

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Tuesday 24th February 2026
10.00 a.m.

Tunbridge Hall
99 Main Road, Tunbridge

DRAFT

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD ON TUESDAY 24th FEBRUARY 2026 AT THE TUNBRIDGE HALL, 99 MAIN ROAD, TUNBRIDGE, COMMENCING AT 10.00 A.M.

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

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

1. PRAYERS

Reverend Dennis Cousens recited prayers.

2. ACKNOWLEDGEMENT OF COUNTRY

Mayor E Batt recited Acknowledgement of Country.

3. ATTENDANCE

Mayor E Batt, Deputy Mayor K Dudgeon (*arrived at 10.37 a.m.*), Cllr A E Bisdee OAM, Cllr D Blackwell, Cllr B Campbell, Cllr D Fish and Cllr 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), Mrs L Brown (Senior Planning Officer), Mrs A Burbury (Finance Officer), Mr D Mackey (Council Planning Consultant) and Ms J Crosswell (Executive Assistant).

4. APOLOGIES

Nil.

5. MINUTES

5.1 Ordinary Council Meeting

The Minutes (Open Council Minutes) of the previous meeting of Council held on 28th January 2026, as circulated, are submitted for confirmation.

RECOMMENDATION

THAT the Minutes (Open Council Minutes) of the Council Meeting held 28th January 2026 be confirmed.

DECISION

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

THAT the Minutes (Open Council Minutes) of the Council Meeting held 28th January 2026 be confirmed.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
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

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

- Lake Dulverton and Callington Park Management Committee Meeting Minutes – 16th February 2026
- Campania Recreation Ground Management Committee Minutes – 29th January 2026

RECOMMENDATION

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

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	✓	
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

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

- Lake Dulverton and Callington Park Management Committee Meeting Minutes – 16th February 2026
- Campania Recreation Ground Management Committee Minutes – 29th January 2026

RECOMMENDATION

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

DECISION

Moved by Clr D Fish, seconded by Clr D Blackwell

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	✓	
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)

Quarterly Report for the following Joint Authority, as circulated, is submitted for receipt:

- TasWaste South Quarterly Report - 1 October 2025 to 31 December 2025

RECOMMENDATION

THAT the Quarterly Report for the above Joint Authority be received.

DECISION

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

THAT the Quarterly Report for the above Joint Authority be received.

CARRIED

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

6. NOTIFICATION OF COUNCIL WORKSHOPS

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

One workshop has been held since the last Ordinary Meeting.

A workshop was held on the 11th February 2026 at the Council Chambers, Oatlands commencing at 9.30 a.m.

Attendance: Mayor E Batt, Deputy Mayor K Dudgeon, Clrs A E Bisdee OAM, D Blackwell, B Campbell and D Fish.

Also in Attendance: T Kirkwood, A Benson, D Richardson, D Mackey, G Finn, A Burbury and J Crosswell.

Apologies: Cllr F Miller.

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

1. **Tasmanian Fire Service Properties – Colebrook, Parattah & Tunnack – Transfer of Ownership Proposal(s)**

Subdivision Proposal Plans have been prepared for the three sites – presented to the workshop.

TFS District Officer (John Holloway) attended the workshop to discuss the proposals to transfer ownership of the properties.

TFS seeks to negotiate a payment that ensures that Council is fully reimbursed for the costs associated with land transfer, but not the actual land value of the land.

General discussion at the workshop, noting that a recommendation and formal decision will be considered at the Council Meeting to be held 24th February 2026.

2. **Southern Tasmanian Regional Land Use Strategy (STRLUS) – Review draft Submission**

Consideration of Council's draft submission to the STRLUS - presented by Damian Mackey. This included the comments provided by Jensen Plus in relation to the Bagdad Mangalore area.

Background:

Council has until the end of February to lodge a submission to the Tasmanian Government on the Draft Southern Tasmanian Regional Land Use Strategy (STRLUS).

This will be a statutory document that all planning scheme amendments will have to comply with. It will therefore be crucial in shaping our future residential growth and economic prosperity.

The new STRLUS will replace the first iteration of this instrument, created 15 years ago.

Final submission to be considered at the Council Meeting to be held 24th February 2026.

3. Training Module

Councillors completed the ‘**Understanding Local Government Finances for Councillors**’ training module in a group session.

4. Other Business:

4.1 Special Workshop (Set Date) - General Manager Briefing

It was agreed that this session would be included as part of the normal monthly workshop to be held in March 2026.

The workshop concluded at approximately 12.45 p.m.

RECOMMENDATION

THAT the information be received.

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	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

7. COUNCILLORS – QUESTION TIME

7.1 Questions (On Notice)

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

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

Nil.

7.2 Questions Without Notice

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

It states:

“29. Questions without notice

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

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

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

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

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

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

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

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

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

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

Clr B Campbell – questioned Council’s role in the management of feral/domestic cats that have been dumped.

Clr B Campbell – Property – Barrack Street, Oatlands – fire hazard.

Property to be inspected and appropriate action taken.

Clr B Campbell – sought an update in relation to the Pontville Youth Custodial Facility and the appeal process.

Manager Development & Environmental Services informed Council that the grounds of appeal have now been provided to Council and an initial mediation session is set down for 4 March 2026. The grounds of appeal primarily relate to attenuation distance(s) and the classification

of the Tas Botanics property. Depending on the outcomes of the mediation process, a full hearing will be held sometime in June or July 2026.

Clr A E Bisdee OAM – Watering of trees in current dry conditions.

Manager Infrastructure and Works advised that trees are being watered as resources become available but it is extremely challenging. It was commented that, where possible, residents could be encouraged to assist with watering.

Clr F Miller – Colebrook Main Road / Mudwalls Road – reported damage to guard rail following a recent vehicle accident. The section of rail included directional arrows /reflective material so urgent replacement should occur.

Manager Infrastructure and Works to contact the Department of State Growth accordingly. Through discussions it became apparent that there are two sections of guard rail that have been damaged due to vehicle accidents. Both require repair or replacement.

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.)

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

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

36. Questions by member of the public

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

37. Questions without notice by member of the public

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

38. Questions on notice by member of the public

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

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

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

Whilst not necessarily a question, the following Email communication was received on 19 February from Ms Wendy Wilkinson. As this was received at the time of finalising the Agenda, a formal response has not been provided but comment will be made at the meeting:

“Tree planting needs to be prioritised more in Tunbridge and the local Shire. Green cover is important in towns because it provides health, wellbeing and ecological benefits. It beautifies a town and provides liveability for local residents. Engaging and educating the community on the value of trees (and the natural environment) through tree planting and empowering people and the community to take tangible action against climate change is becoming more critical. Tunbridge needs a tree planting plan for the streets!”

Ms Mary Smythe – Tunbridge resident – raised issues relating to the need for additional street trees to be planted in Tunbridge; and secondly, the need for improved care and maintenance (e.g. weed removal) at the southern junction in the vicinity of the turning cycle.

Manager Infrastructure and Works advised that a number of trees have already been planted and confirmed that additional tree plantings are planned for the forthcoming year, subject to approval through the budget process.

Julia Jabour – Lake Dulverton – Control of Dogs - sought information regarding the extent and type of wildlife that may have been attacked, and whether such data formed the basis for increasing dog control measures at Lake Dulverton.

The question was taken on notice. However, it was indicated that there is no specific data available, and that the changes were made due to the Lake foreshore being classified as part of declared conservation area.

Julia Jabour – Lake Dulverton – Control of Dogs – sought information regarding the level of policing that would be undertaken by Council and/or Parks & Wildlife.

General Manager advised that Council would primarily rely on the installation of signage to encourage compliance, rather than active policing. Parks & Wildlife has extremely limited resources to monitor the location. It was further advised that Council may issue infringement notices under the Dog Control Act 2000 where breaches of Council's Dog Management Control Policy occur.

Julia Jabour – Junior Mayor / Junior Deputy Mayor Policy – Ms Jabour advised that she recently attended an Oatlands District High School Association meeting where the current status of the Policy was queried.

General Manager advised that the draft policy was to be considered for final adoption at the current Council Meeting, after which implementation would proceed.

Mr Paul Worldon – Tunbridge resident – raised issues regarding the change of waste collection day over the Christmas period without notification; drainage issues and the disposal of drain materials; and the sealing of Scott Street in Tunbridge.

General Manager confirmed that where the normal day of collection was Christmas Day, services were rescheduled. It was noted that notification had been advertised in the newspaper, although Mr Worldon indicated he had not received advice.

The remaining matters were taken on notice and will be followed up directly.

Deputy Mayor K Dudgeon entered the meeting at 10.37 a.m.

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

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.

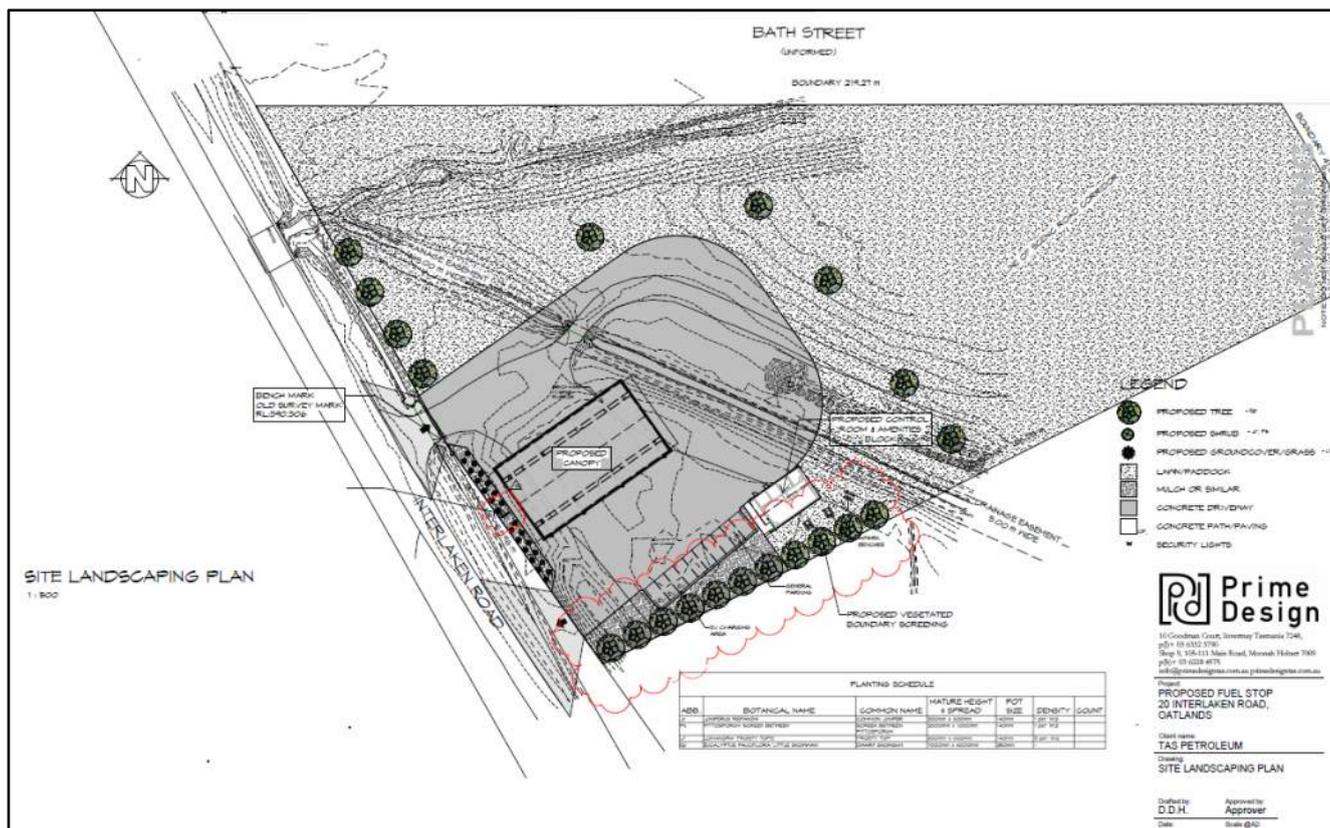


Figure 2: Site plan extract: Supplied 11 February 2026.

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.

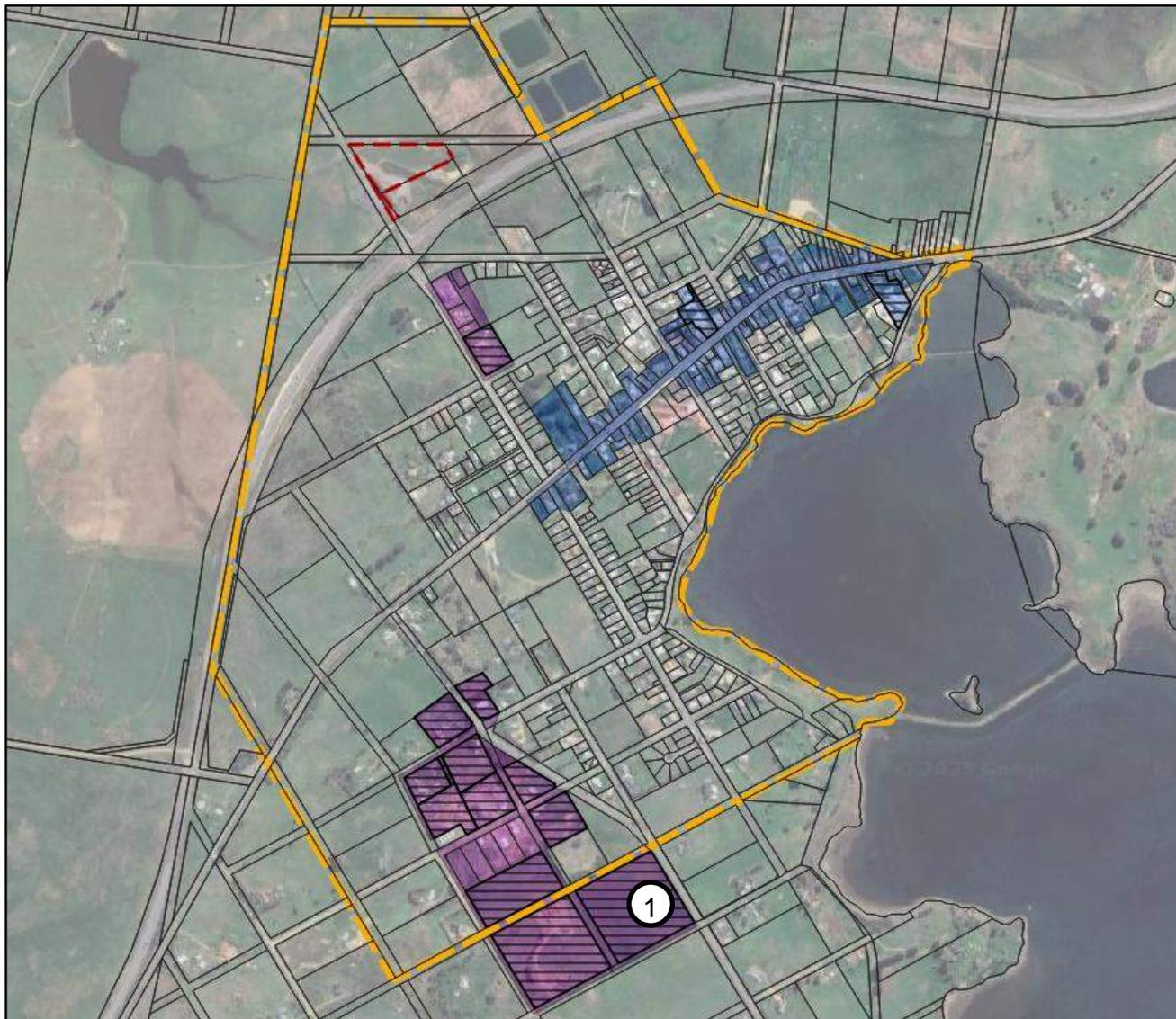


Figure 8. Site (red) relative to the extent of the General Business Zone (blue), Light Industrial Zone (purple) and lots therein, which are greater than 4,500m² (hatched). 'Tunnack Road' (CT 54101/1) is identified as (1). Image design: Land Use Planning and Development Tasmania Pty Ltd. Underlying data 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;	<p>The effects on the environment will be considered through the applicable standards of the Planning Scheme and the STRLUS policies.</p> <p>The applicant has supplied an economic consideration and this is accepted.</p>
(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;	The 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;	<p>The site is neither locally or state listed for historic heritage, nor is the site identified for Aboriginal Heritage.</p> <p>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.</p> <p>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.</p> <p>The amendment provides for an additional use, and allows for additional sign types.</p>

	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'.

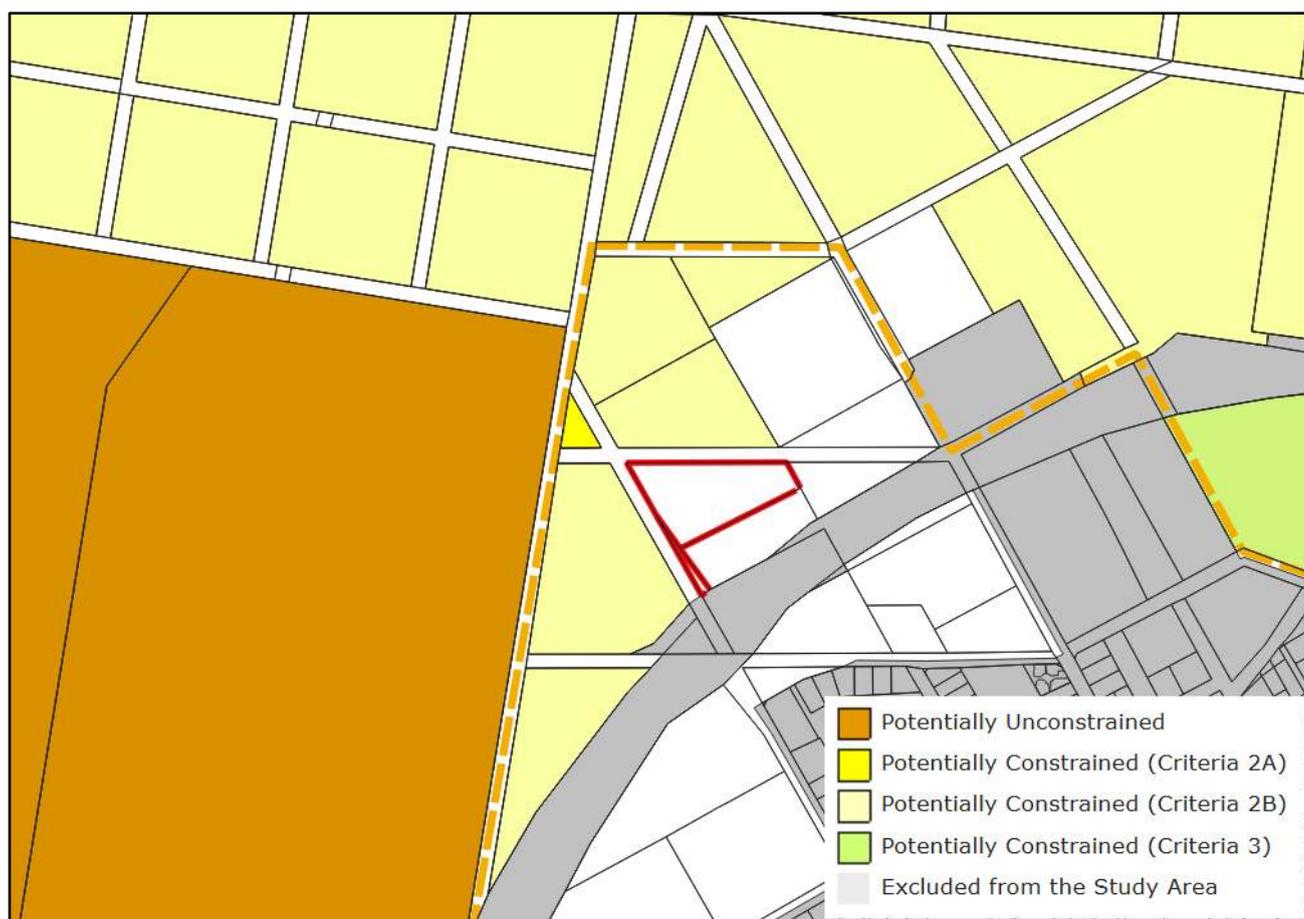


Figure 14. Land Potentially Suitable for Agriculture Zone Layer with site identified (red), relative to the Oatlands Township Boundary (orange). The site was not excluded from the study area, though has not been identified with respect to any suitability. Image design: Land Use Planning and Development 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
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.	Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features	<i>All buildings will be located no closer than 5m from the respective front, side and rear boundaries.</i> <i>The building setback complies with the Acceptable Solution. A condition is recommended to ensure the setback is no less than 5m.</i>
A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of: (a) not less than 200m; or (b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building	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: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features	<i>N/A as the activity is not a sensitive use.</i>

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
A1 A sign must: <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 	P1.1 A sign must: <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; 	<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> <i>The canopy signs also comply with the relevant sign standards, and so meet the Acceptable Solution.</i>

	<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: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.</p>	<p>P1 The number of accesses for each frontage must be minimised, having regard to: (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>	<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> <ul 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> <ul 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 complied 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: (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><i>(a) A Stormwater Management Plan (SMP) and Erosion Management Plan would be prepared and submitted to Council prior to construction commencing.</i></p> <p><i>(b) The site contains no vegetation.</i></p> <p><i>(c) No streams are contained within the site and accordingly no impact upon any streambeds would result.</i></p> <p><i>(d) No streams are present on the property.</i></p> <p><i>(e) 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><i>(f) N/A</i></p> <p><i>(g) No wetlands are on the site.</i></p> <p><i>(h) 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><i>(j) As per above</i></p> <p><i>(k) The site is not near the coast.</i></p> <p><i>(l) 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> <ul style="list-style-type: none"><i>(i) Construction of hardstand area over the existing artificial drainage course</i><i>(ii) Demolish existing DN600 culvert under the vehicular crossing within this open drain</i><i>(iii) Construct a twin DN600 culvert extending the full length of the hardstand area</i><i>(iv) Twin culvert proposed in order to improve the unobstructed capacity of the existing drain.</i><i>(v) Construct a high-level overflow drain to ensure flows above capacity of new culvert can safely by-pass the</i>
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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> <ul style="list-style-type: none"> (a) Early period dwellings and agricultural buildings; (b) Hedgerows; (c) Pioneer avenue tree plantings and other exotic tree plantings associated with the midland highway; (d) Former roads and formed tracks between Launceston and Hobart dating back to the early 19th century; (e) Natural woodland, stone formations, and native grasslands; (f) Early 19th settlement patterns and evidence of early land grants; and (g) Remnant vegetation and native fauna habitat. 	<ul style="list-style-type: none"> (a) To minimise native vegetation clearance adjacent to the road by setting works and development back from the road. (b) To reduce visibility of works and development through vegetation screening and natural topography. (c) To minimise removal, clearance or modification of hedgerows, avenue plantings and other exotic plantings. (d) To maintain and continue the tradition of planting avenues of trees and related exotic plantings. (e) To encourage (and implement) a long term strategy for the ongoing replacement of avenue trees and related highway plantings. (f) To avoid signage that is unnecessary, excessive in size or otherwise unreasonably interferes with the landscape character in which they are located.

