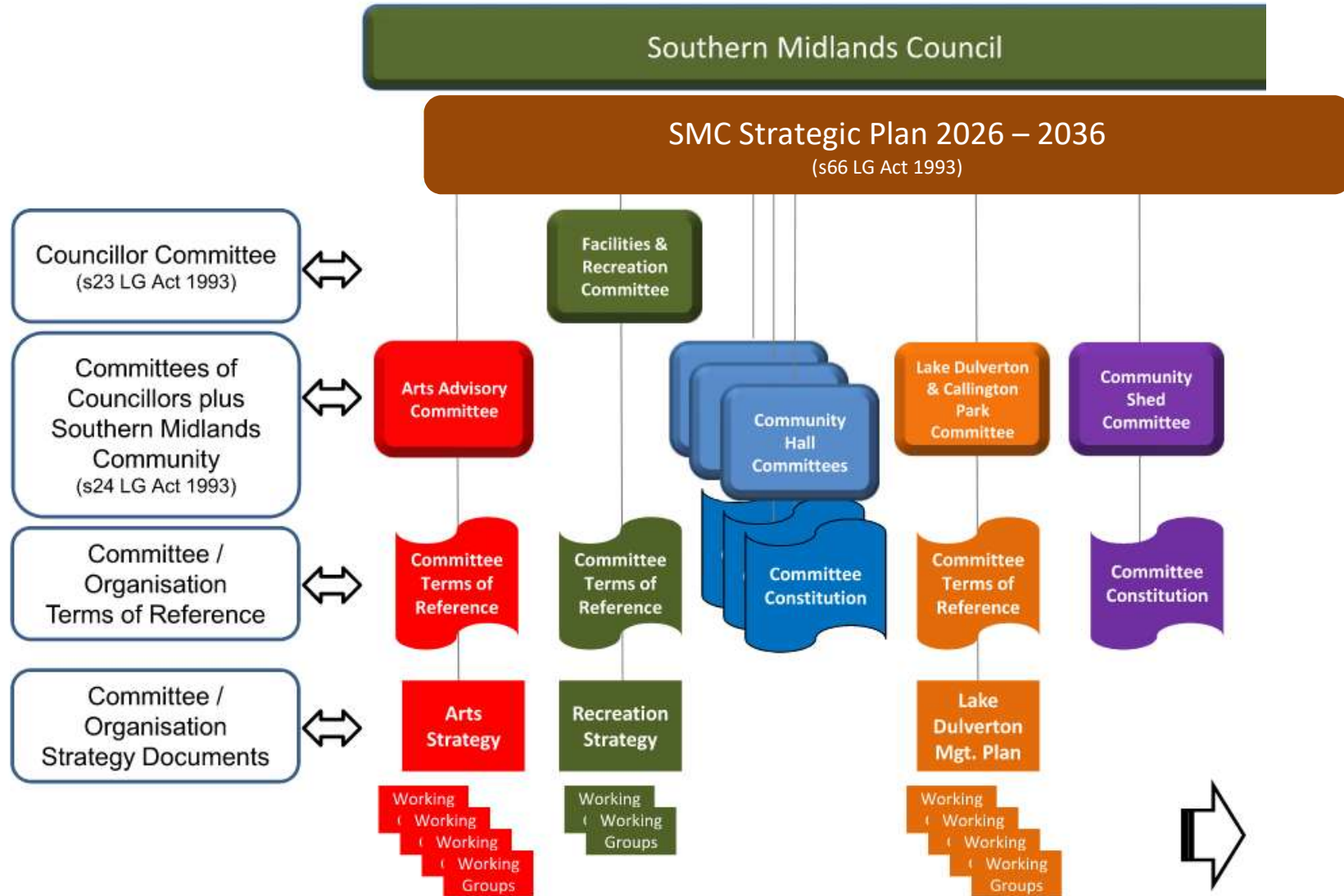
Organisation Structure by Function

Southern Midlands Community

Southern Midlands Council



Committee Structures Operational Framework



South Central Sub-region (SCS) Councils

Southern Midlands, Derwent Valley, Central Highlands and Brighton

Working together for the benefit of our broader Communities



21.7% of Tasmania's land mass and 6.6% of Tasmania's population

Major Joint Projects and Initiatives

SCS Augmented Reality Tourism Project (2016)

SCS Regional Workforce Planning Project – KPMG (2017)

SCS Local Government Workforce Planning (2018)

SCS Workforce Planning Grant – TCF \$395,000 (2020)

SCS Economic Infrastructure Development Study – KPMG (2022)

Establishment of SWN Jobs Hub – Jobs Tas - \$1,625,000 (2022)

Further funding of SWN Jobs Hub – Jobs Tas - \$2,100,000 (2024)



Southcentral Workforce Network (SWN) Jobs Hub

Legislative Requirements for the Strategic Plan

The Strategic Plan

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

Public Consultation

The *Local Government Act 1993* states that in preparing a proposed Strategic Plan, or updating an existing Strategic Plan, a Council is to consult with the community in its municipal area and any authorities and bodies it considers appropriate.

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

Changes to the Strategic Plan

The Southern Midlands Council will formally review the Southern Midlands Strategic Plan every four years. Once the formal review has been undertaken the Council is required to invite submissions from the public in respect of the plan. It is also required to consider those submissions before adopting or updating the strategic plan.

As soon as a Council adopts a strategic plan, or updates it, the General Manager is required, under the *Local Government Act 1993* to make a copy of the strategic plan available for public inspection at the public office of the Council during ordinary office hours. The Southern Midlands Strategic Plan will also be available on the Council's website at www.southernmidlands.tas.gov.au

Annual Planning

Councils are also required to prepare an Annual Plan for each financial year, which is required to be consistent with the Strategic Plan; and include:

- a statement of the manner in which the Council is to meet the goals and objectives of the Strategic Plan;
- a summary of the estimates of Council's revenues and expenditures for the financial year as adopted by Council;
- a summary of the major strategies to be used in relation to the Council's public health goals and objectives.

Annual Reporting

A Council must prepare an Annual Report containing, among other things:

- a summary of the Annual Plan for the preceding financial year;
- a statement of its goals and objectives in relation to public health for the preceding financial year;
- a statement of the Council's activities and its performance in respect of goals and objectives set for the preceding financial year;
- the financial statements for the preceding financial year.

Strategic Plan Structure – Strategic Themes

Strategic Themes

It should be noted that the strategic themes are not listed in priority order rather they are a set of interrelated themes.

Five strategic themes have been developed from the inputs provided by the Community and Council. The strategic themes provide the structure of the Southern Midlands Strategic Plan. They are:

1. Infrastructure

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council

2. Growth

The need to increase the population in the municipality and to grow the level of agricultural/horticulture, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of the appropriate services.

3. Landscapes

The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.

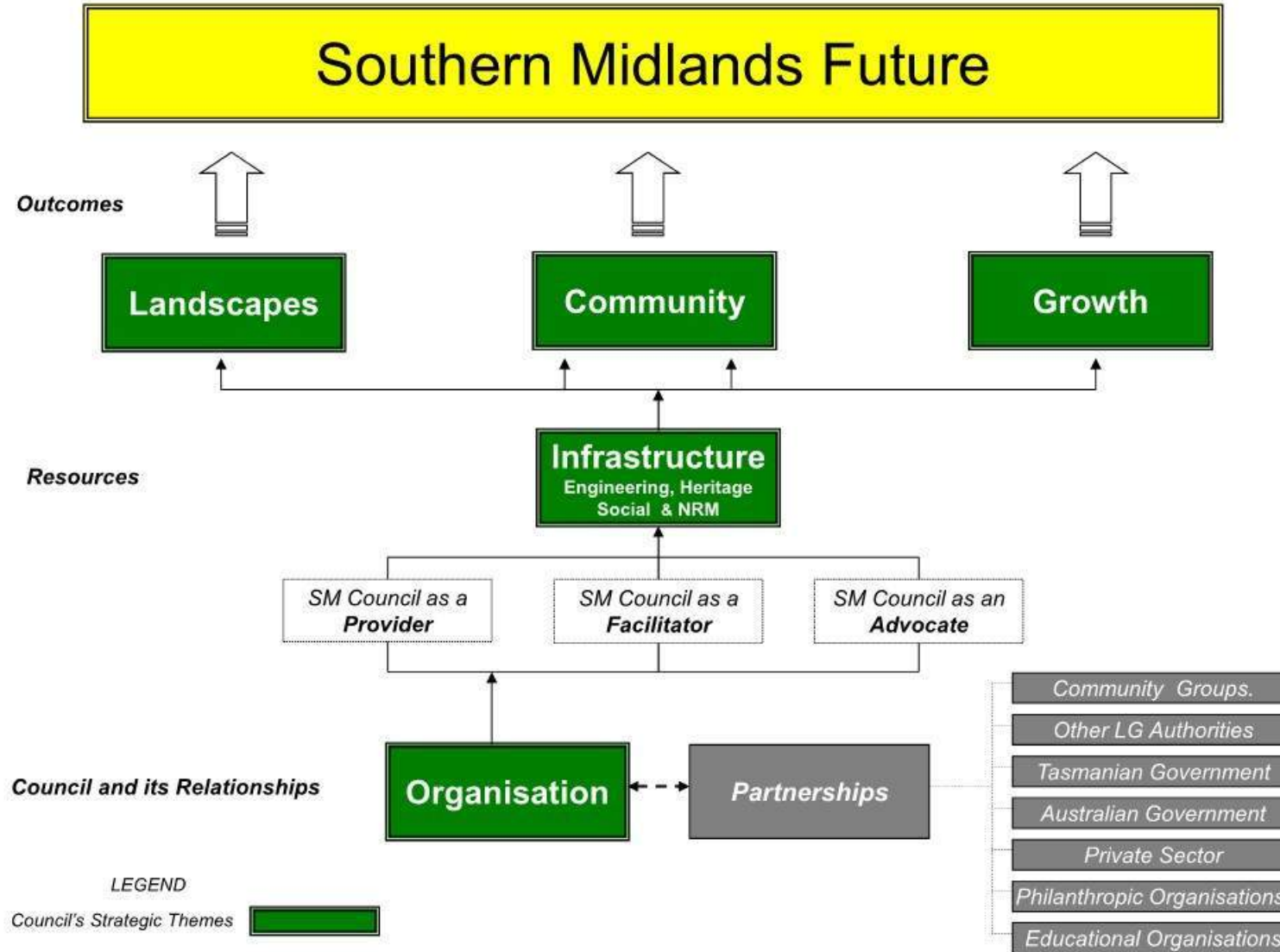
4. Community

The need to increase the opportunities for improved health & well-being, including retaining then building on the strong sense of Community and resilience that exists within the Southern Midlands.

