

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday 28th May 2025
10.00 a.m.

Broadmarsh Community Hall
1218 Elderslie Road, Broadmarsh

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OPEN COUNCIL MINUTES
MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS
COUNCIL HELD ON WEDNESDAY 28TH MAY 2025 AT THE BROADMARSH
COMMUNITY HALL, 1218 ELDERSLIE ROAD, BROADMARSH,
COMMENCING AT 10.00 A.M.

Mayor Batt advised all attendees that this meeting is being recorded.

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, 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 G Finn (Manager Development and Environmental Services), Mr D Richardson (Manager Infrastructure and Works), Ms B Conde (Planning Officer), Ms W Young (Manager, Community and Corporate Development) and Mrs 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 23rd April 2025, as circulated, are submitted for confirmation.

RECOMMENDATION

THAT the Minutes (Open Council Minutes) of the Council Meeting held 23rd April 2025 be confirmed.

DECISION

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

THAT the Minutes (Open Council Minutes) of the Council Meeting held 23rd April 2025 be confirmed.

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 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 & Callington Park Management Committee Minutes – 13th May 2025

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

5.2.2 Special Committees of Council - Endorsement of Recommendations

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

- Lake Dulverton & Callington Park Management Committee Minutes – 13th May 2025

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

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

5.3.1 Joint Authorities - Receipt of Minutes

Nil.

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

Nil.

6. NOTIFICATION OF COUNCIL WORKSHOPS

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

One workshop has been held since the last Ordinary Meeting.

A workshop was held on the 14th May 2025 at the Council Chambers, Oatlands commencing at 9.30 a.m.

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

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

Apologies: Cllr D Blackwell and Cllr B Campbell.

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

1. 2025/2026 Budget Session

Session included:

- 1.1 Overview of Rates & Charges Discussion Paper
- 1.2 Overview of the Long-Term Financial Management Plan
- 1.3 Presentation of draft 2025/26 Operating Budget (including review of Fees & Charges Schedule relating to some individual Programs)

Notes:

- Animal Control Program – included a discussion on the Dogs Home of Tasmania – Impounding Proposal and the Animal Control / Dog Registration Fees.
- Presentation of draft 2025/26 Capital Works Program Budget was deferred to the next workshop scheduled for 2nd June 2025

2. NBN Co

A representative from NBN Co. attended the workshop and made a presentation in relation to the nbn Upgrade Program within the Southern Midlands.

3. Campania Flour Mill Park Project – Draft Plan

Preliminary review of the Concept Design Report prepared by Inspiring Place. To be circulated for comment and feedback.

The workshop concluded at approximately 1.10 p.m.

RECOMMENDATION

THAT the information be received.

DECISION

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

THAT the information be received.

CARRIED

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

7. COUNCILLORS – QUESTION TIME

7.1 Questions (On Notice)

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

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

Nil.

7.2 Questions Without Notice

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

It states:

“29. Questions without notice

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

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

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

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

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

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

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

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

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

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

Deputy Mayor K Dudgeon – Woodsdale Recreation Ground – update sought.

General Manager advised that Development Approval has been granted. The Club/Incorporated Body must now proceed to prepare the required plans to comply with the DA approval and secure the necessary building and plumbing permits. The Club is then required to demonstrate that it has sufficient resources to undertake all the required works. No further advice at present but a progress report has been requested.

Clr A E Bisdee OAM – Oatlands Aquatic Centre - Questioned whether the final Contract claim had been finalised with VOS Pty Ltd?

Deputy General Manager advised that there are still some outstanding issues that must be addressed before final settlement.

Clr F Miller – South East Irrigation Scheme (Colebrook extension) – sought on update following the Council workshop held 14th April 2025 attended by Tas Irrigation representatives and nominated property owners.

General Manager informed the meeting that property owners within the Colebrook district had met on 6th May 2025 to further discussions. At that meeting, a submission (copy circulated at the Council Meeting) headed ‘socio-economic benefits and quantified positive externalities’ associated with an extension of the Scheme (and irrigation generally) was presented to the meeting for review. The submission was endorsed for referral to Tas Irrigation (TI) and other stakeholders. Subsequent to that meeting, applications for water entitlements are now totalling approximately 1,200 megalitres. Mr Curtain, who has taken the lead in representing the property owners, is having ongoing discussions with both TI and politicians, and a more formal discussion with those parties will be arranged in the short-term.

Clr F Miller – Campania Car Park – made comment that due to the type of vehicles generally driven by users of the car park (i.e. large 4WD’s and similar), consideration should be given to widening the parking bays when undertaking future car park works. It was acknowledged that the width of the car parks (as marked) is in compliance with the relevant standard.

Clr B Campbell – Property – Richmond Street, Colebrook (old Post Office) – questioned whether an inspection of this property had been undertaken. This follows his comments made at the previous meeting about the unsafe appearance of the front veranda which extends over the footpath.

General Manager confirmed that the property has been inspected and the outcome of this inspection will be reported via the Weekly Information Bulletin.

Clr B Campbell – Property - Main Street, Kempton (old Post Office) – questioned why external cladding works on the building had stopped? Is Council aware of any reasoning?

Manager Development & Environmental Services informed the meeting that works had stopped as there was a need to secure Development Approval recognising that the building is heritage listed.

Clr B Campbell – Colebrook Shop / History Room Public Toilets – any report back relating to the issues raised?

Manager Infrastructure & Works advised that Council officers have spoken to the shop operators and gained an understanding of their issues that are primarily not Council related. Additional signage is to be provided in Colebrook to indicate the location of this facility.

Mayor E Batt – Pontville Youth Justice Facility Development Bill 2025 – questioned whether there was any further information available?

General Manager advised that a submission was lodged with DPAC based on the feedback received from Councillors. It included details of the legal advice provided by Page Seager. The Bill was debated and passed in the Lower House of Parliament on Tuesday 27th May 2025 and will now progress through the parliamentary process.

8. DECLARATIONS OF PECUNIARY INTEREST

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

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

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 2015*, the Council, by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the General Manager has reported –

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

Nil.

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

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

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

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

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

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

Keith Barham – Elderslie Road, Broadmarsh – reported that there was a road defect (sunken pavement due to water damage) in the vicinity of 1240 Elderslie Road that requires investigation.