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	<p>P1</p> <p>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:</p> <ul 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. <p>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:</p> <ul 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; 	<p><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></p> <p><i>The fuel tanks will have a combined capacity of 223,200L.</i></p> <p><i>In addition, a Bushfire Emergency Plan (BEMP) endorsed by TFS must be in place prior to the storage of hazardous materials.</i></p> <p><i>The BEMP must be updated annually and supplied to TFS.</i></p> <p><i>A Bushfire Hazard report compiled by Scott Livingston an accredited person was submitted in support of the application.</i></p> <p><i>The report provides the necessary BAL</i></p>

	<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>assessment and Bushfire Hazard Management Plan (BHMP).</p> <p>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.</p> <p>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.</p> <p>The proposal complies with the Acceptable Solution at A1.</p>
<p>A2 An emergency management strategy (hazardous use) endorsed by the TFS or accredited person.</p>	<p>P2 No Performance Criteria</p>	<p>An Emergency Strategy for the proposal has been endorsed by TFS (dated 28/04/2025).</p> <p>The proposal complies with the Acceptable Solution at A2.</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>An Emergency Strategy for the proposal has been endorsed by TFS (dated 28/04/2025).</p> <p>The proposal complies with the Acceptable Solution at A3</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.

12.4 Planning (Other)

12.4.1 Amendment Public Open Space (POS) Policy

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

Date: 3 FEBRUARY 2026

Attachment(s):

1. *Supreme Court of Tasmania - Dourias MGH Pty Ltd v Clarence City Council (2025)*
2. *Current POS Policy (with tracked changes)*

Issue

The *Local Government (Building and Miscellaneous Provisions) Act 1993* (the Act) provides for Council to require land for Public Open Space or a payment instead of increasing public open space.

Council's current Policy at Part 5.1 states that POS contributions are to be charged as 5% of unimproved value on any land, not including the balance lot on any land that may have increase demand for public open space.

Background

As stated above, Council adopted its current Policy in October 2024.

Issue of POS contributions was raised in recent Supreme Court case *Dourias MGH Pty Ltd v Clarence City Council (2025) TASFC10*.

Full Court decision handed down 22nd December 2025 has provided clarification on how POS contributions are to be calculated.

<https://www.austlii.edu.au/cgi-bin/viewdoc/au/cases/tas/TASFC/2025/10.html>

The 2025 Dourias decision has determined that:

- Requirement for payment of POS contribution should be incorporated into planning conditions, however pursuant to 117 Local government (Building & Miscellaneous Provisions) Act 1993, the obligation for payment does not cease if not included via condition.
- The time of lodgment of Final Plan has been determined as the date the Final Plan is created by the Recorder of Titles pursuant to s94 LGBMP, not when the sealed plan is lodged with council for assessment.
- The land is to be valued as if the subdivision is completed and ready for sale as individual lots (i.e. 'on and after subdivision basis' [Brett J]).
- This further builds on the "improved value" requirement from the original Dourias appeal by identifying that lots must be valued individually.
- The whole of land is to be included in the assessment (including balance lots, as prescribed by the wording in s117(2)).

Discussion

In light of the above it is recommended that Council amend its policy, specifically Part 5.1 as per the following:

Council will require a Public open Space contribution by way of either:

- (a) A maximum of five percent of the subdivision land area that could result in an increase in demand for public open space allocated as Public open Space and transferred to Council's ownership; or
- (b) A cash in lieu contribution or either cash in lieu for land, equal to five percent of the ~~unimproved~~ improved value of the land ~~not~~ including the balance lot that is calculated in accordance with s117(2) of the Act.

Human Resources and Financial Implications

The assessment and application of the Policy will require both officer time and other operational resources.

A calculation that includes improved value and balance lot will result in additional revenue for Council. This will benefit public open space acquisition and/or improvements in accordance with s117(5) of the Act.

Policy Implications

None. Minor amendment to existing Council Policy.

RECOMMENDATION

THAT Council:

1. **Receive and note the report; and**
2. **Part 5.1(b) is amended accordingly**

DECISION

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

THAT Council:

1. **Receive and note the report; and**
2. **Part 5.1(b) is amended accordingly**

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	✓	

12.4.2 Council Submission: Draft Southern Tasmanian Regional Land Use Strategy

Author: COUNCIL PLANNING CONSULTANT (DAMIAN MACKEY)

Date: 17 FEBRUARY 2026

Attachment(s):

1. *Proposed Council Submission.*
2. *Jenson Plus comments re: The Bagdad Mangalore Structure Plan*

Link:

Draft Southern Tasmanian Regional Land Use Strategy:
<https://shapingtasmania.com.au/southern-region>

PURPOSE

The purpose of this report is consider and endorse a submission to the Draft Southern Tasmania Regional Land Use Strategy (STRLUS).

BACKGROUND

The Southern Tasmania Regional Land Use Strategy (STRLUS) is intended to be a medium-term plan to facilitate and manage change, growth, and development, whilst protecting natural values and managing risks, within Southern Tasmania to 2046.

Section 5A of the *Land Use Planning and Approvals Act 1993* provides for the making of Regional Land Use Strategies. All planning scheme amendments are required to align with these strategies

Since the preparation of the first STRLUS in 2010, the Southern Tasmanian region has experienced significant population growth and new economic & social conditions are driving change. Most significantly, the Housing Crisis has deepened.

There have also been changes to the Tasmanian planning framework including the introduction of the state-wide Tasmanian Planning Scheme and, recently, the declaration of a suite of Tasmanian Planning Policies (which come into effect in July 2026.)

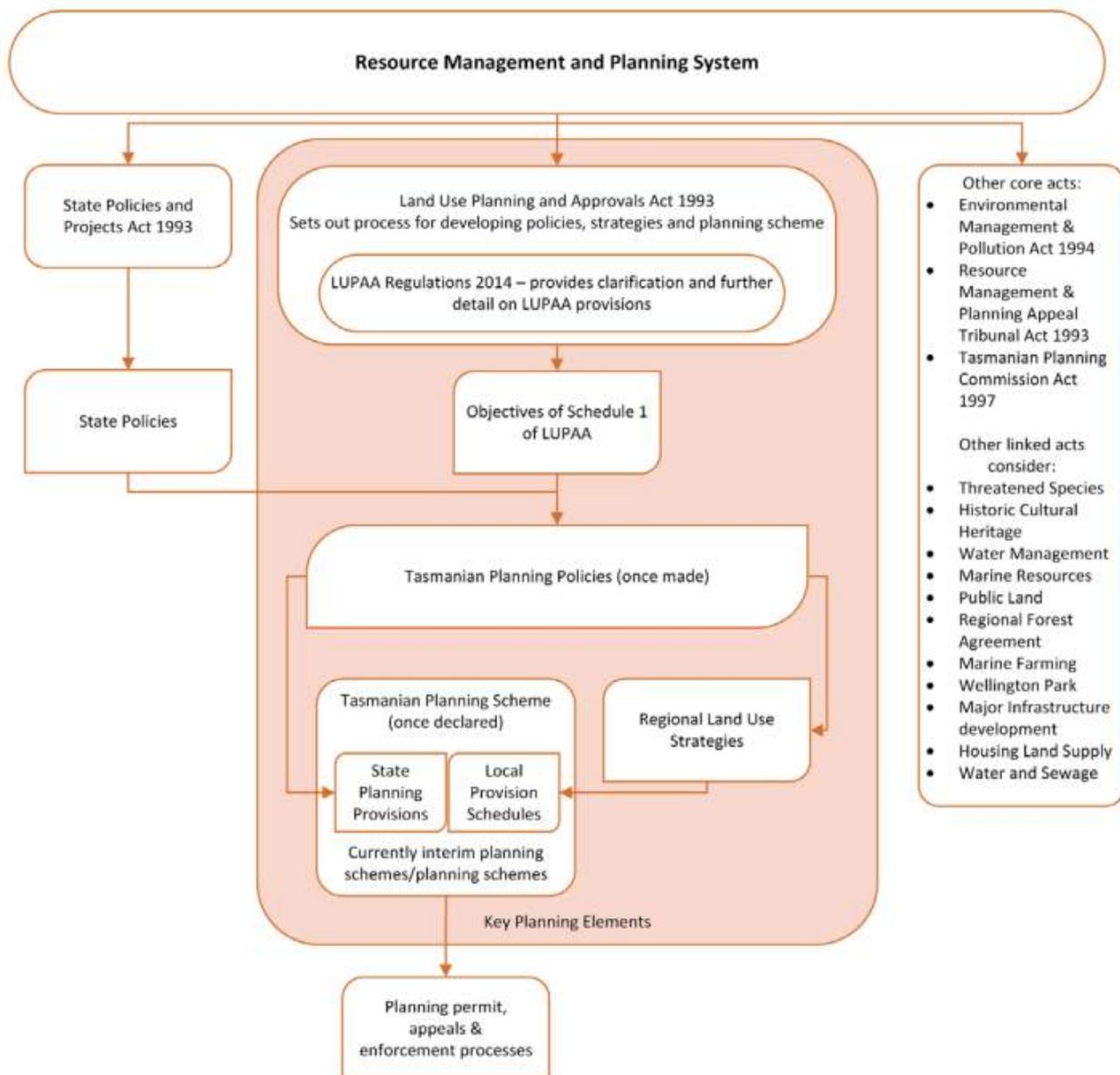
In the context of these changes, the Tasmanian Government and the 12 Southern Councils committed to conduct a comprehensive review of the 2010 STRLUS. In February 2023, a Steering Committee was established consisting of State Planning Office representatives and several Mayors and General Managers of southern Councils. In August 2023, a Regional Planning Coordinator was appointed. This position was responsible for working with the Southern Councils, the State Planning Office, infrastructure providers and State Agencies to coordinate the development of an updated STRLUS.

In early 2025 the Steering Committee was disbanded and the Regional Planning Coordinator role ceased. The State Government, through the State Planning Office, assumed full control.

In November 2025 a draft was released for comment with a deadline of the 22nd of February. Councils have been allowed an extension of time to February 27 to enable submissions to be go through February Council meetings.

REGIONAL LAND USE STRATEGIES WITHIN THE PLANNING SYSTEM

Each of the three regions in Tasmania has a Regional Land Use Strategy, all originally developed around 2010-2011. They play a key role in Tasmania’s planning system, the ‘Resource Management and Planning System’:



All three regions are now embarking on projects to review their existing Regional Land Use Strategies.

The initial intention was that they would be reviewed every five years. However it has now been 15 years since the original strategies were made and the current review process is therefore considered long overdue.

The southern region is somewhat ahead of the north and northwest regions in the review process.

COUNCIL SUBMISSION

Attached is the proposed Council submission for consideration and endorsement.

Some of the issues of concern were submitted by Council into the STRLUS drafting process during 2024 and remain unaddressed. These have been added to following consideration of the Draft STRLUS in an officer-level workshop and then through an elected member workshop. In addition, the planning consultants appointed by Council to develop the Structure Plan for the Bagdad-Mangalore area have provided comments which have been integrated into the attached proposed submission.

In summary, the Draft STRLUS raises significant concerns. These are especially acute for rural councils as the document is biased towards growth in Greater Hobart and misunderstands the role rural communities play in contributing to the economic prosperity of all Tasmanians.

Key points are:

1. No Acknowledgment of the Housing Crisis.

The Draft STRLUS is silent in regard to the Housing Crisis, which is the worst it has been in a century and would appear to be the most important issue to most members of the community. The existence of the Housing Crisis is also not acknowledged in the new Tasmanian Planning Policies, which is equally startling.

The ‘business as usual’ approach to our housing supply system embedded within the Draft STRLUS is a major flaw.

2. No Mention of Tasmania's Housing Target Under the National Housing Accord.

Australia has set a nominal housing target under the National Housing Accord. Whilst this may be aspirational, it is important to acknowledge this target if we are to address the Housing Crisis. Tasmania is currently achieving only 51% of its share of the target and the Draft STRLUS should, at the very least, name it as a goal.

3 A Passive Acceptance of Demographic Projections and a Lack of Aspirational Planning

Population and demographic projections claim that, over the next 25 years:

- Tasmania’s population growth will slow down.
- Tasmania’s population will age significantly .

Instead of passively accepting thus future, we should take the demographers’ projections as a call to action.

Strategic land use planning does not have to be passive and reactive. It can be – and should be – proactive and aspirational. Tasmania can choose to aim to change the future from what it would otherwise be.

4 Confusing Past Supply with Past Demand

A critical flaw in the Draft STRLUS is in adopting past housing growth as a proxy for demand - when the region has under-supplied housing for decades.

5 Maintaining an Unrealistic View of the Residential Land Supply Industry

Land developers do not line up to subdivide on time and in sequence in an orderly fashion, and market forces act to set prices. Our strategic planning system has to account for these realities.

6 Ignoring Future Climate Change Driven Immigration

The Draft STRLUS does not acknowledge that climate change-induced immigration to Tasmania will accelerate over coming decades. This additional increase in future demand will exacerbate the Housing Crisis if we do not act to increase supply now.

7 A Flawed Concept of Settlement Growth Boundaries.

The Settlement Growth Boundary (SGB) concept within the STRLUS is mis-construed and is not fit for purpose. It is short-sighted, focussing only on the next land to be rezoned for residential use.

8 Unnecessarily Micro-Managing Rural Communities and Regional Towns

The Draft STRLUS endeavours to direct local-level outcomes for matters that have no regional strategic planning implications, thereby unreasonably restricting growth and economic development initiatives. It presumes to know everything at the local level, both current and future. This will hamper revitalisation efforts by local communities and their Councils, and limit future economic prosperity.

9 Absence of Aspirational Social-Economic Planning

The Draft STRLUS is focussed on the status quo and is purged of practical aspirational thinking.

10 Incorrect Definition of the Aboriginal Community.

The Draft STRLUS states that the only members of the Tasmanian Aboriginal community are those descend from members of the Northeast Nation and that no others survived European colonisation. This statement is not supported.

NEXT STEPS

Following the close of submissions, the State Planning Office and the Minister for Planning will assess the submissions and determine if changes are warranted. The advice of the Tasmanian Planning Commission (TPC) will then be sought. The TPC may choose to hold public hearings to which those who made submissions would be invited. It will then provide advice back to the Minister / State Planning Office regarding any changes it may consider appropriate. Finally, the Minister will determined and approve the final form of the STRLUS. This might be towards the end of 2026.

FINANCIAL

There are no direct funding implications beyond Council officer involvement in representing Council at any TPC public hearings.

Broader financial impacts on Council and the community are likely to arise from the Draft STRLUS's bias towards growth within Greater Hobart and unnecessary restrictions on rural communities.

RECOMMENDATION

THAT: Council endorse and submit the enclosed submission to the Draft Southern Tasmania Regional Land Use Strategy (STRLUS).

DECISION

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

THAT: Council endorse and submit the enclosed submission to the Draft Southern Tasmania Regional Land Use Strategy (STRLUS).

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	✓	

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

DECISION

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

THAT Council break for morning tea at 11.32 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 11.54 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

Author: MANAGER INFRASTRUCTURE & WORKS (DAVID RICHARDSON)

Date: 19 FEBRUARY 2026

Attachment(s)

Traffic Counter Report for Black Gate Road

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

Roads Program

1. **Maintenance Grading:** Ongoing maintenance grading works will continue throughout the municipality.
2. **Pothole Repairs:** Both sealed and unsealed roads are being addressed for pothole repairs as resources permit.
3. **Culvert Cleaning & Drainage Works:** Drainage and culvert cleaning activities are underway in various locations. These works will continue as weather conditions allow.
4. **Annual Resealing** programme has commenced.
5. **Roads** Gravel re-sheeting works will continue where required.
6. **Roadside slashing** programme has been completed.

Current Capital Works

1. **Mood food to Kempton Walkway** has commenced construction and will continue.
2. **Campania Football Club Change Rooms are underway.** Works are progressing well. Works on a retaining wall around the oval and stormwater works have commenced.
3. **Church Street Oatlands.** Kerb and gutter including driveway, and footpath crossover works have been completed.

Parks and Reserves

1. **Recreation Grounds, Parks & Playgrounds:** Regular maintenance continues on recreation grounds, parks, and playgrounds as required.
2. **Scheduled Playground Inspections:** Inspections are being carried out to ensure compliance with safety and quality standards.

Bridge Works

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

Building Services Unit

1. **Council Building Maintenance:** Ongoing maintenance works have been carried out on various council buildings and will continue.

2. **Construction of Campania Football Club Change Room Additions:** Construction work has advanced, plumbing and electrical works are almost completed.
3. **Ceiling Repair at Roche Hall:** Repair works are in progress and will continue as resources allow

Planned Works

1. **Road Maintenance:**
 - Drainage and pavement repairs on various roads.
 - Edge break repairs across various roads.
2. **Bridge Maintenance:** Ongoing and planned bridge maintenance repairs.
3. **Kempton-Mood Food Pathway:** Construction works will continue.
4. **Building Maintenance:** Continued maintenance on various council buildings.

Previous Question Raised by Councillor Campbell regarding sight distance issue at Tunnack Main Road and Black Gate Road intersection.

Councillor Campbell requested that a traffic count be completed for Black Gate Road to determine the average daily vehicular movements.

The counter was placed for a 2 week period with the following results.

Total number of vehicles travelling on Black Gate Road (near Tunnack Road) 8.30am Tuesday 3 February 2026 to 9.00am Tuesday, 17 February 2026 was 1350.

- **The average number vehicles travelling on Black Gate Road is 96 per day x 7 = 672 average per week.**

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Deputy Mayor K Dudgeon – Woodsdale Back Road – Poplar Trees – sought update.

Manager Infrastructure & Works confirmed that he has spoken to the landowners and the removal works are planned within the next month.

Deputy Mayor K Dudgeon – Junction of Midland Highway and East Bagdad Road, Bagdad – overgrown hedge impacting sight distance.

Manager Infrastructure & Works confirmed that the Department of State Growth is aware of the issue and will be taking appropriate action, including suggesting total removal to the property owner (and replanting).

Deputy Mayor K Dudgeon – Nala Road (vicinity of Cornish's property) – steep decline opposite section where there are a number of trees- can guard rail be installed?

Manager Infrastructure & Works to inspect. May require budget allocation depending on extent of works.

Clr B Campbell – Tunnack Main Road / Blackgate Road intersection - sight distance issue – discussed traffic statistics.

Manager Infrastructure & Works advised that he has negotiated an arrangement with the Department of State Growth to undertake limited works to address the concerns.

Clr B Campbell – Rhyndaston Road – is there a plan to seal the sections from Stonor Road heading south?

Manager Infrastructure & Works advised any works would be dependent on Council allocating a budget to undertake the works, taking into account other potential priorities.

Clr B Campbell – Richmond Street, Colebrook – upgrade of footpath extending from the Shop through to the Hall – will this be considered as part of the forthcoming budget?

Manager Infrastructure & Works to inspect, and if necessary, a costs will be calculated and incorporated in the Budget.

Clr F Miller – Colebrook Main Rad / Mudwalls Road – ‘pull-off’ areas – need for upgrade (or sealing)?

Manager Infrastructure & Works to refer to the Department of State Growth.