5. Organisation

The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community.

Strategic Plan Structure – graphic form



I. INFRASTRUCTURE

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

1.1 ROADS		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.1.1	Maintenance and improvement of the standard and safety of roads in the municipal area	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.1.1.1	Continue to seek opportunities to increase funding for road construction and capital upgrade projects from the Australian and State Governments, whilst incorporating appropriate design outcomes for public infrastructure in heritage areas where practicable	GM/IW
1.1.1.2	Continue to work collaboratively with the State Government's, Building Tasmania, formerly the Department of State Growth (DSG) to improve the safety and standard of the Midland Highway and other State roads, including associated road junctions A high priority will be placed on improvements to access the Mood Food site on the Midland Highway, recognising the safety risks and traffic volumes at this location.	GM
1.1.1.3	Continue to focus on road drainage improvements as key elements of road maintenance	IW
1.1.1.4	Ensure that appropriate sight distances are maintained along key transport routes through effective roadside vegetation management and, where required, road realignment	IW
1.1.1.5	Continue to implement a program of regular road safety audits in partnership with Building Tasmania	IW
1.1.1.6	In partnership with the State Government, address the management of reserved roads and their impact on fire risk and weed management	IW
1.1.1.7	Plan and deliver road infrastructure that meets the current and projected needs of industry	IW
1.1.1.8	Use design and material finishes appropriate to the local context	IW
1.1.1.9	Incorporate the use of recyclable materials (e.g tyres/glass, etc) into road pavements and pathways	IW
1.1.1.10	Maintain the Transport Asset Management Plan (last updated in October 2025)	IW
1.1.1.11	Plan and deliver appropriate tree planting and associated streetscape elements to enhance village environments	IW

1.1.1.12	Lobby for Government investment in the Bagdad-Mangalore Bypass as a major component in the State road network	GM
1.1.1.13	Explore the viability of creating a road link from Southern Midlands to the Tasman Highway on the East Coast north of Triabunna	GM
1.1.1.14	Pursue the further development of the road link from the Southern Midlands to the East Coast by upgrading the existing Buckland Road link	IW
1.1.1.15	Investigate a road connection between East Bagdad Rd Bagdad and Native Corners Rd Campania	IW
1.1.1.16	Implement the engineering outputs from the Oatlands Structure Plan	IW

1.2	BRIDGES	INFRASTRUCTURE
	<i>What we are aiming to achieve:</i>	
1.2.1	Maintenance and improvement of the standard and safety of bridges in the municipal area	
	Key actions to achieve our aims:	Responsible Business Unit(s)
1.2.1.1	Continue the ongoing program of bridge maintenance and replacement, incorporating the assessment of innovative construction methods for timber bridges and associated structures.	IW
1.2.1.2	Bridges with heritage significance shall be conserved and managed in a manner that respects and retains the original character.	IW

1.3	WALKWAYS, CYCLE WAYS & TRAILS	INFRASTRUCTURE
	<i>What we are aiming to achieve:</i>	
1.3.1	Maintenance and improvement of the standard and safety of walkways, cycle ways and pedestrian areas to provide consistent accessibility	
	Key actions to achieve our aims:	Responsible Business Unit(s)
1.3.1.1	Determine through consultation, the priorities for extensions to existing walkways and pedestrian areas	CS
1.3.1.2	In consultation with the community identify and develop new cycle ways, walkways and pedestrian areas based on identified need	CS
1.3.1.3	Investigate options for the accessibility of horse trails within the municipal area	CS

1.3.1.4	Inter-connect walkways/cycleways with neighbouring Council areas (e.g linkage with Campania to Richmond and/or Pontville to Bagdad as per the Bagdad Mangalore Structure Plan 2026.)	CS
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1.4	LIGHTING	INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.4.1a	Ensure adequate lighting based on demonstrated need	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.4.1.1	Develop a program for upgrading lighting in areas identified as having community safety needs, in accordance with the relevant Australian Lighting Standard	IW
1.4.1.2	Continue the undergrounding of power in Oatlands, as well as in all new residential subdivisions within Village Zoned areas.	IW
1.4.1.3	Actively monitor and adopt new technologies that reduce lifecycle costs; including the accelerated implementation of LED (Light Emitting Diode) street lighting to improve energy efficiency and long-term operational savings.	IW

1.5	BUILDINGS	INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.5.1	Maintenance and improvement of the standard and safety of public buildings in the municipality	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.5.1.1	Enhance and maintain a comprehensive program for building management and maintenance across the municipality	IW
1.5.1.2	Plan, develop and maintain public amenities to meet the needs of residents and visitors, with a focus on upgrading toilet facilities to ensure suitability for both current use and anticipated future demand.	CS / NRM
1.5.1.3	Promote and manage the sustainable use of Council buildings to optimise community benefit and maximise the value of the assets.	CS
1.5.1.4	Update Long-Term Strategic Asset Management Plan to reflect condition assessment of buildings	IW

1.5.1.5	Improve the quality, safety and functionality of community halls and facilities to ensure they are fit-for-purpose.	CS
1.5.1.6	Respond to community needs by implementing targeted and strategic approaches to the supply and management of facilities.	CS

1.6	SEWER / WATER / ENERGY	INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.6.1	Increase the capacity of access to reticulated sewerage services	
1.6.2	Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water	
1.6.3	Increase the capacity of access to reticulated energy services	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.6.1.1	Represent the interests of developers and the community in discussions with TasWater, promoting fairness and equity in service provision.	GM
1.6.2.1	In collaboration with TasWater, investigate (through the adoption of Structure Plans) the future demand for water and sewerage services in areas zoned for future residential, commercial and industrial development in partnership with TasWater.	PDES
1.6.3.1	Investigate future energy service demand in areas zoned for future residential, commercial and industrial development, in partnership with relevant energy authorities	GM
1.6.3.2	Represent the interests of developers and the community in discussions with energy authorities, promoting fairness and equity in service provision.	GM
1.6.3.3	Encourage the Water Authority's proposed closure of the Bagdad Sewer Treatment Plant and subsequent piping of wastewater to Brighton for treatment, as supported in the Bagdad Mangalore Structure Plan 2026.	GM

1.7 DRAINAGE		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.7.1 Maintenance and improvement of the town storm-water drainage systems		
Key actions to achieve our aims:		Responsible Business Unit(s)
1.7.1.1	Continue to program capital works that improve the effectiveness of the storm-water drainage systems in the towns of the municipality	IW
1.7.1.2	Research best practice methods for the disposal of Stormwater, that is applicable to country towns and rural living	IW
1.7.1.3	Adopt 'Water Sensitive Urban Design Principles' where appropriate	PDES
1.7.1.4	Research and monitor infrastructure requirements to ensure that the placement of future infrastructure is designed to withstand the impact of critical weather events	IW
1.7.1.5	Undertake the flood mitigation on-ground activities highlighted through hydraulic assessment	IW

1.8 WASTE		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.8.1 Maintenance and improvement of the provision of waste management services to the Community		
Key actions to achieve our aims:		Responsible Business Unit(s)
1.8.1.1	Support and participate in the activities of TasWaste South, being the regional body dealing with waste	IW
1.8.1.2	Maintain a continuous review of operational waste management arrangements, fostering co-operation with other local government authorities to improve efficiency and service delivery	IW
1.8.1.3	Explore the opportunities to promote and facilitate the reduction of waste to landfill	IW
1.8.1.4	Investigate the introduction of a 'user pays' system at the Waste Transfer Stations (in lieu of the charging the standard Waste Management Levy)	IW
1.8.1.5	In alignment with existing Tasmanian Government policies, target to halve the amount of organic waste sent to landfill by 2030.	IW

1.9 INFORMATION, COMMUNICATION TECHNOLOGY	INFRASTRUCTURE
<i>What we are aiming to achieve:</i>	
1.9.1 Improve access to modern communications infrastructure	
Key actions to achieve our aims:	Responsible Business Unit(s)
1.9.1.1 Seek opportunities to facilitate the provision of cost effective broadband and mobile telecommunications access across the municipality	GM

2. GROWTH

The need to increase the population in the municipality to a long term sustainable level and to grow the level of agricultural/horticulture, timber, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of appropriate services.