Manager Infrastructure & Works to inspect and take appropriate action.

Keith Barham – Elderslie Road, Broadmarsh – requested an extension of the 60 klm per hour speed limit zone to include a distance of approximately 0.50 klms north of existing zone (towards the telephone exchange building).

Manager Infrastructure & Works to assess and report noting that Council has no direct authority relating to speed limit zones. Any proposed changes must be referred to the Department of State Growth for consideration (and justification).

Julia Jabour – Southern Midlands Regional News – NBN presentation to Council

– it was noted that NBN had made a presentation to Council during a recent workshop and asked would it be possible to obtain any information that was provided at that briefing?

It was advised that subject to approval by the NBN representative, a copy of the PowerPoint presentation would be provided to SMRN.

Julia Jabour – Southern Midlands Regional News – Recycle Rewards Scheme –

it was commented that following the introduction of the 'Recycle Rewards' container refund scheme, a refund collection point has not been provided in the Southern Midlands Council area. Is there any reason for this?

Manager Infrastructure & Works, as Council's representative on the TasWaste South, informed the meeting that he has also expressed disappointment that a facility has not been located in the southern midlands. He further advised that the collection points had been determined by the Department of Natural Resources and Environment, and whilst the Southern Midlands was not allocated one of the initial 49 collection points, additional facilities will be rolled out in the future.

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 2015**

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 Development Application (DA2500032) For Boundary Reorganisation of Lots 2 & 3 Louisa Street, Kempton (CT36471/3 & CT154649/2) submitted by Prime Design Tasmania obo Centacare Evolve Housing Limited (Archdiocese of Hobart)

Author: PLANNING OFFICER (BERNADETTE CONDE)

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

Date: 21 MAY 2025

Attachment(s):

Development Application Documents

Representation

Council's Manager of Heritage Projects report

Discretions:

12.5.2 P3

C6.10.1 P1

PROPOSAL

The applicant *Prime Design Tasmania*, on behalf of the owners, the Roman Catholic Church Trust Corporation of the Archdiocese of Hobart, has applied to Southern Midlands Council for a Permit under the Land Use Planning and Approvals Act 1993 ("the Act") for a proposed boundary adjustment of Lots 2 and 3 Louisa Street, Kempton to accommodate the residential development of the previously approved planning permit DA2400016 for multiple dwellings (16 units).

The proposal includes two lots, CT 36471/3 (the cemetery lot), approximately 6070 m², and CT 154649/2, approximately 5059 m².

The application seeks approval for the boundary reorganisation of the two lots. Balance of CT 36471/3 which is 2559m² will be transferred to CT 154649/2 to form a single parcel in the following arrangement:

- Proposed Lot 1 (CT 154649/2) – 7618m², currently a vacant land and has an existing approval for 16 units and associated infrastructures; and
- Proposed Lot 2 (CT 36471/3) – 3491m², St Peter's Catholic Cemetery.

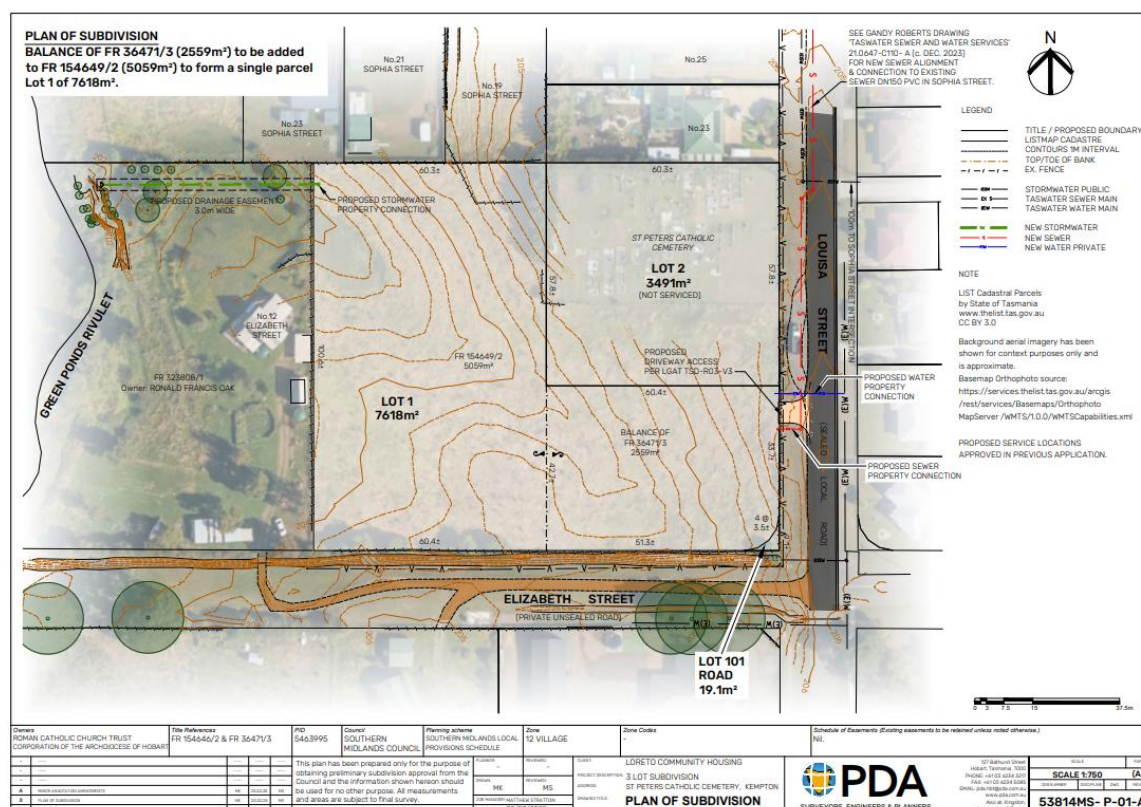


Figure 1. Proposed subdivision plan

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

The land is zoned Village and is listed as a Local Heritage Place within the Southern Midlands Local Provisional Schedule (LPS). SOU – C6.1.144 St Peter’s Catholic Cemetery. The cemetery area to the North of CT34671/3 is listed on the Tasmanian Heritage Register and does not form part of this development application.