Mayor E Batt – Midland Highway / Stanley Street Junction (middle intersection to Oatlands) – are there any plans to improve or enhance the appearance of that entrance?

General Manager commend that the open section of drain had recently been piped and area which has improved part of that location. No other plans have been considered. To be inspected and options provided.

RECOMMENDATION

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

DECISION

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

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

Author: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

Date: 24 FEBRUARY 2026

ISSUE

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

DETAIL

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

- This month's Artist(s) in Residence are Mike Oates & Glenda Underhill. They are Musicians, Writers and Storytellers. They have been working together for more than 20 years, each bringing individual skills to the creative process of weaving together words and music. They plan on holding a public performance or two on the 27th &/or 28th of February.
- Progressing Roche Hall, Oatlands Town Hall and Eddington Cottage conservation management plans.
- Support with the heritage tourism event in Broadmarsh "Heartlands Way through Broadmarsh" that is a joint project between the HHRTA & Broadmarsh Hall committee.
- Providing research for Lewis Hill memorial plaque, Bagdad
- Background research for Tunbridge Hall
- Continued input into the Oatlands Town Square project.
- Documentation provided to the Regulator of the Burial and cremation Act 2019 relating to potential re-delineation of the Baptist Cemetery in Erskine Street Kempton.
- Further review of the Local Heritage Precinct provisions in the Southern Midlands Local Provisions Schedule.
- Finalised Melton Mowbray Park panels – currently in production.
- Timeframes for Jericho Avenue of Honour is on track for installation pre-ANZAC Day.

RECOMMENDATION

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

DECISION

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

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	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

5.2 Natural

Strategic Plan Reference – page 23/24

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

15.2.1 NRM Unit – General Report

Author: NRM UNIT MANAGER (MARIA WEEDING)

Date: 17 FEBRUARY 2026

DETAIL

- Lake Dulverton – TasWater works to upgrade the switchboard at the sewer pump station near the toilet block on the foreshore is planned for early 2026. Southern Midlands Council will be involved in regard to some minor power supply works at the toilet block. Maria has received a permit from Aboriginal Heritage Tasmania for the works to proceed, and has now lodged a Reserve Activity Assessment (RAA) document with Parks and Wildlife. A Parks approved RAA permit for works will be required to enable the Southern Midlands component to be undertaken. TasWater is involved in the same permit process, independent of Southern Midlands.
- Maria has worked on other Lake Dulverton matters. Elgin & Associates set up water quality monitoring devices in Lake Dulverton on Tuesday 27th January 2026. Real time monitoring of one of the four sites is available via an on line link.
- A Lake Dulverton & Callington Park Management Committee meeting was held – see minutes attached to this agenda.
- Helen has completed a road counter traffic report for Black Gate Road.
- Helen and Maria have been working on possible playground equipment items for the Kempton Playground. Helen met a playground consultant on site on Tuesday 17th Feb. Some preliminary designs will be developed for further consultation with Kempton youth in particular.
- Helen has been working on new dog signage for the Lake Dulverton foreshore. This will be placed on site in due course. A minor amendment to Council's Dog Management policy will need to be adopted by Council. See separate item – this agenda.

Weeds Officer Report, Mary Smyth

20th January – 16th February 2026

Enquiries/feedback

Provided details to a local retired farmer of a couple of herbicides formulated to control mallows. These plants are surprisingly difficult to kill, so I await results with interest.

Had a quick squiz at a couple of paddocks near Oatlands where Californian thistle is problematic, and discussed future directions with the landowner.

Site visits

Armed with a number of co-ordinates from Sandy Leighton (who used to be SMC weeds officer, and who now works for North Barker) I attempted to find some African lovegrass plants on Brighton Road, Pontville. Unfortunately, I was unable to find a single plant. Either my ALG identification skills need upgrading, or the devices we used were not exactly calibrated correctly. Either way, I am seeking a quote from North Barker to simply include this small piece of road on to their current ALG programme.

Chipped out a dozen Hemlock plants near where the Dulverton Track starts its parallel run along Tunnack Road.

On two separate occasions, watered the 2025 seedlings on the Kempton Recreation Ground mounds (where it remains as dry as toast), and the 2025 seedlings at The Pound. Have also assisted Maria and/or Helen with watering the 2025 seedlings around the shores of Lake Dulverton, and in the cattle yards at Callington Park. A small amount of Californian thistle control work undertaken at the base of one of the Lake Dulverton beds.

As I was passing, I managed to map all the Pyrethrum daisy infestation sites along the Midland Highway between Lovely Banks Road and Tunbridge. Information to be forwarded to Department of State Growth.

Finally completed the last of the follow-up observations of the results of roadside woody weed control efforts by Council's contractors. Results overall are mixed: some sites with 100% kill, others with less than 50%. Broom especially is proving problematic, with many bushes retaining green stems in amongst the dead ones...

Communication

Information about all four weeds of the week forwarded to Councillor Blackwell for uploading onto Facebook.

Continued my regular perusal of Tasmanian Weeds Facebook, with the odd comment contributed.

Over the last month or so, I have found four "new-to-me" plants in my travels (two of which were in Southern Midlands) and all of which I have photographed and uploaded into iNaturalist. Once the plants have been assessed by experts and identity confirmed, the observation eventually makes its way onto the Natural Values Atlas (Tasmania).

Corresponded with a number of interested parties regarding the boxthorn rust fungus.

Weeds Action Fund Stage 3

No contractor activity is expected for a few months, but I will be travelling to the Stemless thistle core zone site shortly to assess summer germination numbers.

Research

I have enrolled in an upcoming webinar regarding the opportunity to distribute and record the effectiveness of a new rust fungus for boxthorn control. As part of this programme, I will be contacting a number of landholders around Tunbridge to seek permission to infect their boxthorn bushes, and do follow-up research. I will also be putting a call-out to other landholders in Southern Midlands (via the Southern Midlands Regional News) to see if they would also like to be part of the programme.

Related and extra-curricular activities

Attended a two-day native Seed collection course run by TasTAFE: one day in the field (Uxbridge) and the next at Clarence TAFE campus (to process the seeds collected the previous day). Most informative couple of days.

Attended the Sheffield Flower Fest and was alarmed at the numbers of ragwort appearing on roadsides up north. I had trouble finding ragwort locally for Weed of the Week, finding just a single dusty flowering plant over the border in Central Highlands on Interlaken Road one weekend when I was out and about. This particular stretch of road had a single ragwort last year too: both removed!

Chauncy Vale (CV) weeds

Completed my report for the Committee, and attended the committee meeting on Monday 2nd February to give members an overview of my work for the last 12 months or so. I am currently seeking quotes for drone work to take care of Slender thistles on cliff tops and White valerian on scree slopes, and am exploring the possibility of using TAFE students to help with thistle search & destroy efforts later in the year. Since January 20th, I have visited CV on three occasions to take care of thistles (and the odd seedling of ivy, blackberry, centaury, great mullein, and anything else exotic). I am now revisiting areas sprayed last year, including roadsides leading into and within the sanctuary, along the entire Brown's Caves Creek between the entrance and just beyond the top flats area, Wombat Woodland Walk, boundary line and flood plain areas either side of BC Creek, and some tributary work. I am still discovering the odd scotch thistle and Californian thistle cluster missed earlier, but it is pleasingly getting harder and harder to find thistles in areas where I have sprayed previously.

337 certificate enquiries

A total of 8 properties processed.

Weed of the Week

Californian thistle, common evening primrose, yarrow and ragwort all displayed in the Oatlands front office since the last report.

RECOMMENDATION

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

DECISION

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

THAT the NRM Unit 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

Strategic Plan Reference 3.3

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

Nil.

15.4 Regulatory (Development)

Strategic Plan Reference 3.4

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

15.4.1 Oatlands Village Square Development

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)
ON BEHALF OF THE OATLANDS VILLAGE SQUARE WORKING GROUP

Date: 18 FEBRUARY 2026

Attachment(s):

Report on the Community Consultation Survey Responses to the Oatlands Village Square Consultation Process

ISSUE

Council to consider the *Report on the Community Consultation Survey Responses to the Oatlands Village Square Consultation Process* which emanated from the public display.

BACKGROUND

The process for developing the Village Square concept in Oatlands was initiated in recognition that this project was identified as the highest recommendation within the Oatlands Structure Plan adopted by Council in September 2021.

The following is an extract from the Minutes of the Council Meeting held 28th August 2024:

[EXTRACT]

Council Minutes from the 28 August 2024

16.9.1 Oatlands Village Square Development

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 22 AUGUST 2024

ISSUE

The development process for the establishment of the Village Square in Oatlands, which was a recommendation that was identified in the Oatlands Structure Plan.

BACKGROUND

The Oatlands Structure Plan was adopted by Council in September 2021 and there were a number of recommendations that came out of the Community Consultation and the final report that acknowledged the creation of the Oatlands Village Square, as identified below in extracts from the Oatlands Structure Plan.

Oatlands Structure Plan 2021 [Extract]

Fostering and Enlivened and Historic Rural Town

1.0 Executive Summary

Key Actions of the Structure Plan are to:

- *Create an Oatlands Town square in front of Oatlands Town Hall and the Old State School fronting High Street as a focal point for town events;*
- *Improve the recreational activities on Lake Dulverton by creating an accessible walk into the lake (including information on the importance of the local habitat) and creating a destination point (such as an art installation) on the eastern end of the lake utilizing the 4km pathway to it along the lake edge.*
- *Encourage affordable housing and rural support opportunities within the town and boost local employment;*
- *Improve the streetscape by developing a streetscape palette for landscaping, street furniture and finishes for the town and undertake an urban design plan for Main Street;*
- *Upgrade parking, vehicle access and pedestrian wayfinding across the town, including the possibility of a widening of the Esplanade, creating designated Recreational Vehicle and bus parking points, and installing signage and refuges to improve pedestrian movement; and*
- *Increase the resilience of the town to climate change by undertaking a bushfire management plan for the town and exploring options of power resilience.*

These actions have been developed through the community and stakeholder engagement process, and are both costed and prioritised in the Implementation Plan. They will deliver the vision for Oatlands as an enlivened historic rural township which balances its functions as a rural service centre and a major tourist destination.

(Oatlands Structure Plan page 5)

Action 1.1 - Create an Oatlands Town square fronting High Street.

1. Improved Passive Recreation Opportunities

There is an opportunity to create a space to support public events, festivals and markets in an area that includes the forecourts of both the Oatlands Town Hall and the Old State School fronting High Street. The space crosses Stutzer Street, thus some urban design treatment would be required to delineate this part of the street as a pedestrian zone.

The Town square can connect to the Barrack Street Car Park (via Mason Street) or the Military Precinct and Lake Dulverton via Campbell Street. The hub would act as an important focal point on the main street and the main pedestrian link to and from Lake Dulverton, the residential areas to the south-west, and the community facilities to the north of High Street.

A town square design plan (or master plan) is to be prepared and include public consultation prior to a final design being prepared for implementation.

(Oatlands Structure Plan page 43)

4.0 The Structure Plan

Land Use and Development Directions

Key actions for Oatlands have been translated into development directions for the township and those with a spatial application are shown in the following maps (excluding those for traffic found in Appendix C).

- 1 Create an Oatlands Town square in front of Oatlands Town Hall and the Old State School fronting High Street.
- 2 Construct new toilets facilities at the new playground and upgrade the toilet facilities at the rear of the Council chambers to a high standard.
- 3 Strengthen trail links around Oatlands.
- 4 Create a Conservation-based interface with Lake Dulverton.
- 5 Unlock residential growth in the town through site identification, master planning and services upgrades.
- 7 Foster development of a knowledge-based economy development centred around Heritage.
- 8 Create a Village Design Plan that focuses on strengthening the High Street's identity, and provides a cohesive and unified approach to streetscape works in the township.

(Oatlands Structure Plan page 57)

4.0 The Structure Plan

Proposed Town Square Precinct

(from) Township Precincts

- Precinct Boundary
- New Civic Open Space
- ↔ Landscaping and sightlines between the Town Square and former Courthouse Site
- ↔ Strengthen connection between forecast areas of Council and the Old School Site
- ↔ Key Pedestrian Linkage
- Upgrade/replace toilet facilities (to the rear of the Council Chambers)

B Council Chambers
C Old School
D Create an Oatlands Town Square in front of Oatlands Town Hall and the Old State School fronting High Street.

(Oatlands Structure Plan page 62)

Appendices

A. Implementation Plan

STRATEGIES	ACTION	RESPONSIBILITY	EST. COSTS (APPROX)	PRIORITY (HIGH, MEDIUM, LOW) & TIMING
1. IMPROVED PASSIVE RECREATION OPPORTUNITIES.	Action 1.1 - Design and co-create an Oatlands Town Square in front of Oatlands Town Hall and the Old State School fronting High Street.	Council	\$600K	High
	Action 1.2 - Continued development of the playground.	Council	\$800K	High
	Action 1.3 – Construct new toilets facilities at the new playground; upgrade the toilet facilities at the rear of the Council chambers (potentially other public spaces) to a high standard.	Council	\$1M	High
	Action 1.4 – Promote the former rodeo paddock for events.	Council	Operational Budget	Medium
	Action 1.5 - Increase conservation-based activities on Lake Dulverton (pathway and focal point).	Council	\$850K	Medium
	Action 1.6 - Increase walking activities around Lake Dulverton (pathway and interpretation point)	Southern Midlands Council/PWS	\$350K	Medium

(Oatlands Structure Plan page 66)

Oatlands Structure Plan 2021 [End of Extract]

This matter was listed for preliminary discussion at the August 2024 Council Workshop. The Deputy General Manager proposed a preliminary timeline, consisting of the following elements;

Tranche 1 – Project Definition

Tranche 2 – Project Research

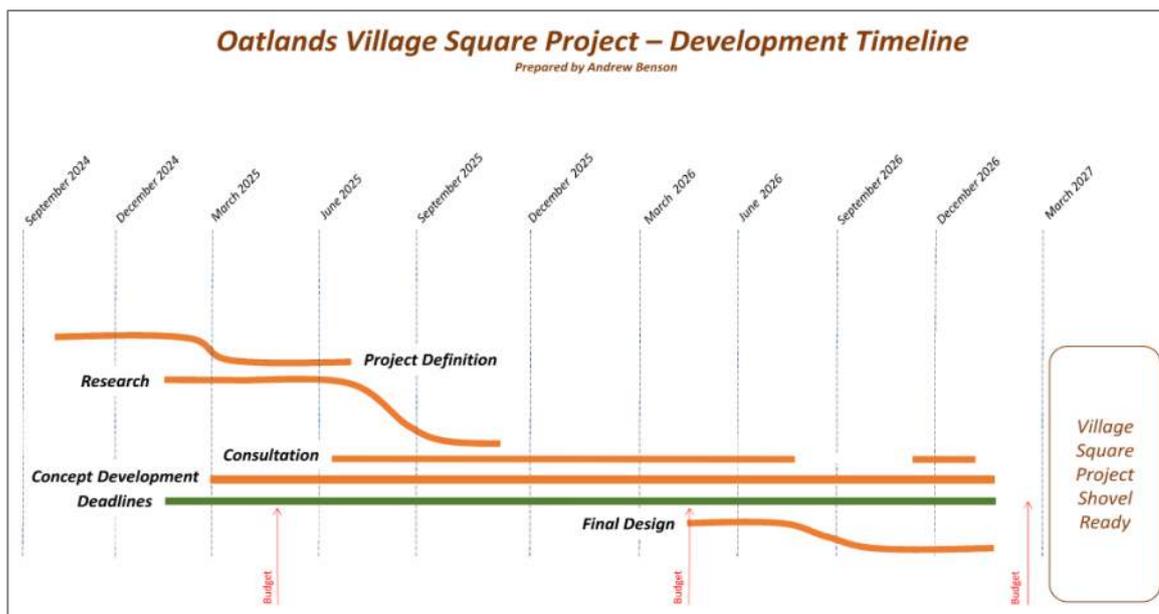
Tranche 3 – Project Consultation

Tranche 4 – Project Concept Development

Tranche 5 – Project Deadlines

Tranche 6 – Project Final Design

Many of these Tranche elements overlap to ensure the integrity of the development process, and of course the Community Consultation Tranche would be a major element in the development process, building on the consultation from the Oatlands Structure Plan project.



DETAIL

This is a project that can be scoped and developed by Council's in-house team. They have a range of skills and knowledge that would underpin the solid progression of the project, rather than contracting a consultant to undertake the development / design process. If the project is undertaken in this manner, the recommendations from the Oatlands Structure Plan can be implemented in a cost effective manner, albeit taking some additional time to deliver the end design result. Time can be a 'friend' rather than an impediment, when undertaking a project that will have such a major impact on the Village of Oatlands



Site Plan

It is recommended that a Project Steering Committee be established to undertake the project as shown in the Development Timeline above, and that Committee consist of the following members;

Deputy Mayor Karen Dudgeon - Committee Chair

Clr Tony Bisdee OAM

Clr Don Fish

Deputy General Manager Andrew Benson – Project Manager

Manager Heritage Projects – Brad Williams

Manager Infrastructure & Works – David Richardson

Manager Development & Env. Services – Grant Finn

Manager Natural Resource Management – Maria Weeding

Manager Community & Corporate Development – Wendy Young

Executive Assistant – Jemma Thomas

Human Resources & Financial Implications – Steering Committee Members as detailed above and in-house officer time.

Community Consultation & Public Relations Implications – The Oatlands Structure Plan consultations provide an excellent basis to move this project forward, with a continuing public consultation framework as shown in the proposed development timeline on the previous page

Policy Implications – Nil at this time

Priority - Implementation Time Frame – Commence as soon as possible with periodic progress reports being provided to future Council meetings.

RECOMMENDATION

That Council:

- 1. Receive and note the Report;**
- 2. Establish the Oatlands Village Square, as identified within the Oatlands Structure Plan, as a project of significance, with it being implemented in accordance with the proposed timeline;**
- 3. Appoint the Project Steering Committee as detailed within the Report, to have the carriage of the project; and**
- 4. Require periodic reporting to Council on the progress of the project.**

DECISION

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

That Council:

- 1. Receive and note the Report;**
- 2. Establish the Oatlands Village Square, as identified within the Oatlands Structure Plan, as a project of significance, with it being implemented in accordance with the proposed timeline;**
- 3. Appoint the Project Steering Committee as detailed within the Report, to have the carriage of the project; and**
- 4. Require periodic reporting to Council on the progress of the project.**

CARRIED

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

[EXTRACT] Council Minutes from the 28 May 2025

DETAIL

The Project Steering Committee, Chaired by the Deputy Mayor, have met on a number of occasions and at the first meeting it was resolved to focus on issues within the precinct that would impact on the Village Square development. Issues such as the recommendation from the Oatlands Structure Plan consultation to connect the forecourts of the Council Chambers and Roche Hall, which then leads to what happens with Stutzer Street that bisects the two spaces. Do we close it off or do we make it an ephemeral street. That then led to how many vehicles use Stutzer Street. The traffic counter was deployed in Stutzer Street, near High Street with the result being that ninety eight daily vehicle movements was recorded. By deduction it was determined that over half of those vehicle movements were users of the public toilets in the Council carpark. That then led the Committee to consider the public toilets in the carpark and it was clear that the public toilets (circa 1970s) certainly do not meet the requirements of the Disability Discrimination Act 1992 (DDA). This was also identified in the Oatlands Structure Plan.

If we are then required to do something about Stutzer Street, (circa 1950s kerb and channel/footpath) the road geometry has been an issue for many years with the camber on the road adjacent to the footpath outside the side entrance. Passengers alighting from a vehicle alongside the footpath, jam their car doors on the footpath, not allowing them to alight the vehicle. The side grade on the footpath outside the Stutzer Street entrance to the Council Chambers is way too steep and on a frosty day a number of people have slipped & ended up on the ground with physical injuries.

The redevelopment of the side access to the Council Chambers from Stutzer Street to make it DDA compliant, has been in the planning stage for at least the last five years, given that people with a physical disability are unable to access the building through the front entrance. Further, if we are continuing to develop Oatlands as a cultural progressive place, with the arts and related activities the Town Hall above the Council Chambers is a space that is significantly underutilised, not the least by being inaccessible under the DDA, but also with non-compliant toilets, circa 1960s, for staff or indeed the public.

High Street has been a significant issue for Council to consider over recent years, with speed reduction, pedestrian access and other traffic management issues. This project is also seeking to provide a solution in respect of those matters within the precinct as well.

This all sounds like a cacophony of issues that go on and on, in a mind boggling way. How does one make sense of the impact of all of these individual, but related matters? We see that, as the Steering Committee's role to develop a comprehensive project that defines, then analyses the issues, seeks consultation and then provides solutions for Council consideration, which could be funded through grants as individual elements of the overall Oatlands Village Square project.

These and more issues are all part of the precinct and they are briefly described in Slide 12 of 26, then in detail in the attached package as matters to be considered before Council is able to cover off on the actual detail of the Village Square itself.

Clearly it can be seen from the brief outline above that the precinct has been somewhat neglected for many years, with the desire of Council to support other locations/activities across the Southern Midlands, although the standout is the Oatlands Aquatic Centre which has been constructed in recent years and is a regional facility. The historic village of Oatlands is unique in Australia, and Council has an obligation to ensure that it is adequately maintained and sensitively enhanced for current and future generations.