2.1 RESIDENTIAL		GROWTH
<i>What we are aiming to achieve:</i>		
2.1.1 Increase the resident, rate-paying population in the municipality		
Key actions to achieve our aims:		Responsible Business Unit(s)
2.1.1.1	Seek opportunities to increase the number of subdivisions providing affordable land in areas that can utilise the existing water, sewer and road infrastructure within the framework of the Planning Scheme	PDES
2.1.1.2	Investigate the potential of under-utilised Australian, State and Local Government owned land for use and/or development	PDES
2.1.1.3	Investigate and pursue innovative responses to residential developments whilst maintaining an appropriate townscape context including rural and heritage character where appropriate	PDES
2.1.1.4	Investigate options pertinent to affordable housing	PDES
2.1.1.5	Lobby for increased transport services within the municipality and explore alternative transport options	CS
2.1.1.6	Actively participate in the 'Outer Hobart Residential Demand and Supply Study' to understand demand and supply of land and housing across the Outer Hobart Council areas	PDES
2.1.1.7	Pursue implementation of the recommendations in the Bagdad Mangalore Structure Plan 2026.	PDES
2.1.1.8	Recognise Campania, Kempton and Bagdad-Mangalore as commuter villages to Greater Hobart, and plan for growth accordingly.	PDES
2.1.1.9	In the Bagdad-Mangalore valley, pursue recommendations in the Bagdad Mangalore Structure Plan 2026 to establish new Low Density Residential Zone land not dependent on reticulated sewer services, plus new Rural Living Zone and the densification of existing Rural Living Zone in identified appropriate areas.	PDES

2.2 TOURISM		GROWTH
<i>What we are aiming to achieve:</i>		
2.2.1	Increase the number of tourists visiting and spending money in the municipality	
Key actions to achieve our aims:		Responsible Business Unit(s)
2.2.1.1	Seek opportunities to support the development, growth and promotion of a wide range of tourism product and experiences	GM
2.2.1.2	Continue to pursue the establishment of a new hotel/accommodation facility in Oatlands, and based on the preferred Barrack Street site, consider any adverse impacts on the amenity of the new facility from nearby Council owned properties	GM
2.2.1.3	Seek opportunities to further develop and link heritage tourism opportunities both within and outside the region, including convict sites, the Oatlands Military Precinct and Callington Mill Precinct	HPS
2.2.1.4	Pursue appropriate development and adaptive re-use of Council's Heritage buildings for tourism e.g. Court house and Gaol in Oatlands'	HPS
2.2.1.5	Work in partnership with tourism organisations, including Destination Southern Tasmania and the Heritage Highway Tourism Region Association, to promote and develop the municipality's tourism potential.	CDS Directorate
2.2.1.6	Encourage local tourism operators to establish and maintain exposure on the Australian Tourism Data Warehouse web site, which allows local tourism operators to easily promote their business or events on numerous digital platforms that connect directly to consumers	CDS Directorate
2.2.1.7	Continue to embrace and implement the Heritage Highway Destination Action Plan, along with associated initiatives, to support tourism development and regional promotion.	CDS Directorate
2.2.1.8	Implement the tourism related outputs from the Oatlands Structure Plan	CDS Directorate
2.2.1.9	Investigate alternative locations for caravan users currently parking in the Callington Park Rodeo Paddock.	NRM
2.2.1.10	Investigate opportunities to enhance Dark Sky tourism.	CDS Directorate

2.3 BUSINESS		GROWTH
<i>What we are aiming to achieve:</i>		
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)	
Key actions to achieve our aims:		Responsible Business Unit(s)
2.3.1.1	Continue to facilitate and actively promote the development of new business opportunities	CDS Directorate
2.3.1.2	Continue to provide support to businesses within the municipality to help ensure their long-term viability and to support them to actively work co-operatively together	CDS Directorate
2.3.1.3	Further develop economic opportunities of equine activities and services in respect of the former Oatlands racecourse	CDS Directorate
2.3.1.4	Pursue the establishment of regional or state-wide facilities that can take advantage of the municipality's central location, accessibility to the State's major road and rail facilities and/or the presence of very large titles affording opportunities for industries requiring large attenuation distances	PDES
2.3.1.5	Develop and promote incentives that encourage businesses to establish, grow and expand within the municipality.	GM
2.3.1.6	Develop and maintain infrastructure critical for the establishment and retention of business	CDS Directorate
2.3.1.7	Develop opportunities and participate in a range of business activities centred on the unique competitive advantage of assets in the area	CDS Directorate
2.3.1.8	Target niche, high-end food and wine businesses to establish operations within the municipality	CDS Directorate
2.2.1.9	Assess and pursue initiatives to facilitate the establishment of a private bakery in Oatlands, supporting business growth and enhancing community services.	GM

2.4 INDUSTRY	GROWTH
<i>What we are aiming to achieve:</i>	
2.4.1	Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands
2.4.2	Increase access to irrigation water within the municipality
Key actions to achieve our aims:	
	Responsible Business Unit(s)
2.4.1.1	Develop opportunities that enhance Southern Midlands role as a focal point for rural activity
	CDS Directorate
2.4.1.2	Continue implementation of the Southern Midlands Weed Management Strategy as it related to agricultural land/crown land/roads.
	NRM
2.4.1.3	Facilitate the development of ‘value adding’ opportunities in the rural sector through high production agriculture/horticulture.
	NRM
2.4.1.4	Continue playing a leadership role with the Southcentral Jobs Hub Network and other stakeholders to advocate/facilitate changes that are beneficial to the region
	CDS Directorate
	<ul style="list-style-type: none"> i. Facilitate employment opportunities – <i>Local Jobs for Local People</i> ii. Develop programs that will improve literacy levels and business skills for people in the agricultural industry; iii. Develop programs that will improve skills and customer service standards in the tourism and hospitality sector; and iv. Develop improved approaches to optimising Vocation Education & Training (VET) and DoE programs
2.4.1.5	Understand and strategically utilise the region’s economic enablers to support sustainable growth, attract investment, and enhance local prosperity.
	CDS Directorate
2.4.1.6	Encourage and facilitate innovation in the rural sector
	NRM
2.4.2.1	Support the implementation of irrigation schemes that service locations in the local government area
	NRM

3. LANDSCAPES

The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands

3.1 HERITAGE		LANDSCAPES
<i>What we are aiming to achieve:</i>		
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	
Key actions to achieve our aims:		Responsible Business Unit(s)
3.1.1.1	Manage the heritage values of Council owned heritage buildings according to affordable best practice	HPS
3.1.1.2	Work in partnership with the State Government to ensure the strategic long-term management of publicly owned heritage sites	HPS
3.1.1.3	Continue to implement and review the Oatlands Commissariat and Gaol Master Plans	HPS
3.1.1.4	Seek to establish the Oatlands gaol site as an historic/archaeological interpretation centre	HPS
3.1.2.1	Support and monitor the ongoing development of the Heritage Skills Centre in Oatlands	HPS
3.1.2.2	Facilitate and investigate opportunities for assisting heritage property owners in conserving heritage places alongside sustainable ongoing usage	HPS
3.1.3.1	Undertake and encourage research & publications on the heritage values of the Southern Midlands	HPS
3.1.3.2	Undertake effective heritage interpretation, education and communication programs	HPS
3.1.3.3	Continue to manage and utilise Council's heritage resources and collections	HPS
3.1.3.4	Support the occupancy / use of Council owned heritage buildings and spaces by arts & crafts groups who specialise in heritage crafts	HPS
3.1.3.5	Support the creation of centralised initiatives for online accessibility to information relevant to heritage sites/buildings	HPS
3.1.3.6	Recognition and ensuring the maintenance of the significance of trees in the landscape especially along the Midland Highway and revegetation where any significant trees have been removed	HPS
3.1.3.7	Ensure that Aboriginal cultural heritage is recognised with appropriate consultation and inclusion	HPS

3.2 NATURAL		LANDSCAPES
<i>What we are aiming to achieve:</i>		
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	
Key actions to achieve our aims:		Responsible Business Unit(s)
3.2.1.1	Continue implementation of the Southern Midlands Weed Management Strategy	NRM
3.2.1.2	Implement and monitor Lake Dulverton Water Operational Plan and the Lake Dulverton Management Strategy, including commencing a process to create a Management Statement that will eventually replace the Lake Dulverton Management Strategy.	NRM
3.2.1.3	Continue to work co-operatively with the Tasmanian Land Conservancy to protect and monitor the natural values of the Chauncy Vale Wildlife Sanctuary and to: <ul style="list-style-type: none"> i. facilitate quality visitor experiences for a broad range of user groups; ii. manage threats to the natural environment such as weeds and feral pests; iii. develop indigenous interpretation resources; iv. maintain important cultural heritage sites; v. continue to maintain as well as add new elements to the Wombat Walk to facilitate interaction between young people and the natural environment in an engaging & enjoyable way; and vi. review the Joint Management Plan every five years. 	CS
3.2.2.1	Facilitate and encourage voluntary native vegetation conservation agreements to conserve & protect high priority native vegetation communities	NRM
3.2.2.3	Actively pursue grant opportunities & projects in relation to preservation of bushland remnants, weed management, vegetation, and regenerative agricultural techniques	NRM
3.2.2.4	Maintain collaborative partnerships with NRM South, the Department of Natural Resources & Environment (NRE), and other relevant organisations to deliver on-ground projects	NRM
3.2.2.5	Implement the outputs from the Oatlands Structure Plan in relation to the Lake Dulverton and Callington Park areas, commencing with community consultation to develop a. <ul style="list-style-type: none"> i. detailed design for the traffic and pedestrian shared precinct on the foreshore area; ii. walkway on the Lake; and iii. walkway to Mary’s Island. 	NRM/CS

3.3 CULTURAL	LANDSCAPES
<i>What we are aiming to achieve:</i>	
3.3.1 Ensure that the cultural diversity of the Southern Midlands is maximised	
Key actions to achieve our aims:	Responsible Business Unit(s)
3.3.1.1 Identify, and promote the cultural identity of the Southern Midlands through festivals and events	CS
3.3.1.2 Continue to implement and update the Southern Midlands Arts Strategy	CS
3.3.1.3 Support the establishment and development of large scale culturally diverse developments and institutions in appropriate locations in the Southern Midlands and encourage the State Government to declare such projects as Projects of Regional Significance recognising their scale, importance and the far reaching nature of their potential benefits and impacts	CDS Directorate
3.3.1.4 Continue to promote and develop the Artist in Residence (and complementary Programs using Council owned heritage buildings	HPS
3.3.1.5 The creation of the Oatlands Village Square Project as scoped in the Oatlands Structure Plan	CDS Directorate
3.3.1.6 Continue to deliver the Heritage & Bullock Festival in Oatlands as the Southern Midlands premium winter festival	CS
3.3.1.7 Grow the scope and capacity of the Oatlands Highland Gathering, as the premium summer festival in the Southern Midlands	CS