The council’s Manager of Heritage Projects has been consulted in assessing the application and has provided a report against Local Historic Heritage Code C6.10 Development Standards for Subdivision.

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

This is a discretionary application under the Planning Scheme. The Council gave notice of the application for public comment as required by the Act. During the notification period, one representation was received from a member of the public.

This report will assess the proposal against the relevant provisions of the Act and the Scheme. It is recommended that Council grant a permit for the boundary reorganisation, subject to conditions.

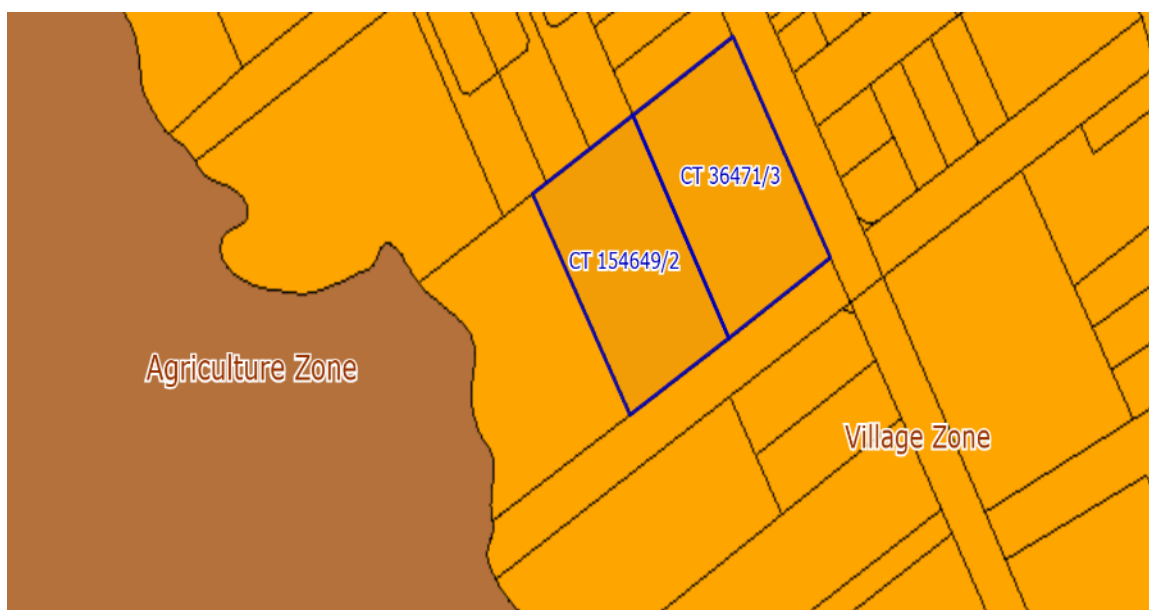
THE SITE

St Peter's Catholic Cemetery and adjacent vacant land are located west of Kempton Township, bordered by Louisa Street and Elizabeth Street. The Green Ponds Rivulet is 55 meters to the west, with the northern boundary next to three properties on Sophia Street.

The area is zoned as Village Zone, which encompasses the Cemetery and nearby homes. Land west of the Rivulet is zoned Agriculture for larger farms. The land is currently vacant and is used as paddocks.



Map 1 _ Aerial image of the site Source: LISTmap (taken on 13/05/2025).



Map 2_ The subject land and most surrounding properties are in the Village Zone (orange). The land adjoining the far west is in the Agriculture Zone (brown). The blue lines identify the subject titles. Source: LISTmap (taken on 13/05/2025)



Map 3_ The land is subject to Local Heritage Place overlay (cream colour). Source: LISTmap (taken on 13/05/2025).



Map 3_ St Peter's Catholic Cemetery (blue shaded area to the north of the title, Heritage Registered property). Local Heritage Place (cream colour). Source: LISTmap (taken on 13/05/2025).

THE APPLICATION

The Applicant has submitted the attached subdivision plan, a cover letter accompanying the Development Application form and Certificate of Title documents.

USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as development for Subdivision, which is Discretionary in accordance with the Tasmanian Planning Scheme – Southern Midlands.

Use/Development Status under the Planning Scheme

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

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

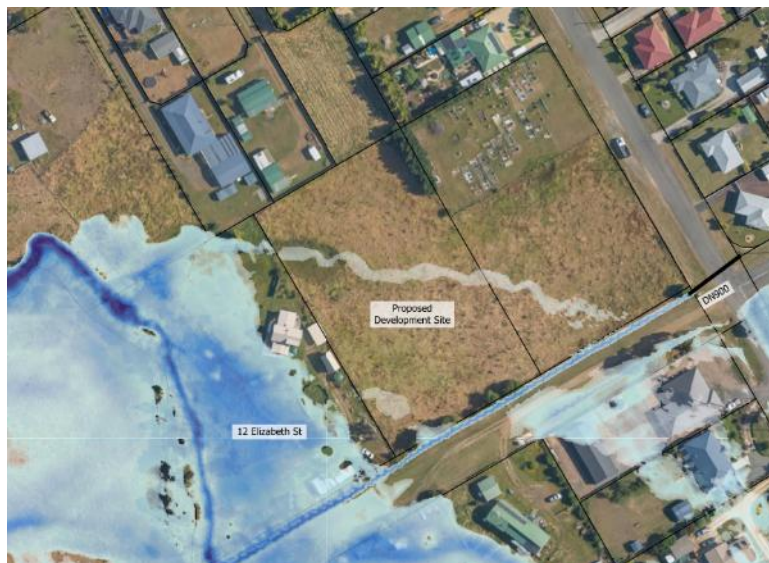
PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised from the 14th of April 2025 until the 2nd of May 2025.

One (1) representation was received.

A summary of the matters raised in the representation is considered in the table below. A full copy of the Representation may be found in the enclosures.