The Oatlands Village Square Project Steering Committee is mindful of those obligations and seeks to provide Council and the community with the next stage of the of community consultation that was started with the Oatlands Structure Plan. Through the attached slides and the associated survey document we are seeking community input/comments in assisting

to consolidate designs to specific projects, supporting the precinct and in bringing the notion of the Oatlands Village Square into reality.

Human Resources & Financial Implications – The project timeline indicates that planning and design will extend through to approximately March 2027. This work will be undertaken ‘in-house’ without the need to engage any significant external resources.

At that time, Council will then be in a position to identify potential grant opportunities in order to progress individual components of the project or consider direct funding depending upon available resources.

Community Consultation & Public Relations Implications – The Oatlands Structure Plan consultations provide an excellent basis to move this project forward, with a continuing public consultation framework as shown in the proposed development timeline on the previous page.

Policy Implications – Nil at this time

Priority - Implementation Time Frame – Commence as soon as possible with periodic progress reports being provided to future Council meetings.

CONCLUSION

This report is seeking Council support for a community consultation period of two weeks with the attached slides, at A3 being displayed for the public to review at the Supreme Court building, as well as online, and then for the community to share their views by completing the attached Survey document. Following that the Steering Committee would review all of the responses and then provide a further report to Council, as the development journey is progressed in a logical and systematic manner.

RECOMMENDATION

THAT Council:

- 1. Receive and note the Report;**
- 2. Endorse the public display of the attached Slides 1 – 26 for public viewing as well as feedback via the Survey document and;**
- 3. Receive a report on the feedback from the community consultation.**

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

THAT Council:

- 1. Receive and note the Report;**
- 2. Endorse the public display of the attached Slides 1 – 26 for public viewing as well as feedback via the Survey document and;**
- 3. Receive a report on the feedback from the community consultation.**

AMENDMENT

Moved by Clr F Miller, seconded by Clr B Campbell

THAT Council defer a decision to enable further detailed discussion in a workshop arrangement (possibly Council Workshop scheduled for 10th June 2025).

THE AMENDMENT WAS PUT AND LOST

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	✓	

THE ORIGINAL MOTION WAS PUT

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

THAT Council:

- 1. Receive and note the Report;**
- 2. Endorse the public display of the attached Slides 1 – 26 for public viewing as well as feedback via the Survey document and;**
- 3. Receive a report on the feedback from the community consultation.**

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		✓

[END OF EXTRACT] Council Minutes from the 28 May 2025

DETAIL

The survey and associated consultation sessions were designed to gather the next level of detailed community input for the Village Square project in Oatlands. This work builds on the broader engagement and planning undertaken during the development of the Oatlands Structure Plan 2021

Whilst these community consultation sessions are addressing the precursor issues within the Village Square project scope, once these matters have been resolved and design solutions have been put in place, the next stage will focus on the development of the Village Square itself.

Where was the Display? Supreme Court Building, 7 Campbell St Oatlands

When and at What Times?	Tues. 15 July 2025 from	11.00am to 2.30pm
	Wed. 16 July 2025 from	11.00am to 2.30pm
	Wed. 16 July 2025 from	4.00pm to 6.30pm
	Thur. 17 July 2025 from	11.00am to 2.30pm
	Fri. 18 July 2025 from	11.00am to 2.30pm

Mon. 21 July 2025 from 11.00am to 2.30pm

Mon. 21 July 2025 from 4.00pm to 6.30pm

Tues.22 July 2025 from 11.00am to 2.30pm

Two evening sessions were included in the consultation schedule.

The Oatlands Village Square Project flyer was circulated throughout the Oatlands area, in the following locations; the Post Office, IGA Supermarket, the Kentish eatery Bargain Centre, Council Chambers, and the Historic Society, as well as being hand delivered to the cottages in Stutzer Street, plus inserted into the Southern Midlands Region News, Council website / Facebook page.

Deputy General Manager Andrew Benson, who is the Project Manager for the Oatlands Village Square Working Group, participated in all of the consultation sessions. He assisted community members with their questions regarding the display panels, the survey, and the overall project. During the sessions held at the Supreme Court building, he also advised participants that Council was keen to hear the community's views on the project.

The Slides were displayed at the venue in a laminated A3 format, with A4 copies available for attendees to take home, along with copies of the Survey form. Some attendees elected to complete their responses on the spot. A few community members reviewed the documentation on the Council website and compiled their survey responses from the information provided online.



Former Oatlands Supreme Court
2025 Consultation Session



Former Oatlands Supreme Court
2025 Consultation Session

Whilst on the subject of community consultation and engagement, I would draw the meeting's attention to the Report that the then Manager Development & Environmental Services, David Cundall, provided to Council on the *Oatlands Structure Plan* development process, at the August 2021 Council meeting and the section in relation to community consultation/engagement, namely;

2. Stakeholder and community engagement feedback (Oatlands Structure Plan 2020/21)

This section provides detail on the two (2) phases of general community and stakeholder engagement. This includes the key themes that were discussed during consultation.

The Phase 1 Public Consultation commenced in August 2020. The consultation process involved the following community engagement and information gathering exercises:

- *The Consultant JMG Engineering and Planning held a session with the students of the Oatlands District High School and captured their thoughts, aspirations and vision for Oatlands.*
- *A stall was setup in the High Street next to the IGA to promote the Structure Plan and gather early feedback. Approximately 30 people stopped and participated.*
- *A public workshop and information session was held at the Gay Street Hall. Approximately 30 people attended for the 2 hour session with Council Officers and JMG.*
- *Online Survey*
- *Written submissions to the General Manager from the on-line survey 40 responses.*

In total, around 100 people provided feedback on the formation of the Structure Plan. The Phase 1 consultation was considered successful. The Oatlands community and stakeholders overall supported the objectives of the Plan and showed keen interest and support in preparing a plan for the township.

Phase 2 of the community consultation commenced in January 2021 with a 6 week exhibition period which included a second public workshop and information session held at the Gay Street Hall on the 20th January 2021. 17 members of the community attended the session with further Council Officers and Councillors. A total of 11 written submissions were then received during the exhibition. The community were generally supportive of the draft recommendations. Significant support was given for the following during the second phase of the consultation – in [priority]order:

- A. To create a town centre/civic hub around Roche Hall, Town Hall, the Aquatic Centre and High Street area.*

It is noted from the extract above, that 128 people participated and provided feedback during the development process of the Oatlands Structure Plan in 2021. That figure in a village of 728 people (ABS Census 2021) amounts to an 18% participation rate.

In respect of the Oatlands Village Square development project, (noting that the Village Square project was the highest priority established by the community feedback), a total of twenty-three comprehensive survey responses were completed and returned, representing three, point two percent of the Oatlands population. Further, six people attended the display session at the Supreme Court building, but they did not provide a survey response. The interpretation of this figure, being that if they had a problem with what was being proposed, they would have provided a response and shared their view. Additionally the information was provided on-line via the Council website, however there is no recording mechanism for determining how many people actually visited the website.

Therefore a 3.2% survey response rate plus the others who were exposed to the information, as well as the 18% in respect of the original work for the Village Square project (21.2%) is considered a valid response rate given the exploratory nature of the consultation. Because the objective was to gather indicative insights rather than produce statistically representative data. The number of responses of the Village Square project do offer meaningful and high-quality feedback, particularly within the context of our small rural village.

Moreover, in communities with a strong level of trust in the Council and a well-established record of effective governance, lower participation, especially during the middle of winter, does not necessarily indicate disengagement or opposition. Instead, it clearly reflects the residents' confidence in the Council's ability to make sound decisions on their behalf. In this context, the responses received can reasonably be interpreted as a meaningful expression of community sentiment. They provide valuable input to inform infrastructure planning and development, complementing the broader understanding the Council already holds regarding local needs and priorities of the community, as articulated in the Oatlands

Structure Plan. The community input and observations in respect of the Village Square project has been greatly appreciated and it serves as a further benchmark of understanding of the community, building on the Oatlands Structure Plan 2021. It is noted that many of the elements of the overall Village Square project will require a discretionary Development Application, where the community will again have the opportunity in registering their comments to Council.

Council's attention is drawn to the document attached to this report, titled *Report on the Community Consultation Survey Response to the Oatlands Village Square Consultation Process*, which is attached to this agenda item. The Report compiles the results of the Community Consultation Survey, including the 'Yes or No' responses and the 'Other Comments' provided by participants. For ease of interpretation, the material has been organised into three components: the presentation 'Slides', (which articulated the issues in a visual and verbal manner for ease of interpretation), alongside the 'Yes/No' response summary, and the collection of 'Other Comments'. A copy of the *Community Consultation Survey Questionnaire* is also included as an attachment to the Report.

All information contained in this Report faithfully represents the responses provided by the respondents. The names of respondents are not included in the Report. A separate file exists that correlates names with individual responses; however, that information will not be made publicly available and will only be accessed if further clarification is required during the design stage.

The Community Consultation Survey Response to the Oatlands Village Square Consultation Process is a substantial Report that incorporates all survey information to be carried forward into the design stage of the project. The Report presents the outputs of the tabulated data, along with a design concept submitted by one respondent as an appendix to her survey response.

Where a Respondent has provided more than one comment under the 'Other Comments' section, these have been numbered to indicate that they originate from the same individual, offering additional context to their broader responses.

This information has been compiled and tabulated by Andrew Benson to support the Oatlands Village Square Working Group and Council in understanding the views and aspirations expressed by community members. It provides a structured basis for analysing the responses and considering, where appropriate, community suggestions may be explored during the design phase of the project.

The following section presents a brief summary of the 'Yes / No' responses to each survey question, supported by the consultation *Slides* provided.

Slide No. and Description	Statement / Question	Yes %	No %
Slides 3 to 5 – What Gave Rise to this Project?	<i>I participated in the Oatlands Structure Plan Consultation in 2021</i>	23%	77%
	<i>I agree with the Consultant's recommendations in the Report</i>	78%	22%
	<i>Other comment(s): There were nineteen comments made in respect of these Slides (Refer to the attached Report for detail of those comments.)</i>		

Slide No. and Description	Statement / Question	Yes %	No %
Slide 10 – Project Site Scope	<i>I agree with the Project Site Scope</i>	90%	10%
	<i>Other comment(s): There were six comments made in respect of this Slide (Refer to the attached Report for detail of those comments.)</i>		

Slide No. and Description	Statement / Question	Yes %	No %
Slide 12 – Identified Issue(s): Within the Site Scope	<i>I agree that the issues identified require addressing</i>	90%	10%

Slide No. and Description	Statement / Question	Yes %	No %
Slide 13 – Identified Issue: <i>Public Toilets at the Rear of the Council Chambers</i>	<i>I understand the issue and agree that the issues identified require addressing.</i>	96%	4%
	<i>Other comment(s): There were ten comments made in respect of this Slide (Refer to the attached Report for detail of those comments.)</i>		

Slide No. and Description	Statement / Question	Yes %	No %
Slide 14 – Possible Responses: - Remove the current Public Toilets - New Public Toilets - New Location	<i>I agree with the proposed concept to address the issue.</i>	89%	11%
	<i>I agree that we remove the existing public toilet facility</i>	83%	17%
	<i>I agree that we need a new public toilet facility in another location.</i>	74%	26%
	<i>I agree with the proposed location in Slide 14 in Barrack St car park.</i>	30%	70%
	<i>Do you have another site suggestion (if so, please share with us the location and reason for that location in the comments below).</i>	69%	31%
	<i>Other comment(s): There were fifteen comments made in respect of this Slide (Refer to the attached Report for detail of those comments.)</i>		

Slide No. and Description	Statement / Question	Yes %	No %
Slide 15 – Identified Issue: Car Parking at the Rear of the Council Chambers	<i>I understand the issue and agree that the issues identified require addressing.</i>	83%	17%

Slide No. and Description	Statement / Question	Yes %	No %
Slide 16 – Identified Response: Install Accessible parking bay	<i>I agree with the proposed concept to install Accessible Parking in the carpark.</i>	100%	0%
	Other comment(s): There were eleven comments made in respect of this Slide (Refer to the attached Report for detail of those comments.)		

Slide No. and Description	Statement / Question	Yes %	No %
Slide 17 – Possible Responses: Stutzer St Footpath is has too much slope Roadway camber makes parking a problem	<i>I agree that the issues identified require addressing</i>	96%	4%
	<i>I agree that the footpath has too much slope and is dangerous</i>	92%	8%
	<i>I agree that the camber on the roadway makes parking a problem.</i>	91%	9%
	<i>I agree that there should be a Village Square connection between the frontage of Roche Hall and the frontage of the Council Chambers.</i>	86%	14%

Slide No. and Description	Statement / Question	Yes %	No %
Slide 18 – Possible Response: Reconstruction of Stutzer Street	<i>I agree with the proposed concept to reconstruct Stutzer St with one-way for half the road, then with one-way plus parking for the balance of Stutzer St to the rear boundary of Roche Hall.</i>	48%	52%
	NOTE: <i>Notwithstanding the abovementioned question/response, a more detailed analysis of this question and the comments of the Respondents, realised that whilst Yes / No referred to a one way design of part of Stutzer St, ie should the Village Square go right across in front of Roche Hall and the Council Chambers in one large space, unencumbered by a roadway, or should a one way roadway be included as an ephemeral or transient roadway that could be blocked off when events take up the whole of the space in front of the buildings. There was another response that people made, ie maintain the street as it is. So the figures read</i>	48% One way part of Stutzer St	35% Block off Stutzer St 17% Leave as is

Slide No. and Description	Statement / Question	Yes %	No %
	Yes = 11 (48%), No = 8 (35%) & 'Leave as is' = 4 (17%)		
	Other comment(s): There were twenty three comments made in respect of this Slide (Refer to the attached Report for detail of those comments.)		

Slide No. and Description	Statement / Question	Yes %	No %
Slide 19 – Identified Issue: Provide better access to the side entrance of Council Chambers	<i>I agree that the issues identified require addressing</i>	100%	0%
	Other comment(s): There were twelve comments made in respect of this Slide (Refer to the attached Report for detail of those comments.)		

Slide No. and Description	Statement / Question	Yes %	No %
Slide 21 – Identified Issue: Current fencing around the Council Chambers	<i>I agree that the issue identified requires addressing by the fence being removed</i>	91%	9%
	Other comment(s): There were eleven comments made in respect of this Slide (Refer to the attached Report for detail of those comments.)		

Slide No. and Description	Statement / Question	Yes %	No %
Slide 22 – Identified Issue: Safe Pedestrian Access across High Street	<i>I agree that the issue identified requires addressing</i>	93%	7%

Slide No. and Description	Statement / Question	Yes %	No %
Slide 23 – Identified Response: Comprehensive Pedestrian Crossing arrangement	<i>I agree with the proposed concept to construct a wide-ranging elevated access arrangement to connect the public spaces on High Street</i>	82%	18%
	Other comment(s): There were fifteen comments made in respect of this Slide (Refer to the attached Report for detail of those comments.)		

Community Response Summary; There appeared to be overwhelming support for the project and more specifically these prerequisite elements that need to be decided upon and undertaken prior to the actual detailed design of the Village Square, can take place.

However there was one element that the community was not supportive of, which was detailed in *Slide 14*. A total of 70% said ‘No’ to the relocation of a proposed new toilet block to the Barrack Street carpark. There was 83% of Respondents in support of a new public toilet facility as the current one does not meet disability access provisions and 74% of Respondents were in support of relocating the public toilet away from the existing location, with a range of locations being suggested. Therefore the next stage of this element of the overall project would require an investigation and analysis of other sites that have been identified, along with concept design and budget costing for consideration by Council.

There was one other element in the consultation that, whilst not disagreed with by the majority, however, it had a close Yes/No outcome. That was *Slide 18*, with a possible response for Stutzer Street being *One Way* or *Closed Off* across the Village Square section of the street.

In considering the responses to *Slide 18*; in the previous *Slide 17*, 96% responded that they agree that Stutzer Street requires to be addressed and more specially, as detailed below.

Slide 17	<i>I agree that the issues identified require addressing</i>	Yes 96% No 4%
	<i>I agree that the footpath has too much slope and is dangerous</i>	Yes 92% No 8%
	<i>I agree that the camber on the roadway makes parking a problem</i>	Yes 91% No 9%
	<i>I agree that there should be a Village Square connection between the frontage of Roche Hall and the frontage of the Council Chambers</i>	Yes 86% No 4%

Therefore, the majority of Respondents required the geometry and the surface of Stutzer Street along with the footpath to be addressed. However, it was less clear about the *One Way* option or the *Close it Off* option. There were twenty three ‘*Other Comments*’ (the highest number of comments for this element in the Survey – which certainly denotes this being perceived as a high value issue).

Slide 18	<i>I agree with the proposed concept to reconstruct Stutzer St with one-way for half the road, then with one-way plus parking for the balance of Stutzer St to the rear boundary of Roche Hall</i>	Yes 48% No 52%
	As detailed above in the Report; There was another response that people made, ie <i>maintain Stutzer street as it is</i> . So in breaking that down further;	
	<i>I agree with the proposed concept to reconstruct Stutzer Street with one-way for half the road,</i>	Yes 48%
	<i>I agree with the concept to reconstruct Stutzer Street with no access to High Street</i>	Yes 35%
	<i>I agree with leaving Stutzer Street as it is</i>	Yes 17%

So, given 17% responded that they would like Stutzer Street left as it is and the remainder is split between a *One Way* section and *Close Off*, this element of the overall project needs further detailed consideration.

Where to from here? Let's return to the beginning and briefly revisit the reason for this wide ranging group of elements being part of the Village Square project. At first view, one could ask "*Why do we need to do anything with these elements as they don't really impact on the Village Square site*".

The Oatlands Village Square Working Group felt that each one of these identified elements do, to a greater or lesser extent have an impact on the Village Square and that each element needs to be considered and dealt with, in a manner that is consistent with the sense of practicality, that also fits with the 'sense of place', in enhancing and not detracting in this historic village.

What does a 'sense of place' mean?

A sense of place is defined as the deep, subjective emotional and psychological connection people form with a specific location, turning a mere "space" into a meaningful 'place' through feelings of belonging, comfort, identity, or even negativity like fear. It's shaped by physical environment, history, culture, and personal memories, making a spot unique and fostering attachment, as seen in community identity or a childhood home.

The objective was to look at the overall precinct and remedy all of the issues through a good project management methodology and not having to 'come back' and deal with them later, working in and around works that had already been undertaken and finished. The position that the Oatlands Village Square Working Group has taken has strong merit and is consistent with 'best practice' project management.

CONCLUSION

Now that this information is to hand, the next stage, subject to Council approval, will be breaking all of these elements down into individual projects that will be considered in detail, designed and costed ready for integration into the overall framework of the Village Square project, then the final Consultation with the community, ready for Council consideration and approval, and then the 'shovel ready stage' / 'grant ready stage', for individual elements within the project. Then, the task is to consolidate the design considerations for the actual Village Square itself.

Finally, it is appropriate to acknowledge the appreciation by Council to the members of the community who took the time to provide input to the Oatlands Structure Plan and more recently, those who visited the display in the Supreme Court building and/or visited the Oatlands Village Square project on the Council website. Those individuals then took the time and effort to consider the detail provided in the *Slides* and then respond to the *Survey* questions, with their considered views. The opportunity to engage face to face in the Supreme Court building with members of the community who wanted to share and discuss their views was a privilege that not all Council Officers are afforded. The engagement was at times, passionate, insightful and thought provoking, and many people were excited to be part of the journey, in the Oatlands Village Square becoming closer to a reality.

RECOMMENDATION

THAT Council:

1. Receive and Note the Report;
2. Acknowledge with appreciation the community responses in the *Report on the Community Consultation Survey Responses to the Oatlands Village Square Consultation Process*; and
3. Request the Oatlands Village Square Working Group break all of these elements down into individual projects that shall be considered in detail, designed and costed ready for Council consideration/approval, followed by a further community consultation and then integrated into the overall framework of the Village Square project.

DECISION

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

THAT Council:

1. Receive and note the Report;
2. Acknowledge with appreciation the community responses in the *Report on the Community Consultation Survey Responses to the Oatlands Village Square Consultation Process*; and
3. Request the Oatlands Village Square Working Group break all of these elements down into individual projects that shall be considered in detail, designed and costed ready for Council consideration/approval, followed by a further community consultation and then integrated into the overall framework of the Village Square project.

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	✓	

15.5 Regulatory (Public Health)

Strategic Plan Reference 3.5

Monitor and maintain a safe and healthy public environment.

Nil.

15.6 Regulatory (Animals)

Strategic Plan & Annual Plan

Southern Midlands Strategic Plan (2024-2034)

3.6 Regulatory – Animals

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

3.6.1.1 Continue dog control. Regulatory, licensing and educational programs

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.

3.6.1.3 Investigate the establishment of Off-Lead Dog Parks in Oatlands and Campania

3.6.1.3 Encourage the State Government to recognise the feral cat problem as distinct from the escaped/released/straying domestic cat problem and contribute to a State wide/regional strategy to meaningfully reduce the number of feral cats that now form a self-sustaining and very large population in rural areas

3.6.1.4 Review the endorsed '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

15.6.1 Animal Management Report

Author: ANIMAL MANAGEMENT OFFICER (RACHEL COLLIS)

Date: 18 February 2026

Enclosure(s):

Animal Management Statement 2026

ISSUE

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

The purpose of the report is twofold:

1. To inform both Council and the community of infringements issued by Council Officers in relation to Animal Management for the period February; *and*
2. Provide a brief summary of actions and duties undertaken by Council Officers in relation to animal management.