3.4 REGULATORY - DEVELOPMENT		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.4.1 A regulatory environment that is supportive of and enables appropriate development		
Key actions to achieve our aims:		Responsible Business Unit(s)
3.4.1.1	Encourage the State Government to provide efficiency and effectiveness to the planning system through the introduction of more State Planning Policies, State Planning Directives and common state-wide planning scheme provisions	PDES
3.4.1.2	Actively participate in the review of the Southern Tasmania Regional Land Use Strategy (STRLUS)	PDES
3.4.1.3	Review systems and procedures to ensure that “best value” is being provided in the delivery of customer services	CDS Directorate
3.4.1.4	Implement the outputs from the local Structure Plan projects.	CDS Directorate

3.5 REGULATORY – PUBLIC HEALTH		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.5.1 Monitor and maintain a safe and healthy public environment		
Key actions to achieve our aims:		Responsible Business Unit(s)
3.5.1.1	Council may develop and implement an approved program for immunisation in its municipal area by liaising with the Tasmanian Health Service who is required to carry out school-based immunisation programs state wide	PDES
3.5.1.2	Continue to register and monitor food premises	PDES
3.5.1.3	Continue to ensure that on-site waste water disposal is effective	PDES
3.5.1.4	Encourage health professionals, including doctors and nurses, to relocate to the Southern Midlands to strengthen local healthcare services.	GM
3.5.1.5	Provide ongoing support to the Midlands Multi-Purpose Health Centre to ensure it continues to meet the healthcare needs of the community.	CS
3.5.1.6	Continually raise the awareness of Notifiable Diseases in the Community	PDES

3.5.1.7	Develop and maintain a comprehensive Emergency Management Plan for the LGA to ensure the protection of community health, safety and wellbeing during emergencies.	GM
3.5.1.8	Maintain and enhance Council-owned cemeteries, ensuring their continued operation and accessibility for the community.	IW
3.5.1.9	Work with the State Government and our neighbouring Councils in the implementation of responses to epidemics and/or pandemics to keep our Community safe	CDS Directorate

3.6 REGULATORY - ANIMALS		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.6.1	Create an environment where animals are treated with respect and do not create a nuisance for the community	
Key actions to achieve our aims:		Responsible Business Unit(s)
3.6.1.1	Continue dog control, regulatory, licensing and educational programs	PDES
3.6.1.2	Continue to conduct a public awareness/education program that informs the community of the need to contain livestock and the associated legal requirements within available resources	PDES
3.6.1.3	Investigate the establishment of Off-Lead Dog Parks in Oatlands and Campania.	CDS Directorate
3.6.1.4	Endorse the 'Southern Tasmania Regional Cat Management Strategy 2021-2026' recognising that the Strategy is based on an 'opt-in' approach which would be reliant on available resources, and taking into account the extent of the problem within each municipal area	PDES

3.7 ENVIRONMENTAL SUSTAINABILITY		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.7.1	Implement strategies to address the issue of environmental sustainability in relation to its impact on Council's corporate functions and on the Community	
Key actions to achieve our aims:		Responsible Business Unit(s)
3.7.1.1	Implement priority actions defined in Council's current Climate Change Adaption Plan. Review and update the Adaption Plan at least every five years or as new information regarding climate forced hazards become available.	IW

3.7.1.2	Regularly review Council's Climate Change Action Plan to define emissions reduction and energy efficiency priorities.	IW
3.7.1.3	Continually improve energy efficiency and assist the Community in energy efficiency initiatives	IW
3.7.1.4	Establish collaborative partnerships with other Councils, key stakeholders and other tiers of government, that strengthen Council's response to environmental sustainability	IW
3.7.1.5	Investigate options to potentially develop alternative energy sources, including but not limited to, a Solar Array Panel/bank to generate power to be used at the community level and excess back to the grid	IW
3.7.1.6	Promote and support the expansion of electric vehicle (EV) charging infrastructure at strategic locations to encourage the adoption of battery-operated vehicles and sustainable transport.	CDS Directorate
3.7.1.7	Act on initiatives and directives from the State Government to mitigate biodiversity emergencies and respond to vector-borne diseases associated with from climate change impacts.	GM

4. COMMUNITY

The need to increase the opportunities for improved health & well-being, including retaining then building on the strong sense of Community and resilience that exists within the Southern Midlands

4.1 COMMUNITY HEALTH & WELLBEING		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.1.1 Support and improve the independence, health and wellbeing of the Community		
Key actions to achieve our aims:		Responsible Business Unit(s)
4.1.1.1	Partner with Governments, adjoining Councils and non-government organisations to improve the safety, health and well-being of the Community	CS
4.1.1.2	Review our play grounds / community spaces in recognizing the importance to our Community of inclusive play & universal design for broadest possible user catchment	CS
4.1.1.3	Promote the importance of regular exercise as part of Community health & wellbeing	CS
4.1.1.4	Explore opportunities for community members to engage with animals in a public space eg off-lead dog exercise areas	PDES
4.1.1.5	Improve the quality, safety and fit-for-purpose of community sport and active recreation facilities.	CS
4.1.1.6	Address community needs with well-targeted, focused and strategic approaches to facility supply	CS
4.1.1.7	Work with the State Government in implementing the Tasmanian Community Sport and Active Recreation Infrastructure Strategy	CS

4.2 RECREATION		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.2.1	Provide a range of recreational activities and services that meet the reasonable needs of the community	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.2.1.1	Implement the Southern Midlands Community Infrastructure Plan	CS
4.2.1.2	Identify opportunities to work in partnership with the Community and the State Government to improve recreational services and activities	CS
4.2.1.3	Maximise the potential use and benefits of the Oatlands Aquatic Centre	OAC
4.2.1.4	Facilitate additional recreational facilities for Lake Dulverton (e.g wetland walks and other passive recreation pursuits)	CS/NRM
4.2.1.5	Review our play grounds / spaces in recognizing the importance to our Community of inclusive play & universal design	CS
4.2.1.6	Undertake recreation space/ground development that facilitates drought tolerant recreation/playing surfaces	CS/IW
4.2.1.7	Address recreation grounds long-term & large-scale maintenance issues, including future upgrades and facility renewal strategies, to address in terms of cost, ongoing monitoring and triggers for change.	CS/IW
4.2.1.8	Address community needs with well-targeted, focused and strategic approaches to facility supply	CS
4.2.1.9	Further develop Callington Park as a family friendly recreation space	CS/NRM
4.2.1.10	Work with the community to maximise opportunities for recreation, activities and events within the Bagdad Community Precinct	CS

4.3 ACCESS		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.3.1	Continue to explore transport options for the Southern Midlands community	
4.3.2	Continue to meet the requirements of the Disability Discrimination Act (DDA)	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.3.1.1	Be an advocate for improving transport services for those in need within the Community	CDS Directorate
4.3.2.1	Continue the implementation of Council’s Disability Access and Inclusion Plan in meeting the requirements of the Disability Discrimination Act 1992 (DDA)	CDS Directorate
4.3.2.2	Encourage organisations to adopt the inclusivity principle (if a person has a Carer with them then entry is only charged for one person, not two) for entry into events and facilities	CDS Directorate
4.3.2.3	Undertake necessary upgrades to the Oatlands Town Hall/Council Chambers to improve access and encourage greater use.	HPS

4.4 VOLUNTEERS		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.4.1	Encourage community members to volunteer	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.4.1.1	Ensure that there is support and encouragement for volunteering	CS
4.4.1.2	Facilitate training programs aimed at providing volunteers with the necessary skills	CS
4.4.1.3	Continue to support volunteers and their respective Community Groups through the Southern Midlands Community Small Grants Program	CS
4.4.1.4	Work with Volunteering Tasmania to refine policies and frameworks that support volunteering throughout the Southern Midlands	CS

4.5 FAMILIES		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.5.1	Ensure that appropriate childcare services as well as other family related services are facilitated within the community	
4.5.2	Increase the retention of young people in the municipality	
4.5.3	Improve the ability of seniors to stay in their communities	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.5.1.1	Monitor the adequacy of current childcare facilities (ie location, accessibility and number of placements)	CS
4.5.1.2	Take appropriate action with supporting, partner organisations to address any shortfalls/deficiencies identified in the provision of family related services across the Southern Midlands	CS
4.5.2.2	Develop youth programs that cover employment and training as well as being linked to social, recreational and entertainment activities	CS
4.5.2.3	In partnership with the State Government and not-for-profit partner organisations, investigate ways to enhance the delivery of youth services in the Southern Midlands	CS
4.5.2.4	Monitor and respond to the recreation needs of the young people of the Southern Midlands	CS
4.5.2.5	Work with community groups to facilitate meaningful youth engagement and support	CS
4.5.3.1	Provide continuing support to the Midlands Multi-Purpose Health Centre (MMPHC)	CS
4.5.3.2	Facilitate assistance for the seniors to stay in their own homes, or with the assistance of Carer & Support organisations in independent living units	CDS Directorate
4.5.3.3	Provide support for & where appropriate, facilitate the meaningful social engagement and social inclusion of older members of our Community	CSD
4.5.3.4	Provide continuing support for the Community Shed Oatlands as well as similar initiatives	CS
4.5.3.5	Continue to provide efficient & effective community supportive services with the Council operated Campania and Woodsdale cemeteries	CDS Directorate