<i>Representation 1</i>	<i>Council Officer Comment</i>
Concerns raised in relation to the the requirements under the C12 Flood-Prone Areas Code of the Tasmanian Planning Scheme, particularly C12.6.1 Subdivision within a Flood-Prone Hazard Area, considering that the site is located within a well-known overland flow path, which regularly conveys surface runoff during rainfall events and there are no supporting documents provided with the application such as a flood hazard report, stormwater impact assessment, hydraulic assessment, or similar technical advice	<p><i>The boundary adjustment is required by a previously approved development, DA2400016, of 16 units on proposed Lot 1.</i></p> <p><i>A Stormwater Management and Inundation Analysis prepared by Gandy and Roberts was submitted with that application. The report considered pre and post development flows for a 1%AEP + Climate Change event.</i></p> <p><i>As indicated by the pre development mapping (below) inundation of the subject site is limited to a minor overland flow path with a depth between 0 and 50mm rather than being directly impacted by flooding of The Green Ponds Rivulet.</i></p>



The report concluded that the development resulted in “a re-direction of the overland flow path through the proposed development site, with very little change in depth for areas already at risk of inundation. Within the property directly downhill from the proposed development site (12 Elizabeth Street) a very minor redistribution of overland flow is predicted within proximity of the driveway. No net increase in flood depth is predicted within the property, and no change in inundation hazard is predicted to the existing dwelling or outbuildings on the site.

The proposed development site is considered generally safe for people, vehicles and buildings under a 1% AEP inundation event. The proposed site design mitigates any potential inundation risk within the site, and causes no discernible impact to neighbouring properties.”

Based on the information received in the previous application Council was satisfied that a request under C12.2.3 was unnecessary.

Irrespective, based on the previous information, the subdivision meets acceptable solution C12.7.1 A1 (a)

A1

Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must:

- (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a flood-prone hazard area*

ASSESSMENT – TASMANIAN PLANNING SCHEME - SOUTHERN MIDLANDS

Village Zone

The subject site is zoned Village. The purpose of the Village Zone is as follows:

- To provide for small rural centres with a mix of residential, community services and commercial activities.
- To provide amenity for residents appropriate to the mixed use characteristics of the zone.

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

Development Standards for Subdivision- Village Zone		
12.5.1 Lot Design		
Objective: That each lot:		
(a) has an area and dimensions appropriate for use and development in the zone; and		
(b) is provided with appropriate access to a road		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 600m ² and: (i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of: a. all setbacks required by clause 12.4.3 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2; or (b) be required for public use by the Crown, a council or a State authority; or	P1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and	<i>The proposed lots are greater than 600m² and can contain a 10m x 15m building area. Also, the proposal consolidates a lot with another lot within the same zone, complying with part (d) of the Acceptable Solution A1.</i>

<p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>(f) the pattern of development existing on established properties in the area.</p>	
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a must have a frontage not less than 10m.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <p>(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</p> <p>(b) the topography of the site;</p> <p>(c) the functionality and useability of the frontage;</p> <p>(d) the anticipated nature of vehicles likely to access the site;</p> <p>(e) the ability to manoeuvre vehicles on the site;</p> <p>(f) the ability for emergency services to access the site; and</p> <p>(g) the pattern of development existing on established properties in the area,</p> <p>and is not less than 3.6m wide.</p>	<p><i>Both lots have frontage to a road greater than 10m in length. Lot 1 is 60m to Elizabeth Street, and Lot 2 has frontage to Louisa Street, via a proposed road and Elizabeth Street.</i></p> <p><i>The Acceptable Solution A2 is met.</i></p>
A3	P3	

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	<p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the distance between the lot or building area and the carriageway;</p> <p>(c) the nature of the road and the traffic; and</p> <p>(d) the pattern of development existing on established properties in the area.</p>	<p><i>The proposed access to the lots will be from Louisa Street.</i></p> <p><i>Louisa Street is a council-maintained road constructed with a kerb and channel on the north eastern side and a gravel shoulder on the south western side.</i></p> <p><i>Therefore, complying with the Acceptable Solution A3.</i></p> <p><i>Conditions requiring the upgrade of Louisa Street to include kerb and channel, footpath and stormwater drainage on the south-western side are recommended.</i></p>
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12.5.2 Roads

Objective:

That the arrangement of new roads within a subdivision provides:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and
- (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>The subdivision includes no new roads.</p>	<p>P1</p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:</p> <p>(a) any relevant road network plan adopted by</p>	<p><i>The subdivision does not proposed for a new road.</i></p> <p><i>Therefore, complying with the Acceptable Solution A1.</i></p>

	<p>council;</p> <p>(b) the existing and proposed road hierarchy;</p> <p>(c) the need for connecting roads and pedestrian paths to common boundaries with adjoining land to facilitate future subdivision potential;</p> <p>(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</p> <p>(e) access to public transport;</p> <p>(f) the topography of the site; and</p> <p>(g) the future subdivision potential of any balance lots on adjoining or adjacent land.</p>	
12.5.3 Services Objective: That the subdivision of land provides services for the future use and development of the land.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:	P1 No Performance Criteria.	<i>The application was referred to TasWater and made no comments.</i> <i>TasWater has clearly outlined the requirements for water supply connection to Lot 1 in the previously approved development DA2400016, an essential part of the planning permit conditions.</i>
(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or		

<p>(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>		<p><i>For Lot 2, TasWater has confirmed that no water connection will be necessary for the cemetery lot.</i></p> <p><i>The proposal complies with Acceptable Solution A1.</i></p>
<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<p>P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p>	<p><i>The application was referred to TasWater and made no comments.</i></p> <p><i>TasWater has clearly outlined the requirements for sewerage connection to Lot 1 in the previously approved development DA2400016, as part of the planning permit conditions.</i></p> <p><i>For Lot 2, TasWater has confirmed that no sewer will be necessary for the cemetery lot.</i></p> <p><i>Therefore, the Acceptable Solution A2 is met.</i></p>
<p>A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p>P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <p>(a) the size of the lot;</p> <p>(b) topography of the site;</p>	<p><i>The Acceptable Solution A3 cannot be met. Therefore, the proposal must be assessed against the Performance Criteria.</i></p> <p><i>Stormwater from the proposed subdivision discharges via a new piped stormwater system to Green Ponds Rivulet. A new DN300 public SW main is proposed across 12 Elizabeth Street to service the low point of proposed Lot 1.</i></p> <p><i>Extension of an easement to the boundary of 27 Sophia</i></p>