This in turn informs the community of the requirements and expectations of the Council to uphold and enforce relevant legislation. This too reinforces the importance of responsible ownership of animals.

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

Resource Sharing

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

RECOMMENDATION:

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

DECISION

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

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	✓	

ENCLOSURE

Agenda Item 15.6.1

Reporting period: 21 January - 18 February 2026

Category/Area	Andover	Antill Ponds Woodbury	Baden	Mt Seymour Whitefoord	Bagdad	Broadmarsh Elderslie	Campania	Colebrook	Dysart	Jericho	Kempton	Lemont Pawtella	York Plains	Levendale	Runnymede	Mangalore	Melton Mowbray	Oatlands	Parattah	Rekuna Tea Tree	Rhyndaston Tiberias	Stonehenge Swanston	Stonor	Tunnack	Tunbridge	Woodsdale	Reporting Period Total	2025- 2026		
Failing to ensure dog is not at large																											0	2		
Dog attacking person or animal causing non serious injury																												0	3	
Dog attacking causing serious injury																												0	0	
Dog attacking animal causing serious injury or death																												0	2	
Dog - Impounded									1																			1	11	
Reclaimed dogs								1																				1	10	
Adopted/Dogs Home																												0	1	
Euthanised																												0	0	
Lost dogs reported										2																		2	7	
Barking complaints					1		1	1																				3	8	
Animal Welfare																									1			1	7	
Cat complaints received																												0	2	
Stock on roads					1			1			2																	4	13	
Impounded livestock - (goat)																									1			1	1	
Infringement Notices Issued																												0	3	
Written letter - various matters																												0	28	
Patrolled Areas					3	1	3	3										1	2						1			14	111	
Kennel Licence - active						1	1																					2	2	
TOTAL																														

Registered 2025-2026 YTD	1719
Pending 2025-2026	20
Licences	66

15.6.2 Dog Management Policy (Clarification / Minor Amendment)

Author: DEVELOPMENT AND ENVIRONMENTAL SERVICES MANAGER
(GRANT FINN)

Date: 17 FEBRUARY 2026

Enclosure(s):

Map - *Dog on Lead and Prohibited Areas – Lake Dulverton Conservation Area 2025*

ISSUE

Council is in receipt of correspondence from the Dept. Primary Industries, Parks, Water and Environment (Parks & Wildlife Division) dated 1 September 2025.

The correspondence is further to Council's letter dated 23 December 2024 where Council sought formal approval for the managed dog exercise area, within the foreshore area of the Lake Dulverton Conservation Area. It is noted that this letter is in relation to correspondence with SMC dated 14 February 2024 and 4 Sept 2024.

BACKGROUND

Lake Dulverton was first proclaimed a sanctuary for birds on 20th December 1929 under the *Animal and Birds Protection Act 1928* and the lake foreshore was gazetted as a Conservation Area on the 12 December 2007.

The *Dog Control Act 2000* requires Council to develop, make and implement a policy relating to dog management in its municipal area.

Whilst the *Dog Control Act 2000* requires Council to invite public submission relating to a proposed dog management policy or an amendment of the policy, it is considered that this minor clarification/amendment does not warrant the revised Dog Management Policy being advertised and public submissions sought.

Council in April 2024 amended the Policy in response to a motion from the Lake Dulverton & Callington Park Management Committee, who at its meeting held 18th March 2024, noted that the *Dog Management Policy* states on page 12:

4.3 Dog Prohibited Areas

(Guide dogs and hearing dogs are exempt from these provisions)

The following areas are declared as areas prohibited to dogs on the basis that they provide sensitive habitat for wildlife.

- *Lake Dulverton Wildlife Reserve (The Reserve is defined as being that area under water at any point of time.)*

This was subsequently amended to the following:

- *Lake Dulverton Conservation Area (specifically the area under water at any point of time)*

DETAIL

The Parks and Wildlife Service (PWS) acknowledge the Southern Midlands Councils (SMC) management of Lake Dulverton and the immediate foreshore since 1924, and the value of the area to the Township of Oatlands.

Dog walking has been managed by SMC over this period and only minor amendments were required in order to develop an agreed outcome.

Further amendments are now required in response to the Departments correspondence dated 1 September 2025.

The Deputy Secretary of the Parks and Wildlife Service, has subsequently approved the following ‘*dog exercising area*’ as defined under *National Parks and Reserved Land Regulations S9(1)(2)* (map attached) and approve SMC to erect a sign/s (dog management signs) under the *National Parks and Reserved Land Regulations S5(6)*.

The designated dog exercising area is defined as:

- Dogs permitted on lead - upon the land within the Lake Dulverton Conservation Area between the lakeside walking track and the township of Oatlands, including the lakeside walking track.

Agreed commitments to be managed by SMC

- Dogs Prohibited - upon the area of the Lake Dulverton Conservation Area covered by water and the land between Lake Dulverton and the lakeside walking track, including the man-made bund walls. The lakeside track is the dividing line between dogs prohibited and dogs permitted on a lead.
- It is noted that where SMC managed land that abuts the Lake Dulverton Conservation Area; Fred’s Point and Mather’s Point, that SMC will enforce a 30-meter buffer abutting Lake Dulverton prohibiting dogs.
- The existing dog off lead area within the Lake Dulverton Conservation Area will be revoked.
- Dog management signs will be erected alongside the lakeside walking track within the walking track disturbed area corridor.

The existing Policy will need to be amended at Part 4.2 ‘*Areas where dogs are required to be on leads*’ and Part 4.3 ‘*Dog Prohibited Areas*’ to reflect the defined designated dog exercising area as illustrated on the attached map - *Dog on Lead and Prohibited Areas – Lake Dulverton Conservation Area 2025*.

The map will subsequently form part of the Policy.

Human Resources & Financial Implications – New signage and its installation will be costs incurred by Council. This will be funded from an existing budget.

Community Consultation & Public Relations Implications – Basically a minor clarification to reflect re-defined dog exercising area. The changes were also outlined in

detail in the December 2025 edition of the Southern Midlands Council Ratepayer Newsletter which included the Parks approved map for dogs in the Conservation Area.

Policy Implications – Policy document.

Priority - Implementation Time Frame – Immediate.

RECOMMENDATION

1. The information be received;
2. Council note that the previously approved changes relating to the management of dogs (including the associated map) relevant to the Lake Dulverton Conservation Area as outlined in the Minutes of the Lake Dulverton & Callington Park Management Committee Minutes held 25 November 2024 and endorsed by Council at its December 2025 Council meeting; and
3. Council acknowledge the letter of approval received from the Department of Primary Industries, Parks, Water and Environment (Parks & Wildlife Division) dated 1 September 2025, and amend its Dog Management Policy accordingly.

DECISION

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

THAT

1. The information be received;
2. Council note that the previously approved changes relating to the management of dogs (including the associated map) relevant to the Lake Dulverton Conservation Area as outlined in the Minutes of the Lake Dulverton & Callington Park Management Committee Minutes held 25 November 2024 and endorsed by Council at its December 2025 Council meeting; and
3. Council acknowledge the letter of approval received from the Department of Primary Industries, Parks, Water and Environment (Parks & Wildlife Division) dated 1 September 2025, and amend its Dog Management Policy accordingly.

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	✓	

ENCLOSURE
Agenda Item 15.6.2



Department of Primary Industries,
Parks, Water and Environment

GPO Box 1751, Hobart, TAS 7001 Australia
Ph 1300 TAS PARKS / 1300 827 727 Fax 03) 6223 8308
www.parks.tas.gov.au



Enquiries: Brian Campbell
Phone: 0428553315
Email: brian.campbell@parks.tas.gov.au
Our ref:
Your ref: 23 Dec 2024 Dog Exercising Lake
Dulverton CA

Mr Tim Kirkwood
General Manager
Southern Midlands
Council
And

Cir D Fish
Committee Chair
Lake Dulverton and
Callington Park
Management
Committee

Re: Lake Dulverton Conservation Area – Designated Dog Exercise Area

Thank you for your letter dated 23 December 2024, in relation to seeking formal approval for the Southern Midlands Council (SMC) managed dog exercise area, within the foreshore area of the Lake Dulverton Conservation Area. It is noted that this letter is in relation to correspondence with SMC, 14 February 2024 and 4 Sept 2024.

The Parks and Wildlife Service (PWS) acknowledge the Southern Midlands Councils (SMC) management of Lake Dulverton and the immediate foreshore since 1924, and the value of the area to the Township of Oatlands. I am advised that dog walking has been managed by SMC over this period and only minor amendments were required in order to develop an agreed outcome. We thank the SMC for their participation in the process.

As Deputy Secretary of the Parks and Wildlife Service, I approve the following 'dog exercising area' as defined under *National Parks and Reserved Land Regulations S9(1)(2)* (map attached) and approve SMC to erect a sign/s (dog management signs) under the *National Parks and Reserved Land Regulations S5(6)*.

The designated dog exercising area is defined as:

- Dogs permitted on lead - upon the land within the Lake Dulverton Conservation Area between the lakeside walking track and the township of Oatlands, including the lakeside walking track.

Agreed commitments to be managed by SMC

- Dogs Prohibited - upon the area of the Lake Dulverton Conservation Area covered by water and the land between Lake Dulverton and the lakeside walking track, including the man-made bund walls. The lakeside track is the dividing line between dogs prohibited and dogs permitted on a lead.

- It is noted that where SMC managed land that abuts the Lake Dulverton Conservation Area; Freds Point and Mathers Point, that SMC will enforce a 30-meter buffer abutting Lake Dulverton prohibiting dogs.
- The existing dog off lead area within the Lake Dulverton Conservation Area will be revoked.
- Dog management signs will be erected alongside the lakeside walking track within the walking track disturbed area corridor.

Thank you for your cooperation with formalising dog control in this location. PWS recognise the importance of this recreational activity to the community and visitors, and believe this outcome will provide opportunities for recreation while protecting wildlife and wildlife habitat.

Yours sincerely



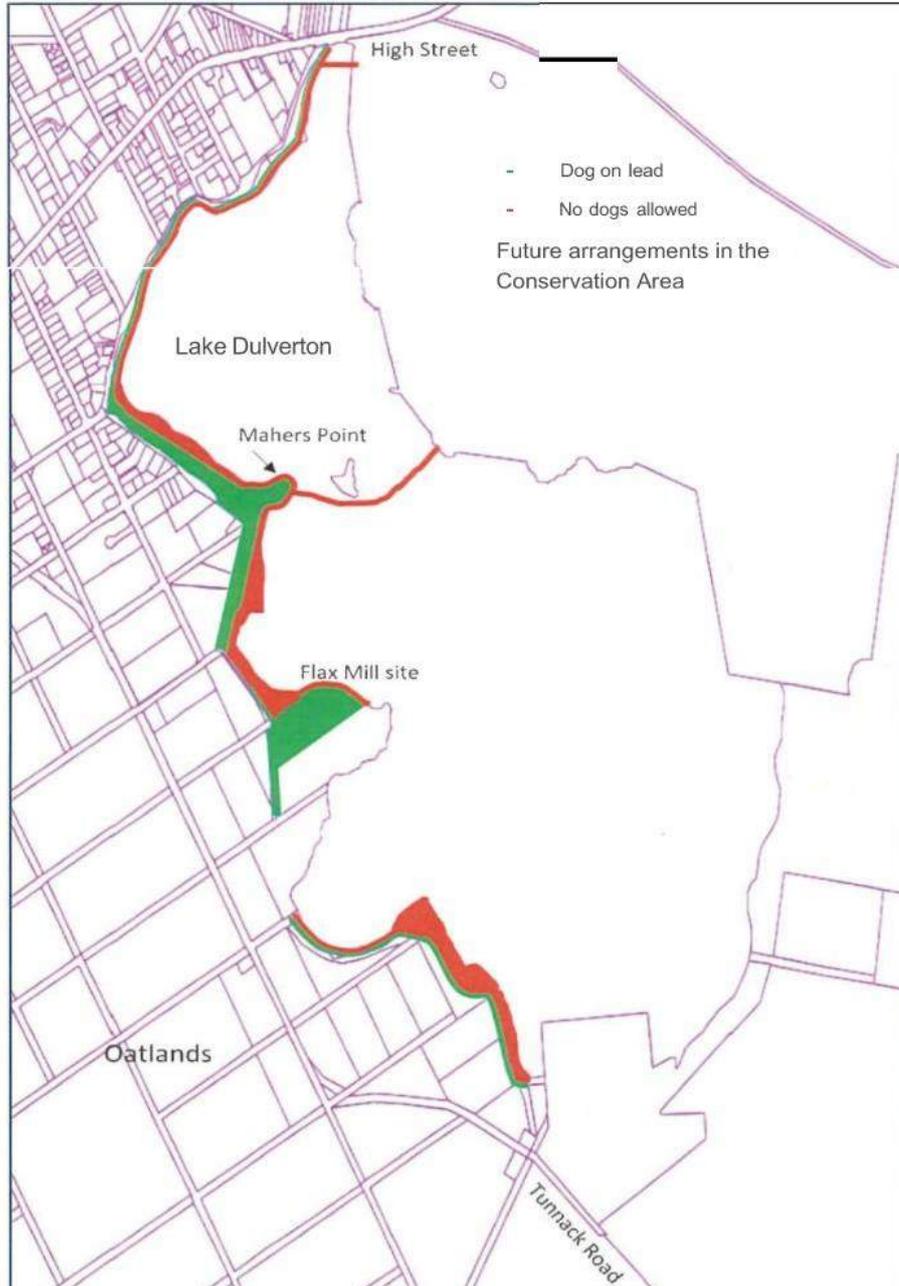
Sophie Muller
DEPUTY SECRETARY
PARKS AND WILDLIFE SERVICE

1 September 2025

Attached

1. Map as provided by Southern Midlands Council
2. Letter from Southern Midlands Council 23 Dec 2024, agreed boundaries and conditions

Dog On Lead and
Prohibited Areas –
Lake Dulverton
Conservation Area
2025



15.7 Environmental Sustainability

Strategic Plan Reference 3.7

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

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Community Health and Wellbeing

Strategic Plan Reference 4.1

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

Nil.

16.2 Recreation

Strategic Plan Reference 4.2

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

16.2.1 Oatlands Aquatic Centre – Coordinators Report

Author: OATLANDS AQUATIC CENTRE COORDINATOR (ADAM BRIGGS)

Date: 18 FEBRUARY 2026

ISSUE

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

DETAIL

The purpose of the report is twofold:

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

**OATLANDS AQUATIC CENTRE - 2025/26 OPERATING EXPENDITURE
 TO 31 JANUARY 2026**

INCOME		Annual Budget 2025/26	Actual Jan 2026	Budget Jan 2026	Actual YTD to 31 Jan 2026	Actual YTD to 31 Jan 2025	% Annual Budget 2025/26
Admission Fees		\$235,000	\$23,888	\$19,583	\$158,625	\$115,483	67.5%
Sale of Goods		\$15,000	\$1,992	\$1,250	\$9,950	\$10,117	66.3%
Charging Station Energy Use Reimbursement		\$20,000	\$0	\$0	\$5,097	\$15,177	25.5%
Sub-Total		\$270,000	\$25,880	\$20,833	\$173,672	\$140,776	64.3%

EXPENDITURE		Annual Budget 2025/26	Actual Jan 2026	Budget Jan 2026	Actual YTD to 31 Jan 2026	Actual YTD to 31 Jan 2025	% of Budget 2025/26
Salaries (incl. On-Costs)		\$495,348	\$49,539	\$38,104	\$307,554	\$282,377	62.1%
Operating Costs - Other		\$279,563	\$20,913	\$20,280	\$212,785	\$187,535	76.1%
Total Expenditure		\$774,911	\$70,452	\$58,384	\$520,339	\$469,912	67.1%

Budgeted Deficit		-\$504,911	-\$44,572	-\$37,551	-\$346,667	-\$329,136	68.7%
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Group Bookings & Programs – January (19/1/26 - 17/2/26):

Event / Booking	School / Group	Participation Numbers
Physio Rehab Sessions	Annabel Butler – Physiotherapist	17 individual bookings
GYM / Lane Hire	Centre Fitness Classes – GYM & Pool	2 Aqua Aerobic classes 4 GYM classes 54 participants
GYM / Lane Hire	Corumbene Program – GYM & Pool	1 pool individual bookings 1 GYM individual bookings 16 participants
Centre Visits	Parkside Support Program	12 participants
Centre Hire	St Paul's Catholic School	120 participants
Centre Visits	Birthday Party's	1 individual booking 22 participants
Centre Visits	St Bridges School – Holiday Program	12 participants
Centre Visits	Fitness Passport	36 participants (January)
Lane Hire	Midlands Swimming Club	5 individual bookings

USAGE FOR THE PERIOD 19/1/2026 – 17/2/2026
PAID UPFRONT

Type	Units
Gym & Classes	
Gym Class Pass 10 Sessions	7
PAYG – Gym Class	23
PAYG – Gym (16 years)	18
PAYG – Gym (Concession)	23
Gym/Pool Combo	
Gym/Pool Pass 10 Sessions (16 years)	6
Gym/Pool Pass 10 Sessions (Concession)	10
PAYG – Gym/Pool Combo (17 years)	3
PAYG – Gym/Pool Combo (Concession)	6
Learn to Swim	
Term 1 Program, 2026 Enrolments (Currently)	162
Pool	
Upfront 6 Months Pool Membership (17 +)	4
Upfront 6 Months Pool Membership (Concession)	2
Upfront 6 Months Pool Membership (Family)	0
PAYG – Pool (4 years and under)	251
PAYG – Pool (5-16)	565
PAYG – Pool (17)	455
PAYG – Pool (Concession)	298
PAYG – (Family)	74

DIRECT DEBITS – Current Numbers

Type	Units
DD Pool/Gym	10
DD Gym	13
DD 6 Months Pool – 17 years +	2
DD 6 Months Pool – Child/Concession	19
DD 6 Months Centre – Family	3
DD Learn to Swim Lessons	16

Grant Applications & General Information

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

- Veteran Wellbeing Voucher Program:**
 Oatlands Aquatic Centre has signed up to be a provider for a State Government funded Program providing eligible Veterans the ability to access 2x \$100.00 vouchers to be put towards Club/Centre Membership costs over a financial year period. These vouchers will be suitable for GYM/Pool 10 Visit Cards or memberships. The program is now live and the Centre is a registered provider venue.

Human Resources & Financial Implications – Refer above detail.

Community Consultation & Public Relations Implications – Not applicable.

Policy Implications – N/A

Priority - Implementation Time Frame – Not applicable.

RECOMMENDATION

THAT the information be received and noted.

DECISION

Moved by Clr B Campbell, seconded by Clr D Blackwell

THAT the information be received and 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	✓	

16.3 Access

Strategic Plan Reference 4.3

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

Nil.

16.4 Volunteers

Strategic Plan Reference 4.4

Encourage community members to volunteer.

Nil.

16.5 Families

Strategic Plan Reference 4.5

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

Nil.

16.6 Education

Strategic Plan Reference 4.6

Increase the educational and employment opportunities available within the Southern Midlands

Nil.

16.7 Capacity & Sustainability

Strategic Plan Reference 4.7

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

Nil.

16.8 Safety

Strategic Plan Reference 4.8

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

Nil.

16.9 Consultation & Communication

Strategic Plan Reference 4.8

Improve the effectiveness of consultation & communication with the community.

16.9.1 Tunbridge Town Hall – Report on Outcomes of the Community Meeting Held 5 February 2026

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 10 JANUARY 2026

Enclosure(s):

Minute of the Community Meeting Held 5 February 2026

ISSUE

To report on the outcomes of the Community Meeting held 5th February 2026 at the Tunbridge Town Hall to discuss the future of the Tunbridge Town Hall.

BACKGROUND

Council, at its workshop held on 10th November 2025, were informed of an incident of vandalism at the Toilets located at the rear of the Tunbridge Community Hall. The General Manager reported that there is not a Building/Contents insurance policy in place for the Hall which is a community owned facility (trustees Tunbridge Hall).

If not repaired, there is no publicly accessible toilet within Tunbridge and the Hall cannot be used for any purpose. Council agreed to fund the repair cost estimated at \$2,000.

Council also acknowledged the concerns within the community relating to the future sustainability and viability of the Hall.

It was agreed that Council will facilitate a community meeting to ascertain the level of community support.

DETAIL

Refer to the Minutes of the Meeting held 5th February 2026 (copy enclosed).

For information, notification of this meeting was provided to all property owners in the Tunbridge, Woodbury and Antill Ponds areas via a direct mail-out.

In reference to the Minutes, Councillors will note the background information provided, and that the purpose of the meeting was to:

1. confirm the community's interest in continuing to maintain this facility; and
2. identify person(s) that may be prepared to nominate and form a new Management Committee that can be responsible for managing the Hall and overseeing its future operations.

Councillors will note that there were 13 members of the community present, with 4 apologies.