4.6 EDUCATION		COMMUNITY
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What we are aiming to achieve:	
4.6	Increase the educational and employment opportunities available within the Southern Midlands
Key actions to achieve our aims:	Responsible Business Unit(s)
4.6.1.1	Develop partnerships increasing educational opportunities within the Southern Midlands for the entire community
4.6.1.2	Identify and implement the preferred management and operating model for Heritage and Education Skills Ltd.
4.6.1.3	Facilitate/provide heritage learning opportunities through public engagement, via Heritage and Education Skills Ltd, in partnership with universities and schools, wherever opportunity arises
4.6.1.4	Continue to work with the schools in the Southern Midlands to address and respond to reform initiatives in a positive manner together
4.6.1.5	Facilitate mentoring and leadership programs in partnership with the schools in the Southern Midlands (eg encourage school attendance at Council meetings and engagement in projects relating to Council as well as the Junior Mayor and Junior Deputy Mayor Program).
4.6.1.6	Continue playing a leadership role with the SWN Jobs Hub Network and other stakeholders to advocate/facilitate changes that are beneficial to the region <ul style="list-style-type: none"> i. Facilitate employment opportunities – <i>Local Jobs for Local People</i> ii. Develop programs that will improve employment prospects, literacy levels and business skills for people in the agricultural industry; iii. Develop programs that will improve skills and customer service standards in the tourism and hospitality sector; and iii. Develop improved approaches to optimising Vocation Education & Training (VET) and DECYP programs

4.7 CAPACITY, SUSTAINABILITY & RESILIENCE		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.7.1	Build, maintain and strengthen the capacity of the Community to help itself whilst embracing social inclusion to achieve sustainability	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.7.1.1	Support community groups who wish to run and/or develop community based facilities & events	CS
4.7.1.2	Continue to provide ongoing support for the Community Shed and its activities in Oatlands	CS
4.7.1.3	Continue to provide funding opportunities for community groups through the Southern Midlands Community Small Grants Program	CS
4.7.1.4	Provide support to community groups in their establishment and on-going development as well as assist these groups to access grants from a wide range of sources	CS
4.7.1.5	Provide support to the community in addressing major impacts that affect the ability of the Community to work cohesively together	CS
4.7.1.6	Increase opportunities for the ability of the aging population to remain in their communities	CS
4.7.1.7	Increase the opportunities for young people to remain/return to their local communities	CS
4.7.1.8	Facilitate meaningful engagement with Business and Trader Groups	CS
4.7.1.9	Prepare and support communities in anticipation of future focused events to address and reduce their disaster risk as well as increase resilience to future natural hazards.	GM
4.7.1.10	Implement the community based outputs from the Oatlands Structure Plan	CS

4.8 SAFETY		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.8.1	Increase the level of safety of the community and those visiting or passing through the municipality	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.8.1.1	Work in partnership with Tasmania Police to maintain and create safer communities	GM/CS
4.8.1.2	Develop and maintain a comprehensive Southern Midlands Emergency Management Plan for the LGA to ensure the protection of community health, safety and wellbeing during emergencies; and review every two years.	GM
4.8.1.3	Convene the Southern Midlands Emergency Management Committee twice per year	GM
4.8.1.4	Continue to support the SES Road Accident Rescue Unit, as well as their involvement in broader emergency incidents, in partnership with the State Emergency Service	GM
4.8.1.5	In partnership with the community, develop Community Safety Initiatives	CS
4.8.1.6	Work in partnership with the Tasmania Fire Service to keep Southern Midlands <i>'fire safe'</i>	CS
4.8.1.7	Continue to undertake hydraulic assessment of the municipal area (i.e. the provision of flood mapping and assess the interaction of stormwater with existing and potential future land uses). Includes investigating the availability of external funding support.	IW

4.9 CONSULTATION & COMMUNICATION		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.9.1	Improve the effectiveness of consultation & communication with the Community	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.9.1.1	Continue to schedule Council meetings in the various districts of the Municipality and continue to make available recordings of Council meetings through the Council web site, to enhance the community consultation process	GM
4.9.1.2	Monitor emerging trends and innovations in community engagement	CS
4.9.1.3	Continue to issue the quarterly Council Newsletter for residents and ratepayers	GM
4.9.1.4	Continue to develop and maintain an 'up-to-date' Website as well as an effective Social Media.	ICT Admin

5. ORGANISATION

The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community

5.1 IMPROVEMENT		ORGANISATION
<i>What we are aiming to achieve:</i>		
5.1.1	Improve the level of responsiveness to Community & Developer needs	
5.1.2	Improve communication within Council	
5.1.3	Improve the accuracy, comprehensiveness and user friendliness of the Asset Management System	
5.1.4	Increase the effectiveness, efficiency and use-ability of Council ICT systems	
5.1.5	Maintain the Business Process Improvement focus & Continuous Improvement framework	
Key actions to achieve our aims:		Responsible Business Unit(s)
5.1.1.1	Maintain a comprehensive automated work order/public enquiry system as well as a complaints system	GM
5.1.1.2	Explore the use of Artificial Intelligence (AI) in enhancing customer service and response times	CS
5.1.1.3	Maintain an up to date profile of the Municipal Area to assist in identifying community and Developer needs	CDS Directorate
5.1.1.4	Implement the Local Government electoral reforms proposed by the Tasmanian Government.	GM
5.1.1.5	Increase the knowledge and skills of elected members through participation in the Local Government Learning and Development Framework	GM
5.1.2.1	Maintain an effective team member performance/development review system that provides employees with recognition for their achievements	GM
5.1.3.1	Continue to develop and implement Council's Asset Management System	IW
5.1.4.1	Identify training needs of staff & elected members and seek opportunities to enhance their skills	GM
5.1.5.1	Maintain-continual improvement processes across the organisation	GM

5.2 SUSTAINABILITY		ORGANISATION
<i>What we are aiming to achieve:</i>		
5.2.1	Retain corporate and operational knowledge within Council	
5.2.2	Provide a safe and healthy working environment	
5.2.3	Ensure that staff and elected members have the training and skills they need to undertake their roles	
5.2.4	Increase the cost effectiveness of Council operations through resource sharing with other organisations	
5.2.5	Continue to maintain and improve the level of statutory compliance of council operations	
5.2.6	Ensure that suitably qualified and sufficient staff are available to meet the Communities need	
5.2.7	Work cooperatively with State and Regional organisations	
5.2.8	Minimise Councils exposure to risk	
5.2.9	Ensure that exceptional Customer Service continues to be a hallmark of Southern Midlands Council	
Key actions to achieve our aims:		Responsible Business Unit(s)
5.2.1.1	Provide efficient, effective and transparent governance, accountability and representation throughout all levels of the organisation	GM
5.2.1.2	Provide regular updates in respect of legislation and examples of <i>best practice</i> to all team members	GM
5.2.2.1	Ensure that the Council is a safe and healthy, worker friendly environment, which implements Child Safe policies and procedures.	GM
5.2.3.1	Provide access to education and training in order to support elected members and staff in their roles	GM
5.2.3.2	Provide access to training for employees to ensure that they have the training, skills and knowledge that the need to undertake their jobs in a professional and ‘Customer focused’ manner	GM
5.2.4.1	Continue to provide high quality shared services to other Councils for Council officers to work in an outreach manner	GM/ALL
5.2.4.2	Continue to identify opportunities for resource sharing with other Councils at a project level	
5.2.4.3	Identify and implement working relationships with the Councils in our sub region across a wide range of operational and support areas	GM/ALL
5.2.5.1	Maintain the structure and rigor of the Audit Panel in reviewing Council’s compliance obligations	GM
5.2.6.1	Review staffing levels at development review / performance appraisal time	GM
5.2.6.2	Ensure that a rigorous recruitment and selection process is undertaken prior to new team members being appointed	GM

5.2.7.1	Continue to participate in State and Regional forums, including the LGAT, as well as other appropriate organisations/structures	GM
5.2.8.1	Continue to refine Council’s Risk Management Strategy/Practices and work within the framework of the MAV Insurance risk management model and ISO 31000;	ALL
5.2.8.2	Proactively identify and manage emerging risks to protect Council’s assets, operations, and long-term sustainability	ALL
5.2.9.1	Commit to and achieve ‘best practice’ service level targets throughout the organisation;	GM
5.2.1.1	Review the SMC Strategic Plan, with a desktop review every two years and with a full community consultation/engagement process every four years.	GM

5.3	FINANCES	ORGANISATION
	<i>What we are aiming to achieve:</i>	
5.3.1	Community’s finances will be managed responsibly to enhance the wellbeing of residents	
5.3.2	Council will maintain Community wealth to ensure that the wealth enjoyed by today’s generation may also be enjoyed by tomorrow’s generation	
5.3.3	Council’s financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses	
	Key actions to achieve our aims:	Responsible Business Unit(s)
5.3.1.1	Implement the Financial Management Strategy, incorporating the long-term Financial Management Plan, to ensure sustainable and accountable financial management.	GM
5.3.1.2	Maintain support for the Audit Panel to ensure it continues to operate in compliance with statutory requirements, providing oversight and governance assurance.	GM
5.3.1.3	Council resources are managed efficiently, effectively, and transparently to ensure accountability and the best outcomes for the community.	GM
5.3.2.1	Ensure that all borrowing decisions are aligned with the Southern Midlands Council Financial Management Strategy, supporting prudent financial management and long-term fiscal sustainability.	GM
5.3.3.1	Financial risk management is incorporated into the Council’s Financial Management Strategy to ensure robust planning and mitigation of potential financial exposures.	GM

Plans & Strategies that Support the Strategic Plan

Current agreed plans that support this Strategic Plan include:

- Kempton Streetscape Study
- Pittwater Catchment Strategy
- Lake Dulverton Wildlife Sanctuary Management Plan
- Lake Dulverton Management Strategy
- Lake Dulverton Action Plan
- Blackman River – Catchment Study and discussion paper
- Oatlands Integrated Development Strategy
- Jordan River Catchment Management Plan
- Southern Midlands Bushcare Strategy
- Southern Midlands Arts Strategy
- Southern Midlands Council Climate Adaption Plan
- Campania Structure Plan 2015
- Oatlands Structure Plan 2020
- Performing Residencies in Southern Midlands (PRISM) Project Plan 2025
- Pittwater Catchment integrated vegetation management
- Upper Macquarie Catchment Management Plan
- Little Swanport Catchment Management Plan
- Southern Midlands Planning Scheme 2022
- Southern Midlands Council Financial Strategy and Policies
- Southern Midlands Weed Management Strategy
- Southern Midlands Heritage Strategy
- Imagine Campania Report
- Creative Colebrook Report
- Heritage Highway Tourism Development Plan
- Destination Southern Tasmania - Destination Action Plan
- Economic Infrastructure Development Study – KPMG
- SM Community Infrastructure Plan 2024
- Bagdad Mangalore Structure Plan 2026



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Council Policy
DONATIONS & COMMUNITY SUPPORT POLICY

Approved by: Council
Approved date: January 2024
Review date: January 2026

~~Note This Policy is a consolidation of the following policies:~~

~~–Donations Policy~~

~~–Supporting Community Owned Halls Policy~~

1. PURPOSE

This Policy sets out Council's position in relation to:

1. Requests for financial assistance from not-for-profit registered welfare or community service groups working within the Southern Midlands Municipality;
2. Requests for financial assistance from persons chosen to represent Tasmania/Australia in sporting, social, economic, environmental development and/or related to the wellbeing of the community;
3. Supporting Community Owned Halls; and
4. School Citizenship / Achievement Awards for end of year Assemblies.

2. POLICY

2.1 Assistance for Annual Events

~~2.1.1 Requests for assistance from not for profit organisation, community, or service groups based within the Southern Midlands Municipality will be considered with the maximum donation being \$1,500.00.~~

~~Note: Assistance depends on value for money to the Community and will not be given for projects that would be eligible for consideration within Council's Community Small Grants Program.~~

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~~Request for assistance relating to annual events organised by not-for-profit organisations, community groups, service clubs and associations. Applicants must be based in with the Southern Midlands Council municipal area. The policy applies only to events that meet the definition of a "Place of Assembly". For the purpose of this policy, a Place of Assembly is defined as an event where:~~

- ~~• 1,000 or more persons are expected to be present; and~~
- ~~• Attendance is expected for a duration of two (2) hours or more.~~

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~~Applicants must provide sufficient evidence to demonstrate that the event meets this threshold. The level of assistance provided will be determined by Council based on demonstrated community benefit of the event, with the maximum donation being \$1,500.~~

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A written request for Council assistance must be submitted at the same time as the Place of Assembly application. Request submitted separately or after the Place of Assembly application may not be considered.

2.2 Representation - Individuals (Residents) re Sporting or Recreational Activities

Intrastate representation	\$100.00
Interstate representation	\$200.00
Overseas representation	\$400.00

2.2.1 Assistance will be available upon request by residents of the Southern Midlands Municipality achieving State or National representation. The following criteria must be met:

- Evidence of selection will be required prior to the allocation of funds
- Grants will be provided to individuals only (not teams)



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- Grants will not be provided to those over the age of 18 at the commencement of each calendar year.
- Grants will not be provided to officials (i.e. coaches, managers, judges)

2.3 Supporting Community Owned Halls

2.3.1 This part of the Policy is aimed at supporting the Management Committee(s) of the various community owned Halls through:

- a) The provision of funding to assist with major building upgrade and maintenance;
- b) The provision of funding to subsidise the cost of maintaining Public Liability Insurance Cover for these premises; and
- c) Granting exemptions from Council Rates and Charges.

2.3.2 This funding assistance recognises the importance of these community owned facilities in building social capital and providing a valuable service to the community.

Background

There are currently nine Community Owned Halls in the Southern Midlands local government area. They being:

- ~~1.~~ ~~Baden Hall (future to be confirmed)~~
- ~~2.~~1. Broadmarsh Community Hall
- ~~3.~~2. Jericho Hall
- ~~4.~~3. Levendale Community Hall
- ~~5.~~ ~~Mt Seymour Hall (future to be confirmed)~~
- ~~6.~~4. Parattah Jubilee Hall
- ~~7.~~5. Stonor Hall
- ~~8.~~6. Tunbridge Community Hall
- ~~9.~~7. Tunnack Community Hall
- ~~10.~~8. *St Mary's Community Hall & Cemetery, Kempton (authorised for inclusion 28.09.22)*

The Southern Midlands Council will allocate an amount of \$5,000 per annum for major upgrade/maintenance works to community owned Halls (to be known as the Building Fund). It is intended, unless determined otherwise by the Committee, that this will be allocated as a single amount, inferring that each community owned facility will be entitled to apply for this allocation once every three years. If more than one application is received in any one-year, then the Facilities & Recreation Committee, will at its absolute discretion, determine the successful



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application based evidence provided by the Hall Committees, as well as the scope of previous Building Funds provided under this policy.

The Southern Midlands Council will also allocate an amount per financial year to enable Management Committee(s) to be reimbursed 50% of the cost of maintaining Public Liability Cover (i.e. cost of the premium) for the premises under its control. This reimbursement amount from Council is capped at \$500.00 per policy.

Whilst there is an indirect cost to Council through loss of potential income, these properties have always been exempted from rates and charges and therefore there is no budget implications.

Process (Building Fund)

2.3.3 Submissions received from Management Committees of Community Owned Halls will be referred to the Facilities & Recreation Committee for consideration, prioritisation (where necessary) and final decision in terms of allocating the funds.

The investment by Council of any funds shall be assessed as being value for money as well as being a valuable contribution to building the Community capacity of the area.

The requesting Hall Committee shall be financially viable prior to Council considering funding the project (evidence to be provided shall be the last financial year's annual statement/or a current bank statement).

Any such allocation by the Facilities & Recreation Committee to Community Owned Hall Committees would not preclude the relevant Hall Committee from applying for the annual Community Small Grants Program via the SMC Community Small Grants Program, to a maximum of \$3,000.

Process (Part Premium Reimbursement - Public Liability Cover)

2.3.4 Council will reimburse 50% of the cost of the insurance premium for Public Liability Cover for the Community owned Hall property. This amount will be reimbursed upon presentation of a copy of the receipt (as evidence of payment) and the Certificate of Currency. The reimbursement does not extend to other types of insurance that may be taken out (e.g. contents).



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2.4 School Citizenship/Achievement Awards for end of year assembly

High Schools to receive \$100.00 per year.

Primary Schools to receive \$60.00 per year.

2.4.1 Donations will be made to each school in the municipal area annually for school citizenship/achievements awards for the end of year assembly.

2.4.2 The following schools are in the Southern Midlands Municipal area:

- Bagdad Primary School
- Campania District School
- Kempton Primary School
- Oatlands District High School

2.4.3 These guidelines should not be considered to be rigid, Council may vary donations at its discretion. Payments are to be processed in October of each year.

2.5 Community Small Grants

The Southern Midlands Council's Community Small Grants program has been established to support projects, developed for the benefit of the residents of the Southern Midlands local government area.

The Community Small Grants provide assistance to community groups to improve safety, undertake minor capital works or purchase equipment.

The total amount to be allocated through the Community Small Grants Program is determined on an annual basis through the Budget process.

The Community Small Grants Guidelines are included as an attachment to this Policy.

2.6 Repayable advances to Community Based Organisations (Terms and Conditions)

In addition to the other support measures detailed in this Policy, Council will consider applications from not-for-profit; community based organisations to provide a repayable advance subject to certain conditions and parameters.



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Approved advances will be provided under the following terms:

1. Repayable Advance (repayable within a one-year period and no interest applied. Indexation not applicable as the advance is to be repaid within a one-year period)
 - o A nominal maximum of \$5,000 for any cash advance will apply, unless there are circumstances (or proposals) that warrant special consideration;
 - o An application for a funding advance is to address the following criteria and will be considered on merit. The following criteria will also be used to determine whether the amount is to be advanced on an interest free basis.

Criteria:

- a) *Demonstrate considerable benefit to the Southern Midlands community;*
- b) *Raise the awareness of or access to a service, program, group or issue or maximize the participation or use of a facility;*
- c) *Address local issues by attempting to meet a community need or gap;*
- d) *Show evidence of community support for the project;*
- e) *Enhance the lifestyle options for residents and visitors in the community;*
- f) *Demonstrate an ability to manage the project through resource allocation including financial resources, effective planning, clear goals and evaluation processes;*
- g) *Is the project reliant on other funds, if so has other funding been approved (evidence of the other funding is required to accompany the application);*
- h) *includes the ability for broad Community access – Land Tenure [in the ownership of the applicant or in other ownership]*
- i) *Funds applied for as a % of the total amount to complete the project [Inc. in kind contribution] i.e. A financial contribution by the applicant/s would be favourably looked upon*
- j) *Demonstrate that a Risk Assessment of the project is deemed within acceptable limits*



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2. Repayable Advance (repayable over more than a one-year period with annual indexation but with no interest)

This will apply if the advance is repayable (or repaid) over a period of more than one year, and Council has determined that no interest will be applied on the outstanding amount based on meeting the required criteria (refer above)

- A nominal maximum of \$5,000 for any cash advance will apply, unless there are circumstances (or proposals) that warrant special consideration;
- The amount outstanding at the conclusion of each twelve months (i.e. from the date of the advance) will be indexed by a percentage equivalent to the rate that Council is receiving on its short-term investments (e.g. 30 day term deposits) at the time that the indexations is to be applied.