	<p>(c) soil conditions;</p> <p>(d) any existing buildings on the site;</p> <p>(e) any area of the site covered by impervious surfaces; and</p> <p>(f) any watercourse on the land.</p>	<p><i>Street is recommended to allow future connectivity.</i></p> <p><i>No sewer connection is proposed for Lot 2 containing the cemetery.</i></p> <p><i>A Stormwater Management and Inundation Analysis prepared by Gandy and Roberts was submitted with the already approved unit development. The report considered pre and post development flows for a 1%AEP + Climate Change event.</i></p> <p><i>The report concluded that the development resulted in “a re-direction of the overland flow path through the proposed development site, with very little change in depth for areas already at risk of inundation. Within the property directly downhill from the proposed development site (12 Elizabeth Street) a very minor redistribution of overland flow is predicted within proximity of the driveway. No net increase in flood depth is predicted within the property, and no change in inundation hazard is predicted to the existing dwelling or outbuildings on the site.</i></p> <p><i>The proposed development site is considered generally safe for people, vehicles and buildings under a 1% AEP inundation event. The proposed site design mitigates any potential inundation risk within the site, and causes no discernible impact to neighbouring properties.”</i></p>
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		<i>Therefore, the proposal is deemed to comply with the Performance Criteria 12.5.3 P3.</i>
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CODE ASSESSMENT – TASMANIAN PLANNING SCHEME – SOUTHERN MIDLANDS

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:

C2.6 Development Standards for Buildings and Works 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
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.	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	<i>Each of the proposed lots will be provided with vehicular access from Louisa Street in accordance with Council requirements, satisfying Acceptable Solution A1.</i> <i>Conditions to this effect are included in the recommendation.</i>

	(e) the impact on the streetscape.	
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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.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing.	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: (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;	<i>No new junction or vehicle crossing is proposed for the development.</i> <i>Therefore, the proposal complies with Acceptable Solution A1.1.</i>
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.		
A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.		

<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: (a) the amounts in Table C3.1; or (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>(g) any traffic impact assessment; and (h) any advice received from the rail or road authority.</p>	
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C6.0 Local Historic Heritage Code

The purpose of the Local Historic Heritage Code is:

To recognise and protect:

- (a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and
- (b) significant trees.

This code applies to:

- (a) development on land within any of the following, as defined in this code:
 - (i) a local heritage place;
 - (ii) a local heritage precinct;
 - (iii) a local historic landscape precinct; and
 - (iv) for excavation only, a place or precinct of archaeological potential; and
- (b) the lopping, pruning, removal or destruction of a significant tree as defined in this code.

The property is identified as a *Local Heritage Place*, therefore the proposal must meet the following relevant standards of the Code.

C6.10 Development Standards for Subdivision

C6.10.1 Lot design on a Local Heritage Place

Objective: That subdivision does not cause an unacceptable impact on the local historic heritage significance of local heritage places.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No Acceptable Solution.	P1 Subdivision must not cause an unacceptable impact on the local historic heritage significance of a local heritage place, having regard to: (a) the local historic heritage significance of the local heritage place identified in the relevant Local Provisions Schedule; (b) the historic development pattern of the area; (c) the separation of buildings or structures from their original setting; (d) the lot sizes, dimensions, frontage, access and orientation; (e) the suitability of the proposed lots for their intended uses; and (f) the removal of vegetation, trees or garden settings.	<p><i>In the report from the Council's Manager of Heritage Projects clearly states that:</i></p> <p><i>The subdivision (essentially a boundary adjustment) will retain the cemetery on a smaller portion of land, however will retain a portion of land which is outside the currently fenced cemetery. The setting of the cemetery will be retained, and the retained land still allows for cemetery expansion and continued use. The boundary realignment still retains two large lots, which is not inconsistent with the historical development pattern of the area. The proposed frontages are consistent with the traditional lot arrangements of the site and surrounds. No vegetation is proposed for removal.</i></p> <p><i>It is considered that the proposal adequately meets this performance criterion.</i></p>

CONCLUSION

The report has assessed a Development Application for the proposed boundary reorganisation of Lots 2 & 3, Louisa Street, Kempton.

One representation was received, and this has been considered in the report.

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

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

RECOMMENDATION

THAT, in accordance with the provisions of the *Tasmanian Planning Scheme - Southern Midlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application DA2500032 for Boundary Reorganisation at Lots 2 & 3 Louisa Street, Kempton submitted by Prime Design Tasmania obo Centacare Evolve Housing Limited (Archdiocese of Hobart) subject to conditions detailed below.

CONDITIONS

General

1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. Prior to Council sealing the final plan of survey for any stage the developer must provide certification from a suitably qualified person that all requirements of the approved Bushfire Hazard Management Plan has been complied with.

Transfer of reserves

3. All roads or footways must be shown as “Road” or “Footway” on the Final Plan of Survey and transferred to the Council by Memorandum of Transfer submitted with the Final Plan of Survey.

Public Open Space

4. In accordance with the provisions of Section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, payment of a cash contribution for Public Open Space must be made to the Council prior to sealing the Final Plan of Survey.

The cash contribution amount is to be equal to 5% of the value of the land (excluding the balance lot) at the date of lodgement of the Final Plan of Survey. The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001 at the developers' expense.

5. The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey or, alternatively, in the form of a Bond or Bank guarantee to cover payment within ninety (90) days after demand, made after the final plan of survey has taken effect.

Easements

6. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.
7. A minimum 2.5m wide drainage easement must be created over proposed Lot 1 from the proposed stormwater connection point to the boundary with 27 Sophia Street to allow future connection to the proposed public stormwater main.

Final plan

8. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
9. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Southern Midlands Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council's General Manager in accordance with Council Policy following approval of any engineering design drawings.
10. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied.
11. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

Engineering

12. The subdivision must be carried out and constructed in accordance with the:
 - a) *Tasmanian Subdivision Guidelines*
 - b) *Tasmanian Municipal Standard – Specifications*
 - c) *Tasmanian Municipal Standard – Drawings*as published by the Local Government Association of Tasmania and to the satisfaction of Council's General Manager.
13. Engineering design drawings, to the satisfaction of the Council's Municipal Engineer, must be submitted to and approved by Council before any works associated with development of the land commence.

Advice: Any engineering drawings submitted with the application are considered to be concept plans and may require alterations prior to consideration for approval.

14. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, and must show –
- a) all existing and proposed services required by this permit;
 - b) all existing and proposed roadwork required by this permit;
 - c) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
 - d) measures to be taken to limit or control erosion and sedimentation;
 - e) any other work required by this permit.
15. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.
16. The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of subdivision construction works. The appointed Supervising Engineer shall be the primary contact person on matters concerning the subdivision.

Services

17. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.
18. Any existing services shared between lots are to be separated to the satisfaction of Council's Municipal Engineer.
19. Property services must be contained wholly within each lot served or an easement to the satisfaction of the Council's Municipal Engineer or responsible authority.

Roadworks

20. Roadworks and drainage must be constructed in accordance with the standard drawings and specifications prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's Municipal Engineer or as otherwise required by this permit.
21. The Louisa Street road frontage of the development across the entirety of proposed Lots 1 and 2 (approximately 100 metres) must be upgraded to include:
- (a) Kerb and channel on the western side
 - (b) Road widening to achieve a minimum carriageway width of 8.9 metres (face of kerb to face of kerb)
 - (c) 1.5m minimum width concrete path
 - (d) Stormwater drainage
22. A 1.5m wide concrete footpath must be extended from the development to connect to the existing public footpath in Louisa Street at the eastern corner of the intersection with Elizabeth Street.
23. Kerb ramps must be provided to accommodate the needs of people with disabilities in accordance with standard drawings and to the requirements of Council's General Manager.

24. All carriageway surface courses must be constructed with a hotmix asphalt with a minimum compacted depth of 35mm, in accordance with standard drawings and specifications prepared by the IPWE Aust. (Tasmania Division) and the requirements of Council's General Manager.
25. A new 5.5m minimum width reinforced concrete vehicle access, including new kerb crossover, must provided from the edge of road to the property boundary of proposed Lot 1.
26. A new 3.6m minimum width reinforced concrete vehicle access, including new kerb crossover, must provided from the edge of road to the property boundary of proposed Lot 2.
27. Vehicle accesses must be in accordance with Council's standard drawings, Australian Standard AS 2890, for the types of vehicles likely to use the site and to the satisfaction of Council's General Manager.

Advice: No works on or affecting any Council road reservation is to be commenced until the Southern Midlands Council has issued a WORKS IN ROAD RESERVATION PERMIT. Application for the issue of the necessary works permit is to be made to the Council prior to the proposed date of commencement of any works.

Stormwater

28. The developer is to provide a piped stormwater property connection to combined proposed Lot 1 capable of servicing the entirety of the lot by gravity in accordance with Council standards and to the satisfaction of Council's Municipal Engineer.
29. The developer must construct a new DN300 minimum public stormwater main from the low point of proposed Lot 1 to the Green Ponds Rivulet to service the property.
30. Any works in, or adjacent, the waterway must be carried out in accordance with the environmental best practice guidelines in the Waterways and Wetlands Works Manual (DPIWE 2003).
31. The stormwater drainage system for the proposed development must be designed to comply with all of the following:
 - (a) be able to accommodate a storm with a 5% AEP, when the land serviced by the system is fully developed;
 - (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.
 - (c) Stormwater from the proposed development must be treated prior to entering the public stormwater system to:
 - (d) achieve that the quality targets in accordance with the State Stormwater Strategy 2010.
 - i) The subdivision must incorporate overland flow paths to accommodate a 1% AEP (plus climate change) rainfall event.

32. Prior to the lodgement of building or plumbing applications the developer must submit a revised (for construction) Stormwater Management Report to Council's Municipal Engineer. The Stormwater Management Report must be prepared and certified by a suitably qualified person, in accordance with section 2.6.2 of DEP & LGAT (2021). Tasmanian Stormwater Policy Guidance and Standards for Development. Derwent Estuary Program and Local Government Association of Tasmania (Hobart, Australia) and include calculations, design, construction and maintenance details of stormwater treatment, detention, and conveyance. The report must clearly demonstrate that the requirements of this permit are met and that adjacent and downstream properties will not be adversely impacted by the stormwater system. Once approved the Stormwater Management Report will form part of this permit.

Advice: General Manager's consent is required for connection to the public stormwater system in accordance with the Urban Drainage Act.

Sewer & Water

33. Proposed Lot 1 must be connected to a reticulated potable water supply.
34. Proposed Lot 1 must be connected to a reticulated sewerage system.

Telecommunications and electrical reticulation

35. Electrical and telecommunications services must be provided to proposed Lot 1 in accordance with the requirements of the responsible authority and to the satisfaction of Council's Municipal Engineer.
36. Prior to the work being carried out a drawing of the electrical reticulation and street lighting, and telecommunications reticulation in accordance with the appropriate authority's requirements and relevant Australian Standards must be submitted to and endorsed by the Council's Municipal Engineer.
37. Prior to sealing the final plan of survey the developer must submit to Council:
- (a) A "Provisioning of Telecommunications Infrastructure – Confirmation of final payment" or "Certificate of Practical Completion of Developer's Activities" from NBN Co.
 - (b) Written advice from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections (basic connection) at the time each lot is further developed.

Erosion and Sediment Control

38. An Erosion and Sediment Control Plan (here referred to as a 'ESCP') prepared in accordance with the guidelines Erosion and Sediment Control, The fundamentals for development in Tasmania, by the Derwent Estuary Programme and Tamar Estuary and Esk Rivers Program, must be approved by Council's Director Development Services before development of the land commences. The ESCP shall form part of this permit when approved.

39. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved ESCP and must be maintained at full operational capacity to the satisfaction of Council's Director Development Services until the land is effectively rehabilitated and stabilised after completion of the development.
40. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed ESCP for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's Municipal Engineer.
41. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's Municipal Engineer.