Following presentation of the background information and discussion regarding the current status, Mr Richard Gardner, in his capacity as President of the Tunbridge Community Club Inc., advised the meeting that the Community Club Management Committee would be willing to consider a proposal to assume responsibility for managing the Tunbridge Town Hall.

This arrangement would involve the establishment of a sub-committee, with a preference for including other members of the community to provide additional capacity and support for the effective management of the Hall.

It was acknowledged that the interested parties, with assistance from Council, would need to consider the 'mechanics' to achieve this outcome and report back accordingly.

Key matters to address include:

- Provisions of the Trust document, if it can be located;
- Integration of management and governance arrangements, including the conduct of AGM's and regular meetings, and the winding up of Tunbridge Town Hall Inc. as an incorporated body;
- Consolidation of financial records into a single set of accounts;
- Insurance requirements, including legal obligations and appropriate coverage (e.g. public liability; volunteer insurance; building and contents etc.).

As an outcome of the meeting, it was determined that a follow-up community meeting will be held once an implementation plan has been prepared, noting that this meeting may also be convened as an Annual General Meeting of the Tunbridge Town Hall Inc.

Human Resources & Financial Implications – Council will need to provide assistance to work with the interested parties to map a way forward. Whilst this may include the need to seek legal advice and direction, an estimated cost is unknown at this stage.

Some initial consideration is being given to the options available and what information this will require but is yet to be finalised.

Community Consultation & Public Relations Implications – As mentioned, Council is primarily acting as the facilitator as the Tunbridge Town Hall is a privately owned facility (not Council owned).

A follow-up community meeting will be held once an implementation plan has been prepared.

Policy Implications – Not applicable.

Priority - Implementation Time Frame – As soon as practicable.

RECOMMENDATION

THAT Council:

- a) Receive and note the Minutes of the Community Meeting held 5th February 2026; and
- b) Note that further updates will be presented to Council regarding the progression of discussions and actions required to determine a way forward for the Tunbridge Community Club Inc. to assume responsibility for the management of the Tunbridge Town Hall.

DECISION

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

THAT Council:

- a) Receive and note the Minutes of the Community Meeting held 5th February 2026; and
- b) Note that further updates will be presented to Council regarding the progression of discussions and actions required to determine a way forward for the Tunbridge Community Club Inc. to assume responsibility for the management of the Tunbridge Town Hall.

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	✓	

ENCLOSURE
Agenda Item 16.9.1

Community Meeting

Thursday 5th February 2025

MINUTES

Minutes of the Community Meeting held 5th February 2026 at the Tunbridge Community Hall (99 Main Road, Tunbridge) commencing at 5.30 p.m.

Meeting commenced at 5.30 p.m. and Mayor Batt welcomed all attendees.

1. Present:

Julie Wholohan, Mary Smythe, Roger Dudgeon, Garth Denne, Rodney Hazelwood, Lorraine Hazelwood, Richard Gardner, Rebecca Lovell, Paul Worldon, Scott Worldon, Dawn Farrelly, Cherie Triffitt, and Bree How.

Council Representatives: Mayor Edwin Batt, Deputy Mayor Karen Dudgeon, Cllr A E Bisdée OAM, Cllr Don Fish and Tim Kirkwood (General Manager)

2. Apologies:

Liam Lawrence; Marian Dalton, Jason Farrelly, Heather Butler.

3. Background / Purpose:

The Southern Midlands Council is facilitating a Community Meeting to discuss the future of the Tunbridge Community Hall (Town Hall).

The Tunbridge Town Hall is a privately owned facility (not Council owned) and in the past, has been managed by a community based Management Committee.

Property Details: Property ID 5846865 - Certificate of Title – Unknown (an area of 662 m²).

The owners are listed as: Trustees Tunbridge Hall – no further detail or individual names listed.

It is apparent that a number of the current Committee members are unable to continue their involvement with the Hall. The purpose of this meeting is to:

1. confirm the community's interest in continuing to maintain this facility; and
2. identify person(s) that may be prepared to nominate and form a new Management Committee that can be responsible for managing the Hall and overseeing its future operations.

4. Current Status:

The 'Tunbridge Town Hall Inc.' is an incorporated body under the *Associations Incorporations Act 1964* although its current status has not been confirmed with the Department of Justice (Consumer Building and Occupational Services).

The most recent 'Annual Return of Association' was submitted in September 2023 following the conduct of the Annual General Meeting held 30th August 2023. This related to the period ending 30 June 2023.

The Rules of the Association are mainly based on the Model Rules for an association with some minor amendment. The latest copy of the Constitution held by the Department of Justice is date stamped 3rd December 2004.

Financials:

There is one Commonwealth Bank Account in the name of the Tunbridge Town Hall Inc.

Current balance unknown.

General:

No detailed historical research has been undertaken and community members present may have some knowledge in terms of past documentation (e.g. Trust Document etc.)

Based on preliminary research through the *Land Information System Tasmania*, an actual Title is not shown for the property.

Those present at the meeting acknowledged the information provided.

5. Business:

5.1 To confirm the community's interest in continuing to maintain this facility Mr Richard Gardner, in his capacity as President of the Tunbridge Community Club Inc., advised the meeting that the Community Club Management Committee would be willing to consider a proposal to assume responsibility for managing the Tunbridge Town Hall.

This arrangement would involve the establishment of a sub-committee, with a preference for including other members of the community to provide additional capacity and support for the effective management of the Hall.

It was acknowledged that the interested parties, with assistance from Council, would need to consider the 'mechanics' to achieve this outcome and report back accordingly.

Key matters to address include:

- Provisions of the Trust document, if it can be located;
- Integration of management and governance arrangements, including the conduct of AGM's and regular meetings, and the winding up of Tunbridge Town Hall Inc. as an incorporated body;
- Consolidation of financial records into a single set of accounts;
- Insurance requirements, including legal obligations and appropriate coverage (e.g. public liability; volunteer insurance; building and contents etc.).

5.2 To identify person(s) that may be prepared to nominate and form a new Management Committee that can be responsible for managing the Hall and overseeing its future operations.

The current Constitution provides for a Committee of at least eight persons, which include:

- The Office Bearers – being Chairperson; Vice Chairperson; Secretary and Treasurer; and
- Four or more General Members to be elected at the Annual General Meeting.

There are no membership provisions within the Constitution.

Any resident of the Southern Midlands is entitled to attend the Annual General Meeting and is entitled to vote. A quorum at the AGM shall comprise at least 5 residents of the Southern Midlands.

Depending on the outcome of this discussion, the intent would be to encourage those persons that express an interest in forming a new Management Committee to convene a follow-up meeting and:

- Review the Constitution and its provisions;
- Conduct an Annual General Meeting; and
- Confirm a way forward.

In relation to the establishment of a sub-committee, and the desire to involve members of the community, Julie Wholohan, Cherie Triffitt and Awn Farrelly expressed their interest in participating on the sub-committee.

6. Other Business:

a. What happens in the event that there is a lack of interest?

From a Council perspective, the Parattah Jubilee Hall is recognised as a community facility and is exempt from annual rates and charges.

If the facility ceases being used as a community 'place of assembly' then the most practical way to address the future ownership and realise some value for the community is to commence rating the property.

Based on the assumption that the rates would remain unpaid for at least 3 years, the *Local Government Act 1993* provides a process to either sell the property or transfer of ownership to Council.

The latter process involves applying to the Minister for an order that the land be transferred to the council if it is not possible after reasonable inquiry to identify the owner of the land or the whereabouts of the owner. This is not a simple process as it does require Council to notify any person that has a registered interest in the land and this may extend to the beneficiaries of the estates of the owners listed above.

Following transfer of ownership, the property would then be sold and (based on Council policy) any net proceeds would be reinvested in the Parattah community.

Those present at the meeting acknowledged the information provided.

Final Notes:

- A follow-up community meeting will be held once an implementation plan has been prepared, noting that this meeting may also be convened as an Annual General Meeting of the Tunbridge Town Hall Inc.;
- If convened as an AGM, this would provide an opportunity to appoint a Management Committee empowered to make decisions on behalf of the Tunbridge Town Hall Inc.
- Reference was also made to the Hub Group, which is planning the establishment of a Community Garden, located in Tunbridge Park opposite the Hall.

7. Meeting Closure:

Meeting closed at 6.15 p.m.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Strategic Plan Reference 5.1

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

17.1.1 Policy Review – Volunteer Policy

Author: MANAGER COMMUNITY & CORPORATE DEVELOPMENT (WENDY YOUNG)

Date: 4 FEBRUARY 2026

Enclosure(s)

Draft Volunteer Policy

PURPOSE

The Southern Midlands Council values the contribution of volunteers and understands that volunteers are a vital part of connecting and contributing to our communities, and are relied upon to strengthen support services and program delivery, as well as drive a range of community activities and help out in time of need.

BACKGROUND

Council has maintained a Volunteer Policy since 2013. Recent changes in workplace health and safety legislation, child safety standards, and risk management practices, necessitated a review and update.

RECOMMENDATION

THAT Council:

- 1. Receive and note the report;**
- 2. Consider the ‘Volunteer Policy’ and, subject to any amendments, be submitted for formal adoption at the March meeting.**

DECISION

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

THAT:

- 1. Council receive and note the report;**
- 2. The Policy be amended to incorporate the requirements associated with a person being required to have a current ‘Working with Vulnerable People’ registration; plus having completed the National Child Safeguarding Training (where applicable); and**
- 3. Subject to any further amendments, the ‘Volunteer Policy’ (as amended) be submitted for formal adoption at the March 2026 Council meeting.**

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	✓	

ENCLOSURE
Agenda Item 17.1.1



Council Policy
VOLUNTEER POLICY

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

1. PURPOSE

The Southern Midlands Council values the contribution of volunteers and that volunteers are a vital part of connecting and contributing to our communities and are relied upon to strengthen support services and program delivery, as well as drive a range of community activities and help out in time of need.

2. OBJECTIVE

This policy has been developed to provide guidance and support to Councillors and staff who engage with volunteers in the course of their official duties. It establishes a framework to ensure that volunteers are managed appropriately and are supported to undertake work that is safe, meaningful, rewarding, and valued, while recognising the Council's duty of care to all volunteers.

3. SCOPE

This policy applies to:

- All individuals that volunteer with Council
- Members of Committees
- All individuals and organisation's volunteering in activities coordinated by Council.

4. DEFINITION

Volunteering Australia describes volunteering as:

"Time willingly given for the common good and without financial gain"

A volunteer is a person who gives their time willingly for the common good, without financial gain, and outside of a formal employment relationship.

The Fair Work Ombudsman has identified the following definition and characteristics of a volunteering:

- A volunteer is someone who does work for the primary purpose of benefiting someone else and who is not an employee and does not receive payment for their work.
- The parties did not intend to create a legally binding employment relationship;
- A volunteer is under no obligation to attend the workplace or perform work; and
- A volunteer does not expect to be paid for their work.

Under the *Work Health & Safety Act (TAS) 2012*, for work health and safety purposes, a volunteer is a person who carries out work on behalf of the Council on a voluntary basis. Volunteers are treated as workers, and therefore the Council has obligations to provide a safe environment and the volunteer must take reasonable care for their own health and safety and comply with safety instructions.



Council Policy
VOLUNTEER POLICY

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

For the purposes of the *Child and Youth Safe Organisations Act (Tas) 2023*, a volunteer is included within the statutory meaning of “worker.” This means that volunteers engaged by the Council are subject to the Child and Youth Safe Organisations Framework and must meet child safety and wellbeing requirements applicable to workers (e.g., training, reporting obligations, suitability checks).

5. POLICY

Council is committed to creating opportunities for volunteers that are productive, meaningful and of benefit to the community and the volunteer. Council will demonstrate best practice for community engagement and in this case, the recruitment, support, management, recognition, retention and celebration of volunteers.

To enhance the volunteers' experience and meet legislative obligations and duty of care requirements, Council recognises that volunteers have a right to:

- Be provided a healthy and safe work environment;
- Be provided with information about the Council, including policies and procedures;
- Receive appropriate induction, training, ongoing support and supervision;
- Have a choice regarding the activities they participate in and the option to decline when unable to commit to a task;
- Be appropriately covered by Council's insurance;
- Received reimbursement of authorised out-of-pocket expenses;
- Take holidays and leave from volunteer duties;
- Have personal information dealt with in a confidential and secure matter;
- Be informed and consulted on matters which affect their volunteer role;
- Be recognised and treated as a valuable member of the team;
- Be acknowledged and appreciated for their contributions.

You as a volunteer are responsible for:

- Working in accordance with health and safety requirements;
- Prioritise, promote and protect the safety and wellbeing and prevent abuse and harm of children and young people;
- Comply with Council's policies and procedures;
- Being willing to undertake induction, training and supervision;
- Maintaining privacy, confidentiality and acting in a respectful and non-judgemental manner;
- Act with honesty, integrity and professionalism;
- Working in accordance with procedures and instructions;
- Declining tasks when unable to commit or safely undertake the activity;
- Seeking advice and support from Council officers, if you are unsure or concerned about any aspect of your volunteering.



Council Policy
VOLUNTEER POLICY

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

6. LEGISLATION

Work Health and Safety Act 2012 (TAS)
Work Health and Safety Regulations 2012 (TAS)
Fair Work Act 2009 (CTH)
Anti-Discrimination Act 1998 (TAS)
Sex Discrimination Act 1984 (CTH)
Child and Youth Safe Organisations Act 2023 (TAS)

7. RELATED DOCUMENTS

Volunteer Induction Handbook

8. DOCUMENT ADMINISTRATION

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

This document is Version 2 effective XX-XX-XXXX. The document is maintained by Community & Corporate Development, for the Southern Midlands Council.

17.1.2 Policy Review – Financial Hardship Assistance Policy

Author: SENIOR FINANCE OFFICER (MANDY BURBURY)

Date: 17 FEBRUARY 2025

Enclosure(s)

Draft Revision – Financial Hardship Assistance Policy

ISSUE

Review of the Financial Hardship Assistance Policy as part of Council's ongoing policy review program.

BACKGROUND

The Financial Hardship Assistance Policy was first approved in April 2020, with a subsequent review undertaken in July 2021.

As outlined in the background section of the Policy, the document was originally developed and implemented during the 2020 Covid-19 pandemic to provide support to ratepayers experiencing financial hardship.

DETAIL

The review has determined that the core provisions of the Policy remain relevant and appropriate.

The Policy recognises that financial hardship may arise at any time due to a range of circumstances, including but not limited to illness, loss of employment, family breakdown, natural disaster, or other unforeseen events.

The current review is limited to removing references to the coronavirus pandemic while maintaining the original intent, objectives, and principles of the Policy.

Councillors are reminded that Council's standard policy adoption process requires that a policy be tabled at one meeting and then "lay on the table" until the subsequent meeting.

This ensures Councillors have sufficient time to review and consider all implications of the proposed strategy or policy prior to final adoption, subject to any amendments resolved by Council.

Final adoption of the revised Policy is proposed for the March 2026 Council meeting.

Human Resources & Financial Implications – The financial impact of this Policy is dependent on the number of applications received and approved.

Over the previous four-year period, there have been minimal applications considered under this Policy. Accordingly, no significant impact is anticipated.

There are no direct human resources implications arising from this review.

Community Consultation & Public Relations Implications – This policy applies to ratepayers experiencing genuine and serious financial hardship. The Policy supports Council's commitment to fairness, equity and community wellbeing.

Policy Implications – Policy document.

Priority - Implementation Time Frame – The revised Policy is scheduled for final consideration and adoption at the March 2026 Council meeting.

RECOMMENDATION

THAT Council:

1. **Receive and note the report; and**
2. **Consider the amended version of the Financial Hardship Assistance Policy in preparation for final adoption of the revised policy (subject to any amendments) at the March 2026 Council meeting.**
- 3.

DECISION

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

THAT Council:

1. **Receive and note the report; and**
2. **Consider the amended version of the Financial Hardship Assistance Policy in preparation for final adoption of the revised policy (subject to any amendments) at the March 2026 Council meeting.**

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	✓	

ENCLOSURE
Agenda Item 17.1.2



Council Policy
FINANCIAL HARDSHIP ASSISTANCE POLICY

Approved by: Council
Approved date: 22nd April 2020
Review date: March 2026

1. INTRODUCTION

1.1 Purpose

The purpose of this policy is to enable Council to provide assistance to community members who are suffering financial hardship by providing an appropriate level of relief from Local Government rates.

1.2 Scope

This policy applies to ratepayers experiencing genuine and serious financial hardship and needing assistance to meet both their basic needs and their rate payment obligations to Council. It is not intended to be used to maintain financial positions for those who do not need it and are not genuinely impacted by serious financial hardship.

This policy applies only to Council rates and charges levied in accordance with Part 9 – Rates and Charges of the *Local Government Act 1993*. This policy does not apply to rates or fees collected on behalf of other authorities in accordance with section 88 of the *Local Government Act 1993*, such as fire service contributions collected pursuant to section 79B of the *Fire Service Act 1973*.

1.3 Background

This policy was first developed and implemented in 2020 to provide a structured and equitable framework for assisting ratepayers experiencing genuine financial hardship.

Whilst the Policy was originally introduced during a period of significant economic disruption arising from the COVID-19 coronavirus pandemic, Council recognises that serious financial hardship can arise at any time due to a range of circumstances, including illness, loss of employment, business downturn, natural disaster, or other unforeseen events.

Accordingly, this Policy establishes a robust, fair, and transparent process to support eligible ratepayers who are experiencing genuine and serious financial hardship.

1.4 Principles

This policy will be applied in accordance with the following principles:

- (1) Consistent, equitable and respectful treatment of all residents and ratepayers that is sensitive to their specific circumstances.
- (2) Maintaining Council's ability to provide essential services to our community through appropriately applied rating.
- (3) Assisting ratepayers who are suffering serious financial hardship, so that they may overcome these circumstances and return to financial stability and contributing equitably to local services.
- (4) Ensuring that those able to contribute to local services, continue to do so.



Council Policy
FINANCIAL HARDSHIP ASSISTANCE POLICY

Approved by: Council
Approved date: 22nd April 2020
Review date: March 2026

- (5) Minimising the opportunity for misuse, exploitation or fraud by ensuring decisions made to provide special relief or assistance are supported by sufficient evidence.
- (6) Maintaining confidentiality and privacy of applicants and ratepayers, their applications and any information provided.

1.5 Related Policies and Legislation

This policy relates to and depends on other Council policies, as well as Tasmanian Government legislation, including:

- *Local Government Act 1993*, Part 9 – Rates and Charges¹, particularly:
 - Section 86A – General principles in relation to making or varying rates
 - Sections 125-127 – Postponement of payment
 - Section 128 – Late payments
 - Section 129 – Remission of rates
- Rates and Charges Policy (pursuant to section 86B of the *Local Government Act 1993*).

1.6 Policy Review and Update Cycle

This policy is to be reviewed initially in July or August 2021 and thereafter, every four years.

2. POLICY

2.1 Genuine Financial Hardship

According to the Australian Taxation Office (ATO)³, individuals are considered to be in serious hardship when they are unable to provide the following for themselves, their family or other dependants:

- (1) Food;
- (2) Accommodation;
- (3) Clothing;
- (4) Medical treatment;
- (5) Education;
- (6) Other basic necessities.

A number of factors can contribute to or trigger serious financial hardship, including:

¹ See: <https://www.legislation.tas.gov.au/view/html/inforce/current/act-1993-095#HP9@HD9@EN>

³ See: <https://www.ato.gov.au/General/Financial-difficulties-and-serious-hardship/Individuals-with-serious-hardship/>



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FINANCIAL HARDSHIP ASSISTANCE POLICY

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- (1) Loss of employment of the property owner, family member or household primary income earner;
- (2) Serious illness, including physical incapacity, hospitalization, or mental illness of the property owner or family member;
- (3) A natural disaster;
- (4) A public health emergency or declared state of emergency;
- (5) Family tragedy;
- (6) Family breakdown;
- (7) Financial misfortune;
- (8) Other serious or complicating circumstances.

Community wide issues and circumstances, such as the COVID-19 pandemic, may impact financial hardship, but hardship is always assessed at an individual level, and requires reviewing personal circumstances.

Serious financial hardship involves both low income/cash flow and a low asset base. Personal property portfolios beyond a primary residence can be employed to improve an applicant's cash flow and financial sustainability. Applications for assistance on residential investment properties will not be considered.

2.2 Evidence of Financial Hardship

Applicants will need to provide evidence of their circumstances of financial hardship to justify Council's special consideration of their case. The type of evidence required will depend on your circumstances and may include, for example, one or more of the following:

- Assessment by an independent accredited financial counsellor demonstrating an inability to both pay rates and to rearrange asset portfolios to facilitate payment;
- A statutory declaration from an appropriate and independent professional, familiar with the applicant's circumstances (e.g. a family doctor for health-related evidence, a bank official, insurance policy manager, etc.);
- Pending disconnection of essential services, like water, electricity, gas (does not include mobile phone or internet bills);
- Notice of impending legal action;
- Letter from charitable organisation regarding loss of employment or inability to provide for basic necessities;
- Bank notice for example, overdraft call or mortgaged property repossession;
- Employer notice of redundancy or termination of employment;
- Overdue medical bills;
- Letter from doctor verifying the inability to earn an income due to illness or caring for a sick family member;
- Final notice from school regarding payment of mandatory fees;
- Funeral expenses;
- Repossession notice of essential items, like a car or motorcycle.
- Other – Please specify.