3. Repayable Advance (repayable with interest) Note: Indexation does not apply under this option.

- This provision applies in a case where a funding advance is approved but does not satisfy a sufficient number of criteria to receive the amount interest free.
- Interest is to be calculated on the month-end balance. The rate of interest will be equivalent to the rate that Council is receiving on its short-term investments (e.g. 30 day term deposits) at the time that the interest is to be applied.

Applications will be received at any time but generally limited to 2 separate applications being considered each year (unless special consideration is warranted).

3. DOCUMENT ADMINISTRATION

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



1. POLICY AIM

The aim of this policy is to ensure the process for recruitment and selection is based upon the principles of merit, equal employment opportunity and confidentiality.

Council is committed to ensuring recruitment and selection of prospective employees is in accordance with Section 63 of the *Local Government Act 1993* and any other relevant employment legislation, in that:

The General Manager of a Council may:

- *Appoint persons as employees of the Council;*
- *Allocated duties to employees;*
- *Control and direct employees; and*
- *Suspend or dismiss employees*

Effective employee selection and the subsequent management of employees is critical to the success of the Council and the provision of services to the Community. This success depends on Council's ability to identify, attract, retain and develop employees.

Council is committed to an effective and professional method of recruiting and selecting employees that is consistent with its organisational values.

Council aims to attract and appoint skilled and motivated employees who aim to meet agreed objectives and performance improvement goals.

This policy and the associated procedures refer to both permanent as well as permanent part-time positions in all levels of the organisation (excluding the General Manager), both managerial positions as well as casual positions are dealt with under this policy and procedures.

2. POLICY STATEMENT

1. Council will attract, retain and motivate the highest calibre of employees to promote and develop the Council to a leadership position within Local Government.
2. Council will attract employees with competence, technical, customer focused and teamwork skills which support the core values and direction of the Council and who have the aptitude for future development.
3. Recruitment of employees will be merit based.
4. Council will adhere to anti-discrimination guidelines & legislation.
5. Vacant positions will be filled through internal and discretionary external recruiting subject to the suitability of the applicant when measured against the selection criterion.
6. An accurate and up-to-date position description and selection criterion, will be available at the time of advertising a position.



7. To attract and retain skilled employees the Council will endeavour to pay salaries competitive with those paid by other employers in the industry and in applicable markets, in accordance with the relevant Award and National Employment Standards.
8. Permanent or permanent part-time vacancies will be advertised internally for a minimum of 5 working days. Internal advertising will ensure that all Council employees are advised of the vacancy. Employees on leave will be notified at the same time as other employees, to ensure that everyone has the opportunity to apply.
9. For temporary positions, consideration will be given to enhancing the experience and career advancement of existing Council staff.
10. For casual positions consideration of applicants from the "Casual Employment Register" within the Information Management System shall be undertaken.
 - When drawing on the Casual Employment Register, Managers shall ensure that the availability of the Register is regularly (eg annually) advertised to transparently provide opportunities to access employment opportunities. The advertisement could advise that applicants will only be considered if they are on the Casual Employment Register.
11. Casual positions may be filled by either the Casual Employment Register, or by using a labour hire firm. If the Casual Register is used then it should be regularly advertised and consideration must be given to fairly allocating work amongst those registered.
12. Council will consider relocation expenses for new employees.
13. Confidentiality is maintained throughout the recruitment process.
14. Communication with applicants will be prompt and informative.

3. RECRUITMENT PROCEDURES

Staff must follow these detailed procedures to save Council the uncertainty about the terms and conditions of employment of employees. This may then avoid unnecessary inflexibilities in the workforce and expensive litigation.

3.1 Vacancy/Position Occurs

When a vacant position exists within the organisation the Department Manager is responsible for the fulfilment of the position in a timely fashion and in accordance with this policy and procedures and in consultation with the General Manager and the Human Resources Manager.

For a Department Manager position, the General Manager is responsible for the fulfilment of the position. The General Manager shall be responsible in regard to the membership of the interview/selection panel for Managerial positions.

In respect of other positions, the Department Manager is required to assess the position that has become available and in doing so needs to resolve the following issues:-



1. How will the position contribute to Council's efforts to meet its business goals?
2. What particular skills, abilities and attitudes will be required to deliver that contribution?
3. How do we find the person who will most effectively fit the role?
4. Is the position within approved labour strength numbers for the establishment/program?
5. How can the position be improved to be more effective for customers and the organisation?
6. Could other positions assume some or all of the tasks performed?
7. Has the position been budgeted for during this financial year?
8. How will the position be funded?
9. Has there been a high turnover in this position or program. If so why?
10. What can be learnt from the previous employee's performance regarding the effectiveness of the position?
11. What would be the consequences of not filling this position?
12. Could/has technology affected this position/role?
13. Is there a current position description and selection criterion for the vacancy?
14. Who has the authority for recruitment of this position?

3.2 Job Needs Analysis

To assist in finding the best candidate for the position a Job Needs Analysis may be undertaken to identify the essential preferred job requirements. In completing these requirements, Managers must be mindful of the relevant anti-discrimination legislation. This will assist in the review of the relevant position description.

3.3 Position Description Analysis & Evaluation

1. An appropriate position/job description shall be written or re-appraised for all positions and approved by the General Manager before vacancies of any positions are advertised.
2. The position description must accurately reflect the tasks being undertaken as well as the potential future occupational changes to the role and must include the following:-
 - a. Position Description ID.
 - b. Position Title
 - c. Enterprise Agreement Stream
 - d. Enterprise Agreement Level
 - e. Enterprise Agreement Grade
 - f. Department Name



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RECRUITMENT POLICY & PROCEDURE

Approved by: Council
 Approved date: ~~26th April 2023~~ April 2026
 Review date: ~~April 2025~~ April 2030

- g. Location
- h. Position Objectives
- i. Key responsibility Areas
- j. Organisational Relationships
- k. Accountability & Extend of Authority
- l. Judgement & Decision Making
- m. Specialist Skills & Knowledge
- n. Management Skills
- o. Interpersonal Skills
- p. Qualifications & Experience
- q. Performance Standards
- r. Multiskilling Requirements

3. Points to consider when evaluating or developing a position description:-

Does the position description describe:-

- a. the overall purpose or function of the position - the what, how and why it is done?
- b. the organisational structure?
- c. employee responsibility and authority?
- d. source and destination of the work?

Is this position description as factual and concise as possible?

- a. can it be easily understood?
- b. is job terminology standardised for uniformity and clarity?
- c. does it avoid making two statements where one more carefully worded statement would cover the subject?
- d. are job responsibilities consolidated wherever possible?
- e. have unnecessary words been eliminated?
- f. is the language clear enough to eliminate any confusion about the job function?
- g. is there any trivial information that can be eliminated?

Does this position description provide an accurate picture of the position?

- a. would the responsibilities and associated values of the position be better understood if the responsibilities and duties were listed in order of performance or in order of importance?
- b. are there unusual features of the job eg. remoteness, physical requirements?



Approved by:

Council

Approved date:

~~26th April 2023~~ April 2026

Review date:

~~April 2025~~ April 2030

Is this position description well organised?

- a. is every responsibility included in the priority order?
- b. do the responsibilities listed provide a step by step breakdown of the position?
- c. does each statement relate to an end result or clear objective that must be accomplished?

Does the position description describe the Council's hierarchy?

- a. what is the general supervisory order in the program/Department?
- b. who is the employee's immediate supervisor?
- c. does the immediate supervisor have responsibility for appraising performance?

Can this position description serve as a guide in recruitment, training and promoting?

- a. will the unfamiliar reader understand the scope of the position?
- b. if there are minimum requisites in areas are they stated?
 - formal education
 - on the job experience
 - training
 - skills

Can this position description serve as a position evaluation tool?

- a. are there standards for matching people and the position for;
 - recruitment purposes
 - performance review purposes
 - salary analysis purposes
- b. is there a basis for wage and salary comparison?

4. Position descriptions shall be periodically reviewed in consultation with the affected existing officer and this process may form part of the "Development Review Process".

5. The following statement shall be included in every position description

"Note: As part of any recruitment for this position, Council may require the applicant to undertake a Vocation Assessment (for operational positions) prior to interview. Council will require the applicant to undertake a Criminal Records Check, , Physical fitness/medical test (fit for position medical), ~~and may require~~ a Working with Children Check, drug or alcohol test, relevant skill test, machine competency test prior to appointment. It is a condition of employment with SMC that all applicants agree to this requirement before appointment."

and may require a



3.4 Advertising

The purpose of these procedural guidelines is to ensure that, in any external advertising, there is a consistency of format and information content. The aim of advertising is to send the recruitment message, that a vacancy exists, to the attention of as many of the most suitable and appropriate target audience as possible and motivate and persuade them to apply for the position. It is also an opportunity for Council to create a specific corporate image.

The advertisement is also subject to anti-discrimination legislation therefore the wording and descriptions should be gender neutral and non-discriminatory.

The advertisement is a public statement and constitutes an invitation to interested parties to apply for the position. The advertisement will have an outline of the requirements of the position. This will become one of the fundamental terms of the employment contract and it cannot be changed after the employment contract has been formed.

1. Prior to placing the recruitment advertisement, the General Manager must have received the reviewed position description and selection criterion for the position.
2. The General Manager must check the advertisement in relation to the accuracy of all aspects of the terms and conditions of the position.
3. Positions may be advertised internally, externally or simultaneously whichever is considered appropriate by the General Manager in consultation with the Department Manager.
4. The extent and coverage of the advertising must be authorised by the General Manager.
5. A minimum of 10 days shall be provided for the submission of applications from the date of the first advertisement.
6. The position description and related information must be available on the Council website on the day that the advertisement appears in the newspaper.
7. All terminology used should be gender neutral.
8. Advertisement should state that all applications be addressed to the General Manager

3.5 Receipt of Applications

Applications received are to be kept totally confidential and as soon as received they are to be directed to the Information Management Officer for recording in the Information Management System.