Construction Amenity

42. The developer must make good any damage to the road frontage of the development site including road, kerb and channel, footpath and nature strip to the satisfaction of Council's General Manager.
43. The road frontage of the development site including road, kerb and channel, footpath and nature strip, should be:
- (a) Surveyed prior to construction, photographed, documented and any damage or defects be noted in a dilapidation report to be provided to Council's Asset Services Department prior to construction.
 - (b) Be protected from damage, heavy equipment impact, surface scratching or scraping and be cleaned on completion.
44. In the event a dilapidation report is not provided to Council prior to commencement, any damage on completion, existing or otherwise, may be deemed a result of construction activity and require replacement or repair to the satisfaction of Council's Municipal Engineer.
45. The development must only be carried out between the following hours unless otherwise approved by the Council's Manager of Development and Environmental Services:

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

46. All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- (a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - (b) The transportation of materials, goods and commodities to and from the land.
 - (c) Obstruction of any public footway or highway.
 - (d) Appearance of any building, works or materials.

- (e) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- 47. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- 48. The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manager of Works and Technical Services.

Survey pegs

- 49. Survey pegs are to be stamped with lot numbers and marked for ease of identification.
- 50. Prior to the works being taken over by Council, evidence must be provided from a registered surveyor that the subdivision has been re-pegged following completion of substantial subdivision construction work. The cost of the re-peg survey must be included in the value of any security.

Maintenance and Defects Liability Period

- 51. The subdivision must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.

Advice: A bond is to be lodged with Council during the maintenance and defects liability period equal to 10% of the value of public works in accordance with Council Policy

- 52. Prior to placing the subdivision onto the maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.

As Constructed Drawings

- 53. Prior to the works being placed on the maintenance and defects liability period "as constructed" drawings and data for all engineering works provided as part of this approval must be provided to Council to the satisfaction of the Council's Municipal Engineer. These drawings and data sheets must be prepared by a qualified and experienced civil engineer or other person approved by the Municipal Engineer in accordance with Council's Guidelines for As Constructed Data.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. The owner is advised that an engineering plan assessment and inspection fee of 1% of the value of the approved public engineering works (minimum of \$700.00), or as otherwise specified in Council's Schedule of Fees, must be paid to Council prior to the approval of engineering plans.

DECISION

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

THAT, in accordance with the provisions of the *Tasmanian Planning Scheme - Southern Midlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application DA2500032 for Boundary Reorganisation at Lots 2 & 3 Louisa Street, Kempton submitted by Prime Design Tasmania obo Centacare Evolve Housing Limited (Archdiocese of Hobart) subject to conditions detailed below.

CONDITIONS

General

- 1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- 2. Prior to Council sealing the final plan of survey for any stage the developer must provide certification from a suitably qualified person that all requirements of the approved Bushfire Hazard Management Plan has been complied with.

Transfer of reserves

- 3. All roads or footways must be shown as "Road" or "Footway" on the Final Plan of Survey and transferred to the Council by Memorandum of Transfer submitted with the Final Plan of Survey.

Public Open Space

- 4. In accordance with the provisions of Section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, payment of a cash contribution for Public Open Space must be made to the Council prior to sealing the Final Plan of Survey.

The cash contribution amount is to be equal to 5% of the value of the land (excluding the balance lot) at the date of lodgement of the Final Plan of Survey.

The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001 at the developers' expense.

- 5. The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey or, alternatively, in the form of

a Bond or Bank guarantee to cover payment within ninety (90) days after demand, made after the final plan of survey has taken effect.

Easements

6. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.
7. A minimum 2.5m wide drainage easement must be created over proposed Lot 1 from the proposed stormwater connection point to the boundary with 27 Sophia Street to allow future connection to the proposed public stormwater main.

Final plan

8. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
9. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Southern Midlands Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council's General Manager in accordance with Council Policy following approval of any engineering design drawings.
10. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied.
11. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

Engineering

12. The subdivision must be carried out and constructed in accordance with the:
 - a) *Tasmanian Subdivision Guidelines*
 - b) *Tasmanian Municipal Standard – Specifications*
 - c) *Tasmanian Municipal Standard – Drawings*as published by the Local Government Association of Tasmania and to the satisfaction of Council's General Manager.
13. Engineering design drawings, to the satisfaction of the Council's Municipal Engineer, must be submitted to and approved by Council before any works associated with development of the land commence.

Advice: Any engineering drawings submitted with the application are considered to be concept plans and may require alterations prior to consideration for approval.

14. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, and must show –

- a) all existing and proposed services required by this permit;
- b) all existing and proposed roadwork required by this permit;
- c) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
- d) measures to be taken to limit or control erosion and sedimentation;
- e) any other work required by this permit.

15. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.

16. The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of subdivision construction works. The appointed Supervising Engineer shall be the primary contact person on matters concerning the subdivision.

Services

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

18. Any existing services shared between lots are to be separated to the satisfaction of Council's Municipal Engineer.

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

Roadworks

20. Roadworks and drainage must be constructed in accordance with the standard drawings and specifications prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's Municipal Engineer or as otherwise required by this permit.

21. The Louisa Street road frontage of the development across the entirety of proposed Lots 1 and 2 (approximately 100 metres) must be upgraded to include:

- (a) Kerb and channel on the western side
- (b) Road widening to achieve a minimum carriageway width of 8.9 metres (face of kerb to face of kerb)
- (c) 1.5m minimum width concrete path
- (d) Stormwater drainage

22. A 1.5m wide concrete footpath must be extended from the development to connect to the existing public footpath in Louisa Street at the eastern corner of the intersection with Elizabeth Street.

23. Kerb ramps must be provided to accommodate the needs of people with disabilities in accordance with standard drawings and to the requirements of Council's General Manager.

24. All carriageway surface courses must be constructed with a hotmix asphalt with a minimum compacted depth of 35mm, in accordance with standard drawings and

specifications prepared by the IPWE Aust. (Tasmania Division) and the requirements of Council's General Manager.

25. A new 5.5m minimum width reinforced concrete vehicle access, including new kerb crossover, must provided from the edge of road to the property boundary of proposed Lot 1.

26. A new 3.6m minimum width reinforced concrete vehicle access, including new kerb crossover, must provided from the edge of road to the property boundary of proposed Lot 2.

27. Vehicle accesses must be in accordance with Council's standard drawings, Australian Standard AS 2890, for the types of vehicles likely to use the site and to the satisfaction of Council's General Manager.

Advice: No works on or affecting any Council road reservation is to be commenced until the Southern Midlands Council has issued a WORKS IN ROAD RESERVATION PERMIT. Application for the issue of the necessary works permit is to be made to the Council prior to the proposed date of commencement of any works.