Council Policy
FINANCIAL HARDSHIP ASSISTANCE POLICY

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2.3 How Council can Help

The *Local Government Act 1993* provides Council with three methods of rate relief:

- (1) Postponing rate payments (sections 125-127)
- (2) Remission of late payment penalties or interest (section 128)
- (3) Remission of rates (section 129)

2.4 Postponing Rate Payments – Deferral Arrangements

In confirmed cases of financial hardship, Council may choose deferral of individual rates payments within a defined period, in whole or in part, to be paid back at a later date, subject to any conditions Council determines. The deferral arrangement applies to specified payments and other rate payments are not affected and continue to accrue as normal.

The terms of rate deferral arrangements will be proportionate to the applicant's demonstrated financial hardship circumstances, so supplying sufficient evidence of these circumstances is important for developing the appropriate terms.

Rate payment deferrals approved under this section are typically deferred by 3 months. However, rate deferral arrangements can only defer individual payments up to a maximum of two (2) years and only in the most serious circumstances.

All deferred payments must be repaid as specified in accordance with the deferral arrangement, otherwise regular late payment penalties and/or interest will apply.

Ratepayers who are subject to a deferral arrangement who overcome their financial hardship circumstances are encouraged to begin repaying their deferred rates payments as early as they are able.

Note that Council may revoke any postponement of rates payments at any time, in accordance with section 127 of the *Local Government Act 1993*, by giving 60 days' notice in writing to the ratepayer.

2.5 Remitting Late Payment Penalties and Interest

For typical circumstances that are not of financial hardship, rates must be paid by the due date and Councils may charge a penalty or daily interest or both for each late payment. However, for confirmed cases of financial hardship, Council may waive either the applicable late payment penalties, or the interest accumulated, or both, for a specified period that relates to the period of financial hardship.



Council Policy
FINANCIAL HARDSHIP ASSISTANCE POLICY

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Approved date: 22nd April 2020
Review date: March 2026

2.6 Remitting Rates

Remission of any rates, late payment penalties or interest, in part or in full, is reserved only for the most serious and exceptional of financial hardship cases. Even in these cases, deferral of rate payments must be applied for and granted first, before an application for rates remission can be considered.

After the applicant has entered into a deferral arrangement with Council, the applicant may apply for remission of rates. The application must demonstrate:

- (1) Financial hardship;
- (2) Exceptional and serious circumstances;
- (3) How the applicant's exceptional financial hardship circumstances make the maximum term deferral arrangement under section 2.4 unfeasible and unreasonable to fulfil; and
- (4) How enforcing fulfilment of the maximum term deferral arrangement would only deepen the seriousness of applicant's financial hardship and critically impact their ability to provide for the basic living necessities (food, accommodation, clothing, medical treatment) of the applicant and dependents.

In the interests of community fairness and equity, wherever possible and appropriate in determining rates remission applications:

- (1) Deferral arrangements are preferable to rates remission;
- (2) Amounts or proportions of rates to be remitted are to be minimised, for example, below \$1000 or 50%; the remainder subject to payment arrangements;
- (3) Instances of rates remission are to be minimised to no more than one rates remission per applicant.

Note: Evidence of financial hardship does not automatically mean an entitlement to a remission.

3. APPLICATIONS

3.1 Applying for Financial Hardship Assistance

To seek financial hardship assistance from Council, an application must be made in writing, addressed to the General Manager, and submitted as follows:

- Submitted via online form at: www.southernmidlands.tas.gov.au
- Emailed to mail@southernmidlands.tas.gov.au; or
- Mailed to PO Box 21, Oatlands Tas 7120



Council Policy
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Approved by: Council
Approved date: 22nd April 2020
Review date: March 2026

Applications must:

- Demonstrate and provide evidence for financial hardship and circumstances (see Section 2.2 Evidence of Financial Hardship);
- Describe the type of assistance sought, being:
 - Postponing rate payments (a deferral arrangement);
 - Postponing or waiving late payment penalties or interest;
 - Remitting rates, late payment penalties or interest, in part or in full;
- Address the requirements of the relevant subsections (see section 2.3 How Council can Help).

3.2 Assessing Applications

Applications for deferral arrangements must be decided by:

- (1) For amounts less than \$2,500 – the Manager, Corporate Services; or
- (2) For amounts of \$2,500 or greater – the General Manager.

A decision regarding an application for deferral of rates will be made within three (3) working days and the applicant advised accordingly.

Any decision regarding an application for deferral can be subject to a review by Council at the request of the applicant.

Applications for remission of any rates or late payment penalties or interest charges must be decided by Council and require absolute majority to be approved.

4. DOCUMENT ADMINISTRATION

This Instruction is a managed document and is to be reviewed every four (4) years or as directed by the General Manager. Noting that this policy is to be reviewed initially in July 2021 and thereafter, every four years.

This document is Version 1.0 effective 22nd April 2020. The document is maintained by the General Manager's Unit, for the Southern Midlands Council.

17.1.3 Policy Development - Junior Mayor/Deputy Mayor Policy

Author: MANAGER COMMUNITY & CORPORATE DEVELOPMENT (WENDY YOUNG)

Date: 18 FEBRUARY 2026

Attachment(s):

Draft Junior Mayor/Deputy Mayor Policy

PURPOSE

The purpose of this report is to seek Council's endorsement and adoption of a Junior Mayor and Deputy Mayor Program Policy, which establishes a structured framework to support youth leadership, civic engagement, and participation in local government.

BACKGROUND

This policy has been available for consideration since the January Council meeting. No changes or amendments have been received.

RECOMMENDATION

THAT Council:

1. **Receive and note the report; and**
2. **Endorse the Junior Mayor/Deputy Mayor Program Policy.**

DECISION

Moved by Clr F Miller, seconded by Deputy Mayor K Dudgeon

THAT:

1. **Council receive and note the report;**
2. **The Policy be amended to incorporate the requirements associated with a person being required to have a current 'Working with Vulnerable People' registration; plus having completed the National Child Safeguarding Training; (where applicable)**
3. **Subject to any further amendments, the 'Junior Mayor/Deputy Mayor Program' (as amended) be submitted for formal adoption at the March 2026 Council meeting.**

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	✓	

ENCLOSURE
Agenda Item 17.1.3



Council Policy
JUNIOR MAYOR/JUNIOR DEPUTY MAYOR POLICY

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

1. PURPOSE

The purpose of this policy is to establish a framework for the appointment, role, responsibilities, and support of the Junior Mayor/Junior Deputy Mayor Program within the Southern Midlands Council. The Junior Mayor/Junior Deputy Mayor Program aims to promote youth participation in local governance, provide leadership development opportunities for young people, and strengthen engagement between Council and the youth community.

2. OBJECTIVE

The objectives of the Junior Mayor/Deputy Junior Mayor Program are to:-

- Encourage young people to be active citizens and leaders in their community;
- Provide opportunities for youth voices to be heard on Council matters;
- Promote understanding of local government processes;
- Build confidence, leadership, and communication skills;
- Strengthen collaboration between Council and schools.

3. SCOPE

This policy applies to:

- All participants in the Junior Mayor/Deputy Junior Mayor Program
- Council staff involved in administering the program
- Councillors
- Schools and community groups partnering with Council.

4. APPOINTMENT OF THE JUNIOR MAYOR/JUNIOR DEPUTY MAYOR

4.1 Eligibility

Applicants must:

- Reside within the municipal area of Southern Midlands
- Be enrolled in either Campania or Oatlands High School;
- Or attending another high school outside the municipal area;
- Or be registered as home-schooled.
- Demonstrate leadership qualities, interest in community affairs, and a commitment to represent young people.

4.2 Selection Process

Council will:



Council Policy
JUNIOR MAYOR/JUNIOR DEPUTY MAYOR POLICY

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

- Invite nominations once per year from Oatlands District High School and Campania District High School. Nominated students must be enrolled in either Grade 9 or Grade 10 at their respective school;
- Invite nominations from students attending other high schools located outside the municipal area, as well as students who are home-schooled, through an advertisement in the Council Newsletter.
- The nominated students, together with any other students who have expressed interest, will be required to deliver a short presentation to Council outlining why they wish to be appointed as Junior Mayor or Junior Deputy Mayor.
- Councillors will vote on the candidates and appoint one nominee as Junior Mayor and one nominee as Junior Deputy Mayor. This appointment must be formally endorsed by a resolution of Council. Any unsuccessful nominees will continue to participate in the program without holding a formal title.

4.3 Term of Office

The term of office for the Junior Mayor and Junior Deputy Mayor shall commence in March and conclude in the following February.

5. ROLES AND RESPONSIBILITIES

5.1 Junior Mayor Responsibilities

The Junior Mayor is expected to:

- Represent young people within the municipality
- Attend relevant Council meetings, events & ceremonies
- Provide input into Council decisions, policies and projects relating to youth
- Lead or participate in community initiatives that benefit young people
- Deliver a Junior Mayor report at least quarterly to Council
- Uphold the values of integrity, respect and inclusiveness.

5.2 Junior Deputy Mayor Responsibilities

The Deputy Mayor is expected to:

- Represent young people within the municipality
- Attend relevant Council meetings, events & ceremonies
- Provide input into Council decisions, policies and projects relating to youth
- Lead or participate in community initiatives that benefit young people
- Deliver a Junior Deputy Mayor report at least quarterly to Council
- Uphold the values of integrity, respect and inclusiveness.

5.3 Attendance

The Junior Mayor/Junior Deputy Mayor may:



Council Policy
JUNIOR MAYOR/JUNIOR DEPUTY MAYOR POLICY

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

- Attend Ordinary Council Meetings as a guest (non-voting)
- Participate in Committee meetings
- Represent Council at approved community events with appropriate supervision of Council's Mayor/Deputy Mayor.

6. SUPPORT AND SUPERVISION

6.1 Council Support

Council will provide:

- A designated Council officer to support the Junior Mayor/Junior Deputy Mayor
- Induction into Council processes, governance and expectations
- Reasonable access to resources needed to perform their role
- Guidance on communication, public speaking and civic responsibilities

At the conclusion of the term, a Certificate of Recognition will be presented to the Junior Mayor and Junior Deputy Mayor to recognition of their service.

6.2 Parent/Guardian Involvement

A parent/guardian must provide written consent for participation.

A parent/guardian or authorised supervisor must accompany the Junior Mayor/Junior Deputy Mayor to events outside school hours.

7. CODE OF CONDUCT

The Junior Mayor/Deputy Mayor must:-

- Act respectfully, responsibly and in accordance with Council values;
- Comply with Council's Child Safety, Privacy and Social Media policies;
- Declare any conflicts of interest.
- Public statements may only be made with prior approval from the Mayor or General Manager.

Failure to comply may result in review or termination of the appointment.

8. DOCUMENT ADMINISTRATION

This Instruction is a managed document and is to be reviewed every <INSERT> or as directed by the General Manager.

This document is Version X.X effective XX-XX-XXXX. The document is maintained by <INSERT DEPARTMENT>, for the Southern Midlands Council.

17.2 Sustainability

Strategic Plan Reference 5.2

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

17.2.1 Tabling of Documents

Nil.

17.2.2 Elected Member Statements

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

Deputy Mayor K Dudgeon – Kempton Festival (held 15 February 2026) – commended the Green Ponds Progress Association Inc. for organising a highly successful event that was extremely well attended.

Mayor E Batt – 2026 Australia Day Awards – informed the meeting that he has received a Thank You Card from Mrs Lucy Blackwell who expressed her sincere appreciation and gratitude having been awarded the Citizen of Year at Council's recent Australia Day Award celebrations held at the Broadmarsh Community Hall on 26th January 2026.

17.3 Finances

Strategic Plan Reference 5.3

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

17.3.1 Monthly Financial Statement (Period ending 31 January 2026)

Author: FINANCE OFFICER (MANDY BURBURY)

Date: 13 FEBRUARY 2026

ISSUE

Provide the Financial Report for the period ending 31st January 2026.

BACKGROUND

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

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

DETAIL

The enclosed Report incorporates the following: -

- Statement of Comprehensive Income – 1 July 2024 to 31 January 2026.
- Operating Expenditure Report – 1 July 2024 to 31 January 2026.
- Capital Expenditure Report – 1 July 2024 to 31 January 2026.
- Cash Flow Statement – 1 July 2024 to 31 January 2026.

OPERATING EXPENDITURE (OPERATING BUDGET)

Overall operating expenditure to end of January was \$5,828,032 which represents 87.5% of the Year to Date Budget.

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

Strategic Theme - Infrastructure

Nil.

Strategic Theme – Growth

Sub-Program – Business - expenditure to date (\$230,029 – 124.6%). Additional expenditure relates to a higher than anticipated value of private works (offset by an increase in private works income).

Strategic Theme – Landscapes

Nil.

Strategic Theme – Community

Nil.

Strategic Theme – Organisation

Nil.

CAPITAL EXPENDITURE PROGRAM

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

Legend – Source and completion deadlines for grant funded projects

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

RECOMMENDATION

THAT the Financial Report be received and the information noted.

DECISION

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

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	✓	

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

	Annual Budget \$	Year to Date Actual \$	%	Comments
Income				
Rates	7,810,961	7,843,353	100.4%	Includes Interest & Penalties on rates
User Fees (refer Note 1)	1,536,868	1,154,538	75.1%	Includes Private Works
Interest	520,000	256,164	49.3%	
Government Subsidies	11,700	0	0.0%	Heavy Vehicle Licence Fees
Other (refer Note 2)	332,400	140,697	42.3%	Includes TasWater Distributions
Sub-Total	10,211,930	9,394,752	92.0%	
Grants - Operating	4,744,884	1,212,117	25.5%	
Total Income	14,956,813	10,606,869	70.9%	
Expenses				
Employee benefits	-6,024,988	-2,876,261	47.7%	Less Roads - Resheeting (Capitalised)
Materials and contracts	-4,195,550	-2,678,882	63.9%	Less Roads - Resheeting (Capitalised), Includes Land Tax & Private Works
Depreciation and amortisation	-4,738,700	-2,791,289	58.9%	Percentage Calculation (based on year-to-date)
Finance costs	-2,223	-2,223	100.0%	Interest
Contributions	-296,700	-148,350	50.0%	Fire Service Levies
Other	-184,841	-122,316	66.2%	Audit Fees and Councillor Allowances
Total expenses	-15,443,002	-8,619,321	55.8%	
Surplus (deficit) from operations	-486,189	1,987,548	-408.8%	
Grants - Capital (refer Note 3)	1,064,853	1,985,426	186.5%	
Sale Proceeds (Plant & Machinery)	0	264,977		
Sale Proceeds (Land & Buildings)	0	0		
Sale Proceeds (Other Assets)	0	5,244		
Net gain / (loss on disposal of non-current assets)	0	0		
Surplus / (Deficit)	578,664	4,243,196	733.3%	

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

	Annual Budget \$	Year to Date Actual \$	%	Comments
NOTES				
1. Income - User Fees				
- All other Programs	1,176,420	853,774	72.6%	
- Private Works	360,449	300,764	83.4%	
	<u>1,536,868</u>	<u>1,154,538</u>	75.1%	
2. Income - Other				
- TasWater Distributions	182,400	83,600	45.83%	
- Public Open Space Contributions	150,000	0	0.00%	
- Stormwater Headworks	0	20,000		
- Blue Gum Rovers donation to Tunnack Rec. Ground	0	595.00		
- JLT Group Interest Disbursement	0	1,578		
- Insurance Recoveries	0	8,292		
- Campania Halls Committee Contribution to External Painting	0	15,000		
- Colebrook Hall Committee Closure of Bank Account	0	3,510		
- Woodsdale Cemetery Committee Closure of Bank Account	0	8,121		
	<u>332,400</u>	<u>140,697</u>	42.3%	
3. Grants - Capital				
- Aust Govt (Roads To Recovery)	1,064,853	1,012,500	95.08%	
- Aust Govt (LRCI Phase 4)	0	629,654		Final Instalment
- State Govt (VRUP Round 1)	0	14,410		Campania Pedestrian Railway Crossing (Final Instalment)
- State Govt (VRUP Round 1)	0	29,308		Campania Reeve Street West (Final Instalment)
- State Govt (VRUP Round 1)	0	18,129		Campania Reeve Street East (Final Instalment)
- State Govt (EID Tag Rebate Scheme)	0	1,425		75% Rebate on eID Reader
- Local Govt. Assoc. Tas. (Open Spaces Program)	0	280,000		Campania Recreation Ground (Changeroom Upgrade)
	<u>1,064,853</u>	<u>1,985,426</u>	186.45%	
4. Grants - Operating				
- FAGS 2024/25	4,744,884	1,206,782	25.43%	
- State Govt (Resilience & Recovery Grant)	0	5,335		Southern Midlands Farmers Group Drought Resilience (Establishing Governance)
	<u>4,744,884</u>	<u>1,212,117</u>	25.5%	

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

PROGRAM	ACTUAL (to 31 Jan 26)	BUDGET (to 31 Jan 26)	YTD VARIANCE	YTD %	FULL YEAR BUDGET - INC. GRANTS & OTHER
INFRASTRUCTURE					
Roads	787,463	1,035,240	247,776	76.1%	4,410,593
Bridges	34,329	57,279	22,951	59.9%	653,390
Walkways	152,302	158,569	6,267	96.0%	273,165
Lighting	43,084	54,796	11,712	78.6%	93,936
Public Toilets	66,255	81,655	15,399	81.1%	140,739
Stormwater	2,726	18,130	15,405	15.0%	89,081
Waste	773,164	912,823	139,659	84.7%	1,592,340
Information, Communication	-	11,667	11,667	0.0%	20,000
INFRASTRUCTURE TOTAL:	1,859,323	2,330,159	470,836	79.8%	7,273,244
GROWTH					
Residential	-	-	-	-	-
Tourism	23,923	32,359	8,436	73.9%	41,276
Business	230,029	184,658	-45,372	124.6%	316,556
Industry	-	-	-	0.0%	-
GROWTH TOTAL:	253,953	217,017	- 36,935	117.0%	357,832
LANDSCAPES					
Heritage	217,052	300,895	83,843	72.1%	501,173
Natural	145,512	162,930	17,419	89.3%	257,515
Cultural	507	9,333	8,827	5.4%	16,000
Regulatory - Development	502,895	636,288	133,393	79.0%	1,101,058
Regulatory - Public Health	8,092	15,272	7,180	53.0%	26,180
Regulatory - Animals	69,917	81,426	11,509	85.9%	140,975
Environmental Sustainability	-	2,917	2,917	0.0%	5,000
LANDSCAPES TOTAL:	943,975	1,209,061	265,087	78.1%	2,047,901
COMMUNITY					
Community Health & Wellbeing	175,741	223,485	47,744	78.6%	378,545
Recreation	777,054	801,937	24,883	96.9%	1,256,464
Access	-	-	-	0.0%	-
Volunteers	21,325	38,750	17,425	55.0%	45,000
Families	-	5,833	5,833	0.0%	10,000
Education	-	-	-	0.0%	-
Capacity & Sustainability	41,989	41,503	-486	101.2%	55,505
Safety	4,921	11,638	6,716	42.3%	19,950
Consultation & Communication	965	14,992	14,027	6.4%	25,700
LIFESTYLE TOTAL:	1,021,995	1,138,137	116,142	89.8%	1,791,164
ORGANISATION					
Improvement	39,733	76,648	36,915	51.8%	131,397
Sustainability	1,481,141	1,462,605	-18,536	101.3%	3,445,765
Finances	227,912	225,708	-2,204	101.0%	395,700
ORGANISATION TOTAL:	1,748,787	1,764,962	16,175	99.1%	3,972,862
TOTALS	\$5,828,032	\$6,659,336	\$831,304	87.5%	\$15,443,003

Southern Midlands Council
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CAPITAL EXPENDITURE PROGRAM 2025-26
As at 31 January 2026

		BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
INFRASTRUCTURE						
ROAD ASSETS						
Resheeting Program	Roads Resheeting	590,000	259,799	330,201		
Reseal Program	Jericho - Jericho Road (1500m)	45,000	0	45,000	Roads to Recovery \$45,000	30 June 2026
	Kempton - Cliftonvale Road (1500m)	65,000	24,360	40,640	Roads to Recovery \$65,000	30 June 2026
	Oatlands - High Street (500m)	55,000	221	54,779	Roads to Recovery \$55,000	30 June 2026
	Oatlands - Interlaken Road	25,000	23,100	1,900		
	Woodbury - Glenmorey Road (Two Sections 1700m)	47,000	0	47,000	Roads to Recovery \$47,000	30 June 2026
	Woodbury - Woodbury Road (500m)	35,000	30,288	4,712		
	Woodsdale - Woodsdale Road	48,000	0	48,000	Roads to Recovery \$48,000	30 June 2026
	Tunbridge - Scott Street (300m)	40,000	26,030	13,970	Originally in Reconstruct & Seal \$60K	
Sealed Edge Breaks	Sealed Road Edge Breaks Program	200,000	as below	86,794		
	<i>Broadmarsh - Elderslie Road</i>		0			
	<i>Campania - Brown Mountain Road</i>		2,167			
	<i>Campania - Native Corners Road</i>		9,473			
	<i>Colebrook - Eldon Road</i>		22,276			
	<i>Colebrook - Franklin Street</i>		1,000			
	<i>Elderslie - Elderslie Road</i>		16,962			
	<i>Jericho - Lower Marshes Road</i>		3,552			
	<i>Rhyndaston - Rhyndaston Road</i>		11,500			
	<i>Stonor Road - Stonor</i>		32,860			
	<i>Woodsdale - Woodsdale Road</i>		13,416			
Reconstruct & Seal	Bagdad - Swan Street (700m)	137,000	136,881	119	Roads to Recovery \$137,000	30 June 2026
	Tunnack - Eldon Road (700m)	110,000	113,529	-3,529	Roads to Recovery \$110,000	30 June 2026
	Woodsdale - Woodsdale Road (dig-out)	23,000	28,758	-5,758	Roads to Recovery \$23,000	30 June 2026
Construct & Seal	Mangalore - Blackbrush Road (1.3km section starting from seal Mangalore end)	195,000	200,222	-5,222	Roads to Recovery \$195,000	30 June 2026
	Rhyndaston - Rhyndaston Road (1.35km of 2.7km starting at railway line)	202,500	199,399	3,101	Roads to Recovery \$202,500	30 June 2026
Minor Seals (New)	Mt Seymour - Blackgate Road (500m between end of seal & dust suppressant)	85,000	93,277	-8,277	Roads to Recovery \$85,000	30 June 2026
	Oatlands - Bentwick Street	20,000	0	20,000	Budget c/f	
Other Works	Bagdad - School Road (Traffic & Safety Improvements)	69,000	545	68,455	VRUP Funding \$34,430	30 April 2026
	Campania - Car Park Improvements	100,000	72,481	27,519	\$60K Budget C/F WIP \$72,112	
	Campania - Reeve Street (Reconstruct Retaining Wall - Union St to Lee St)	40,000	0	40,000		
	Campania - Structure Plan - Town Gateway and Streetscape	40,000	0	40,000	Budget C/F	
	Colebrook - Coalmine Bend Road (Redirect Drainage from Train Line - Piping)	25,000	25,807	-807		
	Oatlands - Hasting Street Junction	15,000	14,761	239	WIP \$959	
	Oatlands - High Street (Traffic Islands)	45,940	384	45,556	VRUP Funding \$22,300 RTR \$23,640	30 June 2026
	Tunbridge - Main Street (Kerb & Gutter Renewal)	40,000	46,290	-6,290	WIP \$4186.12	
		2,297,440	1,409,339	888,101		

CAPITAL EXPENDITURE PROGRAM 2025-26
As at 31 January 2026

		BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
WALKWAYS	Footpaths - General Streetscapes	45,959	0	45,959		
	Bagdad - Midland Highway Pathway (Primary School north to Community Club)	240,000	245,741	-5,741	Election Commitment - \$150,000 WIP \$1,130	2 March 2026
	Campania - Reeve Street (Hall St to Lee St)	57,740	128	57,612	VRUP Funding \$28,620	30 June 2026
	Colebrook - Richmond Road (Asphalting)	4,041	4,041	0	Funded from footpaths general budget	
	Kempton - Burnett Street to Mood Food	425,565	130,323	295,242	Better Active Transport \$278K WIP \$5332	30 June 2026
	Kempton - Main Street (Southern End 300m)	75,000	741	74,259		
	Oatlands - Church Street (High St to Esplanade both sides - Design Only)	10,000	0	10,000		
	Oatlands - Church Street (Sth Parade to William St - north. side - Footpath - 130 m)	30,000	10,352	19,648	Budget C/F	
	Parattah - Streetscape (Stage 1)	50,000	417	49,583		
	Tunnack - Streetscape (Year 1 of 3)	100,000	73,251	26,749	WIP \$73,042	
		1,038,305	464,994	573,311		
PUBLIC TOILETS	General Public Toilets - Upgrade Program	14,616	0	14,616	Budget c/f	
	Colebrook - History Room Toilets (Replace Septic Tank)	10,000	9,830	170		
		24,616	9,830	14,785		
DRAINAGE	Bagdad / Mangalore - Hydraulic Assessment (Flood Mapping)	61,625	0	61,625	Budget C/F	
	Stormwater System Management Plans (<i>Urban Drainage Act 2013</i>)	50,000	40,456	9,544	WIP \$456	
	Oatlands - High Street / Church Street Jct (Pipe Replacement)	15,000	14,093	907		
	Oatlands - High Street /Wellington Street Jct (New Pit)	4,000	2,866	1,134		
	Oatlands - Queen Anne St (Pipe into existing Drain)	35,000	19,577	15,423		
		165,625	76,993	88,632		
WASTE	Wheelie Bins and Crates	10,000	20,398	-10,398		
		10,000	20,398	-10,398		
GROWTH						
TOURISM	Oatlands - Heritage Interpretation Panel renewal	2,000	0	2,000		
	Oatlands Accommodation Facility	0	42,283	-42,283	WIP \$42,283 (Offset by Barrack Street Property)	
		2,000	42,283	-40,283		

CAPITAL EXPENDITURE PROGRAM 2025-26
As at 31 January 2026

	BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
	\$	\$	\$		DEADLINE
LANDSCAPES					
HERITAGE					
Jericho - Memorial Avenue - Plaques	20,500	4,300	16,200	Budget c/f WIP \$4,300. Offset by donation of \$500.	
Kempton - Memorial Avenue Park - Interps	19,545	0	19,545	Budget C/F	
Melton Mowbray - Recognition plaque JH Bisdee VC OBE (DVA Grant)	8,480	8,904	-424	Saluting Their Service Grant \$7,480	30 April 2025
Oatlands - Callington Mill - Structural Repair & External painting	80,000	0	80,000	\$40K Budget C/F	
Oatlands - Court House (Wall Stabilisation)	15,000	13,019	1,981	WIP \$4,764	
Oatlands - Gaolers Residence (Chimney Capping & Fireplace Repairs)	5,000	866	4,134	Budget C/F	
Oatlands - Gaolers Residence (Lighting & Hanging System Upgrade)	5,000	973	4,027		
Oatlands - Gaolers Residence (Wingwall)	23,000	657	22,343	Budget C/F	
Oatlands - Heritage Buildings (Security Upgrades)	10,000	108	9,892		
Oatlands - Heritage Collections Store	10,000	3,700	6,300	WIP \$3,700	
Oatlands - Roche Hall (Building Improvements for PRISM)	144,161	53,805	90,356	\$90K Budget C/F WIP \$19,644 \$5,839 to Portable Stage	
Oatlands - Roche Hall Forecourt (Interps - Planning Condition of Approval)	40,000	7,820	32,180	WIP \$7,820	
	380,686	94,152	286,534		
NATURAL					
Campania - Bush Reserve / Cemetery	300,000	102,665	197,335	WIP \$93,346	
Chauncy Vale - Day Dawn Cottage Improvements	12,000	10,311	1,689	WIP \$8,557	
Chauncy Vale - Toilet & Interps Upgrade	100,000	44,264	55,736	Election Commitment \$80,000 WIP \$22,570	30 June 2026
	412,000	157,240	254,760		
REGULATORY					
- DEVELOPMENT					
Master / Structure Plans (Bagdad / Mangalore / Campania)	50,000	146,587	-96,587	Includes Flour Mill Park Master Plan	
Kempton Council Chambers - Structural Damage	0	16,650	-16,650	External Contractor Liable for damage	
Kempton - Council Chambers (Office Furniture & Equipment)	7,025	0	7,025		
Property Purchase - 10 Barrack Street, Oatlands (Police Residence)	530,000	0	530,000	Budget C/F	
Oatlands - Stanley Street Master Plan	20,000	172	19,828	Budget c/f WIP \$172	
	607,025	163,409	443,616		
PUBLIC HEALTH					
Woodsdale Cemetery - Memorial Wall	0	1,845	-1,845	Offset by Committee Contribution	
	0	1,845	-1,845		
ANIMAL CONTROL					
Oatlands - Off-Lead Dog Park	35,000	1,947	33,053	WIP \$1,947	
Electronic Identification Stick Reader	1,900	0	1,900	NRE Grant \$1,425	
	36,900	1,947	34,953		

CAPITAL EXPENDITURE PROGRAM 2025-26
As at 31 January 2026

	BUDGET	EXPENDITURE	BALANCE	COMMENTS	COMPLETION
	\$	\$	\$		DEADLINE
COMMUNITY					
RECREATION					
Facilities & Recreation Committee	4,475	0	4,475	Budget \$40,000 (projects funded as below)	
Building Upgrades (Sites determined following inspections)	50,000	0	50,000		
Playground Upgrades (inspections)	50,000	0	50,000		
Bagdad - Bagdad Community Club (Precinct Plan & Property Transfer)	111,000	95,003	15,997	\$35K Budget c/f WIP \$95,003	
Bagdad - Bagdad Community Club (Redevelopment)	0	49,706	-49,706	WIP \$49,706	
Bagdad - Bagdad Community Club (Sports Pavilion)	0	222,416	-222,416	WIP \$211,856 Subject to Funding	
Bagdad - Bagdad Community Club (Multi-purpose Sports Hall)	0	252,160	-252,160	WIP \$252,160 Subject to Funding	
Bagdad - Bagdad Community Club (Oval Relocation)	0	26,500	-26,500	WIP \$25,500 Subject to Funding	
Bagdad - Bagdad Community Club (Wastewater System)	200,000	0	200,000		
Bagdad - Iden Road Park Development	75,000	0	75,000	Budget C/F	
Bagdad - Acquisition 1689 Midland Highway Bagdad	0	317,553	-317,553	Funding not allocated	
Campania - Flour Mill Park (Redevelopment)	68,000	0	68,000		
Campania - Hall (External Painting)	36,800	41,470	-4,670	WIP \$39,696	
Campania - Recreation Ground (Electronic Scoreboard)	47,875	50,165	-2,290	WIP \$48,043	
Campania - Recreation Ground (Landscaping & Tiered Seating)	270,000	2,996	267,004	Election Commitment - \$200K WIP \$374	30 June 2026
Campania - Recreation Ground (All abilities Car Parking)	26,750	0	26,750	Election Commitment - \$18K	30 June 2026
Campania - Recreation Ground (Upgrade Change rooms)	1,100,000	539,299	560,701	LGAT Open Space \$40K / SMC - \$700K WIP	
Colebrook - Hall (Windows, Ramps, Double Doors)	10,000	0	10,000		
Kempton - Carriage Shed (External Repair & Repainting)	11,700	0	11,700		
Kempton - Recreation Ground (Site Dev) (Boundary Fence)	24,250	14,118	10,132	Budget c/f WIP \$14,118	
Kempton - Recreation Ground (Cricket Net, basket ball / pickle ball court)	80,000	99,893	-19,893	Active Tas - Election Commitment WIP \$2,886	30 June 2026
Melton Mowbray - Streetscape Works (Trough / Shelter etc)	90,000	108,882	-18,882	\$60K Budget C/F WIP \$85,022	
Oatlands - Aquatic Centre (Outdoor Area Seating)	4,000	0	4,000		
Oatlands - Aquatic Centre (Learn to Swim Equipment)	2,000	195	1,805		
Oatlands - Aquatic Centre (Gymnasium Equipment Upgrade)	3,005	763	2,242		
Oatlands - Aquatic Centre (Defibrillator)	1,995	1,995	0	Funded from Gym Equipment Budget	
Oatlands - Aquatic Centre (Female Change Rooms / Shower Cubicles)	10,000	0	10,000		
Oatlands - Aquatic Centre (Pump Replacement)	10,000	0	10,000		
Oatlands - Gay Street, Hall (Air Lock & Heating)	40,000	14,432	25,568	\$30K of Budget C/F WIP \$14,432	
Oatlands - Gay Street, Hall (Kitchen Floor Repairs / Underpinning)	8,000	0	8,000		
Oatlands - Midlands Community Centre (External Painting - Front of Building)	8,000	0	8,000	Budget C/F	
Oatlands - Old Swimming Pool (Staged demolition)	62,889	4,521	58,368	Balance Budget C/F	
Oatlands - Recreation Ground (Redevelopment)	0	174,791	-174,791	Subject to Funding WIP \$172,521	
Oatlands - Recreation Ground (Electronic Scoreboard)	55,145	22,075	33,070	AFL grant pending, OFC Contribution, SMC \$30K	
Parattah - Recreation Ground (Reglaze Windows)	2,724	2,724	0	Funded from Facilities & Rec Committee Budget	
Runnymede - Recreation Ground (Pitch Renewal)	8,000	8,258	-258		
Tunbridge - Tunbridge Park (Tree Planting)	2,802	2,802	0	Funded from Facilities & Rec Committee Budget	
Tunnack - Recreation Ground (Kiosk Removal)	8,000	0	8,000		
Tunnack - Recreation Ground (Toilet Block Painting)	4,000	0	4,000		
Woodsdale Recreation Ground	45,000	0	45,000	Budget C/F	
Water Bottle Refill Stations	7,980	0	7,980	Budget C/F	
	2,539,389	2,052,716	486,674		

CAPITAL EXPENDITURE PROGRAM 2025-26
As at 31 January 2026

		BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
CAPACITY & SUSTAINABILITY	Property Purchase - 9 Barrack Street, Oatlands (Police Residence)	73,248	50,009	23,238	Budget \$519,490 less \$446K spent in 22/23	
	Portable Stage	15,884	17,370	-1,486	Council Decision, small grant & PRISM funding	
		89,132	67,379	21,752		
SAFETY	Sale of Fire Sheds to Crown	0	1,579	-1,579	Expenses offset by income from sale	
		0	1,579	-1,579		
ORGANISATION						
SUSTAINABILITY	WiFi Equipment	7,000	0	7,000	Budget C/F	
	Council Website Upgrade	40,000	5,925	34,075	Budget C/F	
	Communications Link Upgrade	5,000	0	5,000		
	Computer / Network Upgrades	18,000	0	18,000		
	Oatlands - Town Hall (Office Furniture & Equipment)	7,500	0	7,500		
	Oatlands - Town Hall (Replacement Heat Pump)	5,500	7,666	-2,166		
	Oatlands - Town Hall (Toilet Upgrade / Air lock / Lift) Year 1 of 5 \$300K per annum	400,000	17,794	382,206	\$100K Budget C/F WIP \$8,437	
		483,000	31,386	451,614		
WORKS	Kempton - Works Depot (Toilet / Shower Upgrade)	30,000	0	30,000		
	Kempton - Works Depot (Security Cameras)	5,000	0	5,000		
	Oatlands - Works Depot (Sump Pump)	1,400	0	1,400	Budget from Minor Plant	
	Minor Plant Purchases	10,600	4,085	6,515		
	Radio System	5,000	220	4,780		
	Plant Replacement Program					
	Heavy Vehicles - Gross Amount	889,370	435,330	454,040		
	(Trade Allowance - \$254K)					
	Light Vehicles - Gross Amount	515,179	207,961	307,218		
	(Trade Allowance - \$299K)					
		1,456,549	647,597	808,952		
GRAND TOTALS		9,542,666	5,243,087	4,299,579		

Southern Midlands Council
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CASH FLOW 2025/2026	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS	INFLOWS							
	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)	(OUTFLOWS)							
	July 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	(Total 2025/26)	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Cash flows from operating activities														
Payments														
Employee costs	(654,876)	(424,204)	(370,607)	(391,754)	(369,294)	(585,181)	(334,843)							(3,130,759)
Materials and contracts	(987,152)	(399,774)	(459,970)	(353,322)	(310,386)	(391,272)	(267,707)							(3,169,583)
Interest	(2,223)	0	0	0	0	0	0							(2,223)
Other	(28,004)	(82,892)	(68,686)	(161,851)	(55,689)	(119,697)	(79,937)							(596,757)
	(1,672,254)	(906,870)	(899,264)	(906,927)	(735,369)	(1,096,150)	(682,487)	0	0	0	0	0	0	(6,899,322)
Receipts														
Rates	722,648	431,037	2,387,961	589,319	921,681	321,995	812,600							6,187,242
User charges	1,376,627	109,039	268,268	172,447	110,902	142,440	501,484							2,681,208
Interest received	33,066	36,362	50,568	34,958	21,740	38,895	40,575							256,164
Subsidies	0	0	0	0	0	0	0							0
Operating Grants	0	603,391	5,335	0	603,391	0	0							1,212,117
Other	70,371	159,430	49,262	53,844	23,639	39,782	145							396,474
	2,202,712	1,339,260	2,761,394	850,568	1,681,354	543,112	1,354,805	0	0	0	0	0	0	10,733,205
Net cash from operating activities	530,458	432,390	1,862,130	(56,360)	945,985	(553,038)	672,318	0	0	0	0	0	0	3,833,883
Cash flows from investing activities														
Payments for property, plant & equipment	(197,080)	(549,583)	(616,036)	(368,073)	(512,545)	(943,380)	(181,300)							(3,367,997)
Proceeds from sale of property, plant & equipment	32,932	35,131	0	164,541	24,545	13,073	0							270,222
Proceeds from Capital grants	0	0	0	0	14,410	1,689,591	1,425							1,705,426
Proceeds from Investments	0	0	0	0	0	0	0							0
Payment for Investments	0	0	0	0	0	0	0							0
Net cash used in investing activities	(164,148)	(514,453)	(616,036)	(203,532)	(473,590)	759,284	(179,875)	0	0	0	0	0	0	(1,392,350)
Cash flows from financing activities														
Repayment of borrowings	(109,510)	0	0	0	0	0	0	0	0	0	0	0	0	(109,510)
Proceeds from borrowings	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net cash from (used in) financing activities	(109,510)	0	0	0	0	0	0	0	0	0	0	0	0	(109,510)
Net increase/(decrease) in cash held	256,800	(82,063)	1,246,095	(259,891)	472,395	206,246	492,443	0	0	0	0	0	0	2,332,023
Cash at beginning of reporting month	11,895,902	12,152,702	12,070,639	13,316,734	13,056,842	13,529,237	13,735,483	0	0	0	0	0	0	11,895,902
Cash at end of reporting period	12,152,702	12,070,639	13,316,734	13,056,842	13,529,237	13,735,483	14,227,926	0	0	0	0	0	0	14,227,926

18. MUNICIPAL SEAL

18.1 Signing & Sealing of the Termination Deed between the Department of State Growth and Southern Midlands Council

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 18 FEBRUARY 2026

Attachment(s)

Grant Termination Deed – Department of State Growth

ISSUE

Signing and Sealing a Grant Deed of Termination between the Department of State Growth and Southern Midlands Council – Bagdad Walkway (\$150,000).

DETAIL

The original grant deed which was provided to Council for signing and sealing was from the Department of State Growth (DSG). However, the grant deed for the Bagdad Walkway was required to be administered by the Department of Premier and Cabinet (DPaC). The 2024/25 Treasury State Budget Papers allocated \$150,000 to DPaC for this project. DPaC has advised that the grant deed was successfully administered and that the funds were paid to Council in April 2025. This has also been confirmed between the DSG and Council.

This matter has been identified as an internal administrative error. Termination of the grant deed between DSG and Council is therefore required to accurately reflect that the grant was administered by the DPaC, which also disbursed the funds to Council. This will close the matter between DSG and Council.

Human Resources & Financial Implications – The funds have been received and will be acquitted to DPaC.

Community Consultation & Public Relations Implications – Nil

Policy Implications – Nil

Priority - Implementation Time Frame – The project has recently been completed.

RECOMMENDATION

THAT: Council Sign and Seal the Deed of Termination between with the Department of State Growth and the Southern Midlands Council for the Bagdad Walkway project.

DECISION

Moved by Cllr B Campbell, seconded by Cllr D Blackwell

THAT: Council Sign and Seal the Deed of Termination between with the Department of State Growth and the Southern Midlands Council for the Bagdad Walkway project.

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	✓	

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

Nil.

RECOMMENDATION

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

DECISION

Moved by Clr B Campbell, 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	Local Government (<i>Meeting Procedures</i>) Regulations 2015 Reference
<i>Closed Council Minutes - Confirmation</i>	17(2)
<i>Applications for Leave of Absence</i>	17(2)(h)(i)
<i>Flour Mill Park Redevelopment Project</i>	17(2)(g)
<i>Tasmania Fire Service – Colebrook, Parattah and Tunnack Fire Station Properties – Proposed Transfer of Ownership</i>	17(2)(g)
<i>Tenders – Asset Revaluation – Building & Other Land Improvements</i>	17(2)(e)

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	✓	

RECOMMENDATION

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

DECISION

Moved by Clr B Campbell, seconded by Clr D Blackwell

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(h)(i) of the Local Government (Meeting Procedures) Regulations 2025.

20.3 Flour Mill Park - Redevelopment Project (Including the Flour Mill Park Building)

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)(g) of the Local Government (Meeting Procedures) Regulations 2025.

20.4 Tasmania Fire Service – Colebrook, Parattah and Tunnack Fire Station Properties – Proposed Transfer of Ownership

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)(g) of the Local Government (Meeting Procedures) Regulations 2025.

20.5 Tenders - Asset Revaluation - Building & Other Land Improvement Assets

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)(e) of the Local Government (Meeting Procedures) Regulations 2025.

RECOMMENDATION

THAT Council move out of “Closed Session”.

DECISION

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

THAT Council move out of “Closed Session”

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	✓	

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 1.20 p.m.