1. The position advertisement will clearly state how applications are to be lodged with the organisation. The preferred option is by electronic mail addressed to mail@southernmidlands.tas.gov.au for the General Manager.
2. Applications will be entered on the Information Management System (as per guidelines).



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RECRUITMENT POLICY & PROCEDURE

Approved by: Council
Approved date: ~~26th April 2023~~ April 2026
Review date: ~~April 2025~~ April 2030

3. Applications will be placed on the relevant file.
4. Applications will be directed to the Human Resources Manager for acknowledgment of receipt.
5. At the closing date for receipt of applications, the applicants will be sorted alphabetically by the Human Resources Manager for the pre-interview discussions with the Selection Panel, where the shortlisting of candidates is undertaken.
6. The applications are copied for the interview panel and marked “Confidential”.



Council Policy **SELECTION POLICY & PROCEDURES**

Approved by: Council
Approved date: ~~24th April 2023~~ April 2026
Review date: ~~April 2025~~ April 2030

1. POLICY AIM

The Southern Midlands Councils aim is to select an applicant from within or outside the organisation that can fill the position. Individuals will be thoroughly screened against carefully developed position specifications.

Equal Employment Opportunity and Anti-Discrimination guidelines and legislation will be adhered to at all times. The selection process should provide as much reliable and valid information as possible about the applicant in order that their qualifications may be carefully matched with person specifications and Councils objectives.

This policy and procedures refers to both permanent and permanent part-time positions in all levels of the organisation (excluding the General Manager), managerial positions are dealt with as per these procedures, as are casual positions.

2. POLICY STATEMENT

1. Selection of employees will be merit based.
2. Council will adhere to anti-discrimination guidelines and legislation.
3. The selection panel will consist of people who are competent to select the best person for the position.
4. All applicants for positions will be assessed on the basis of a common set of selection criterion and questions. The selection criterion will be derived from the position description.
5. Applicants who are interviewed will be assessed in writing against the selection criterion and written notes will be kept on a confidential application file.
6. All applicants interviewed will be graded in relation to selection criterion using an agreed technique.
7. Reference checks will be conducted by the interview panel against the selection criterion and in accordance with best practice.
8. The final selection of the person to fill the position rests with the General Manager and Department Manager in that particular program, subject to the applicant/applicants being assessed as medically capable of performing the duties of the position without danger to themselves or other persons.
9. The interview panel will be available to counsel any internal applicants who are unsuccessful in being selected and who request to discuss their non-selection.
10. Confidentiality will be maintained through the selection process.
11. The selection process is managed in a timely manner.



3. SELECTION GUIDELINES

3.1 Selection Criterion

The selection criterion for each position allows each application to see how they will be assessed, and provides the interview panel with a clear outline of the requirements for good performance in the position. The selection criterion will facilitate a systematic approach to selecting the best applicant for the position.

1. The selection criterion should be derived from the position description.

They should identify:-

- Essential and desirable experience/qualifications
 - Personal abilities
 - Specific capacities in relation to the position
 - Technical skills
 - Competency level of skill
2. The use of selection methods such as the following may be used where deemed relevant to the position and which will produce a valid and reliable result. It should enable applicants to demonstrate technical, planning and monitoring abilities.
 - Vocational Assessments
 - Technical expertise
 - Competence Standards Level - test against these
 3. A list of skills and qualifications which are mandatory, or essential to the job being done properly, and which are desirable but not essential should be specified and selected against.
 4. Prioritise and weight all selection criterion.

3.2 Short listing written applicants

1. Each applicant is to be compared to the written selection criterion.
2. A copy of the applications and selection criterion will be distributed to all panel members, with instructions that only those criterion's are to be used to screen applicants.
3. A short list of no more than 5-10 applicants is used depending on the position.
4. If an applicant's application is below standard it can be rejected.
5. Applicants who were not short listed are advised in writing that they are unsuccessful.
6. Two references from the highest ranking applicant should be checked by telephone call and responses documented.



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4. SELECTION/INTERVIEW PANEL

4.1 The Panel

1. The selection panel will be well balanced.
2. The selection panel will consist of 3 members.
3. The selection panel members will have skills and training in interviewing and selection procedures and EEO principles and practices.
4. The selection panel must not have a pecuniary interest in any of the applicants being interviewed.
5. If a selection panel members has a pecuniary interest it must be declared prior to being appointed to the Panel.

4.2 Panels Tasks

1. The Panel must appoint a responsible member/chairperson for the interview process.
2. Responsible Officer/Chairperson to arrange for interview technique training to any Panel member who may need to update their skills.
3. Design measures to assess applicants against the selection criterion.
4. Short listing of applicants (see above).
5. Panel to check references against selection criterion (as above).
6. Design of questions that are relevant and which will provide reliable and measurable information against the selection criterion.
7. Questions should cover each of the selection criterion's
8. Determine who will ask which questions.
9. Responsible Officer/Chairperson to provide interview details to the Human Resources Manager to forward to Applicants.
10. Responsible Officer/Chairperson to arrange room in an informal design.
11. Responsible Officer/Chairperson to welcome and introduce applicant being interviewed to Panel.
12. Responsible Officer/Chairperson to advise applicant of the format of how the interview will be conducted.
13. The Panel Members are required to make a statement and record it, if there is any pecuniary interest or perceived pecuniary of interest
14. If a pecuniary interest is apparent the Responsible Officer/Chairperson will manage that matter in an appropriate manner, and document it.
15. Undertake the interview.
16. Responsible Officer/Chairperson to conclude and close interview with applicant and advice of notification procedures.
17. Selection Panel determines preferred applicant for the position.
18. Selection report/interview details are completed.



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5. ORGANISING THE INTERVIEW

5.1 Applicants

1. Applicants will be notified that they are required for an interview either by telephone or in writing at least 5 days prior to the interview date (depending upon time constraints).
2. The applicant should be given the following information:-
 - What they need to bring to the interview,
 - The date, time and venue of the interview,
 - The names of members on the Interview Panel and their Positions,
 - The name of the contact person and telephone number if they need to contact someone in relation to the interview,
 - Expected length of interview,
 - Any testing techniques that will be undertaken.
3. Applicant's interview details will be confirmed in writing (depending upon time constraints).

6. INTERVIEW QUESTIONING

1. The Human Resources Manager will provide "Explanatory Notes" to the Panel to guide their candidate enquires during the interview process. The same questions shall be asked of each candidate, although further exploration to seek clarification will be required in many cases.
2. Encourage the applicant to talk, the objective of a Panel Member is to learn as much about the candidate as possible.
3. Use open questions to encourage conversation.
4. Use of behavioural questions or scenarios may be helpful.
5. Questions must be relevant to the position and provide information that can be assessed as relevant, reliable and measurable against the selection criterion.
6. EEO policies and principles must be considered.
7. Questions must not breach any Legislation eg EEO, Anti-Discrimination Act etc.
8. Applicants can be given an opportunity to make a short presentation on their application.
9. Allow sufficient time for answers.

7. SELECTION OF APPLICANT

1. Once the interviews are concluded the Panel is to then evaluate and decide on the most suitable applicant for the position, based on the Panel member's assessment of the applicants against the selection criterion.
2. The Panel must document their recommendation(s).
3. The Panel's decision is referred to the General Manager for final approval or otherwise.

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4. The position Supervisor is required to contact the successful applicant verbally and offer them the position and is also to advise the applicant of the organisations Pre-Employment Medical Policy and any other requirement prior to appointment that will be covered in the Letter of Offer.
5. Applicants will be advised in writing of the offer (see Item 8).
If the successful applicant declines/refuses the offer, then the second choice applicant is advised as above or if there is not a second choice the position is re-advertised.
7. Once the position has been filled unsuccessful interviewed applicants will be contacted by phone and then also advised in writing.
8. Responsible Officer/Chairperson returns File with interview results included to the Information Management Officer for filing and a new Personnel File is created with the successful applicants details transferred to the file.
9. The Department Manager is to be notified of the appointment.

8. LETTER OF OFFER

1. All new employees will be sent two (2) copies of their letter of offer. Attached to this letter will be the position description.
2. No new employee is to commence work unless they have signed and dated the copy of their letter of offer, the position description for the position and returned it to the General Manager within the specified time indicated.
3. It must state the frequency and nature of performance reviews including when and how these will occur and the length of the probation period.
4. It must state that the employee will be expected to vary their duties during the course of the employment as directed by their supervising officer.
5. It must state that the employee is bound by the organisations policies and procedures as part of their employment and that these can be varied from time to time.
6. It must include a section for the new employee to sign and date the letter.
7. It must include the Enterprise Agreement Stream and Level under which the employee will be paid and the salary amount, Superannuation requirements, hours of duty (include any on-call or roster details) will also be included.
8. Given the “Note” in the position description, namely:

may
↓
“**Note**”: As part of any recruitment for this position, Council ~~will~~ require the applicant to undertake a Vocation Assessment (for operational positions) prior to interview. Council will require the applicant to undertake a Criminal Records Check, Physical fitness/medical test (fit for position medical), ~~and may require~~ a Working with Children Check, ~~drug or alcohol test, relevant skill test, machine competency test prior to appointment.~~ It is a condition of employment with SMC that all applicants agree to this requirement before appointment.”

and may require a
9. Name of Supervisor and/or Officer the new employee must meet on arrival.
10. The letter of offer must be signed by the General Manager.
11. Copy of letter to the Supervisor/Department Manager, Paymaster and Personnel File.

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Applicants must undertake an induction on commencement

10. INTERNAL APPLICANTS

The above policy and procedures also includes the selection of applicants from within the organisation.