Stormwater

28. The developer is to provide a piped stormwater property connection to combined proposed Lot 1 capable of servicing the entirety of the lot by gravity in accordance with Council standards and to the satisfaction of Council's Municipal Engineer.

29. The developer must construct a new DN300 minimum public stormwater main from the low point of proposed Lot 1 to the Green Ponds Rivulet to service the property.

30. Any works in, or adjacent, the waterway must be carried out in accordance with the environmental best practice guidelines in the Waterways and Wetlands Works Manual (DPIWE 2003).

(a) The stormwater drainage system for the proposed development must be designed to comply with all of the following: be able to accommodate a storm with a 5% AEP, when the land serviced by the system is fully developed;

(b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.

(c) Stormwater from the proposed development must be treated prior to entering the public stormwater system to:

(d) achieve that the quality targets in accordance with the State Stormwater Strategy 2010.

i) The subdivision must incorporate overland flow paths to accommodate a 1% AEP (plus climate change) rainfall event.

31. Prior to the lodgement of building or plumbing applications the developer must submit a revised (for construction) Stormwater Management Report to Council's Municipal Engineer. The Stormwater Management Report must be prepared and certified by a suitably qualified person, in accordance with section 2.6.2 of DEP & LGAT (2021). Tasmanian Stormwater Policy Guidance and Standards for Development. Derwent Estuary Program and Local Government Association of

Tasmania (Hobart, Australia) and include calculations, design, construction and maintenance details of stormwater treatment, detention, and conveyance. The report must clearly demonstrate that the requirements of this permit are met and that adjacent and downstream properties will not be adversely impacted by the stormwater system. Once approved the Stormwater Management Report will form part of this permit.

Advice: General Manager's consent is required for connection to the public stormwater system in accordance with the Urban Drainage Act.

Sewer & Water

32. Proposed Lot 1 must be connected to a reticulated potable water supply.

33. Proposed Lot 1 must be connected to a reticulated sewerage system.

Telecommunications and electrical reticulation

34. Electrical and telecommunications services must be provided to proposed Lot 1 in accordance with the requirements of the responsible authority and to the satisfaction of Council's Municipal Engineer.

35. Prior to the work being carried out a drawing of the electrical reticulation and street lighting, and telecommunications reticulation in accordance with the appropriate authority's requirements and relevant Australian Standards must be submitted to and endorsed by the Council's Municipal Engineer.

36. Prior to sealing the final plan of survey the developer must submit to Council:

- (a) A "Provisioning of Telecommunications Infrastructure – Confirmation of final payment" or "Certificate of Practical Completion of Developer's Activities" from NBN Co.
- (b) Written advice from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections (basic connection) at the time each lot is further developed.

Erosion and Sediment Control

37. An Erosion and Sediment Control Plan (here referred to as a 'ESCP') prepared in accordance with the guidelines Erosion and Sediment Control, The fundamentals for development in Tasmania, by the Derwent Estuary Programme and Tamar Estuary and Esk Rivers Program, must be approved by Council's Director Development Services before development of the land commences. The ESCP shall form part of this permit when approved.

38. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved ESCP and must be maintained at full operational capacity to the satisfaction of Council's Director Development Services until the land is effectively rehabilitated and stabilised after completion of the development.

39. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed ESCP for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's Municipal Engineer.

40. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's Municipal Engineer.

Construction Amenity

41. The developer must make good any damage to the road frontage of the development site including road, kerb and channel, footpath and nature strip to the satisfaction of Council's General Manager.

42. The road frontage of the development site including road, kerb and channel, footpath and nature strip, should be:

- (a) Surveyed prior to construction, photographed, documented and any damage or defects be noted in a dilapidation report to be provided to Council's Asset Services Department prior to construction.
- (b) Be protected from damage, heavy equipment impact, surface scratching or scraping and be cleaned on completion.

43. In the event a dilapidation report is not provided to Council prior to commencement, any damage on completion, existing or otherwise, may be deemed a result of construction activity and require replacement or repair to the satisfaction of Council's Municipal Engineer.

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

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

45. All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:

- (a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
- (b) The transportation of materials, goods and commodities to and from the land.
- (c) Obstruction of any public footway or highway.
- (d) Appearance of any building, works or materials.
- (e) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.

46. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

47. The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manager of Works and Technical Services.

Survey pegs

48. Survey pegs are to be stamped with lot numbers and marked for ease of identification.
49. Prior to the works being taken over by Council, evidence must be provided from a registered surveyor that the subdivision has been re-pegged following completion of substantial subdivision construction work. The cost of the re-peg survey must be included in the value of any security.

Maintenance and Defects Liability Period

50. The subdivision must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.

Advice: A bond is to be lodged with Council during the maintenance and defects liability period equal to 10% of the value of public works in accordance with Council Policy

51. Prior to placing the subdivision onto the maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.

As Constructed Drawings

52. Prior to the works being placed on the maintenance and defects liability period "as constructed" drawings and data for all engineering works provided as part of this approval must be provided to Council to the satisfaction of the Council's Municipal Engineer. These drawings and data sheets must be prepared by a qualified and experienced civil engineer or other person approved by the Municipal Engineer in accordance with Council's Guidelines for As Constructed Data.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. The owner is advised that an engineering plan assessment and inspection fee of 1% of the value of the approved public engineering works (minimum of \$700.00), or as otherwise specified in Council's Schedule of Fees, must be paid to Council prior to the approval of engineering plans.

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	✓	

12.2 Subdivisions

Nil.

12.3 Municipal Seal (Planning Authority)

Nil.

12.4 Planning (Other)

Nil.

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

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 Roads

Strategic Plan Reference 1.1

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

Nil.

13.2 Bridges

Strategic Plan Reference 1.2

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

Nil.

13.3 Walkways, Cycle Ways and Trails

Strategic Plan Reference 1.3

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

Nil.

13.4 Lighting

Strategic Plan Reference 1.4

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

Nil.

13.5 Buildings

Strategic Plan Reference 1.5

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

Nil.

13.6 Sewers / Water

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.

13.8.1 Waste Management Survey – Tunnack Township

Author: EXECUTIVE ASSISTANT (JEMMA CROSSWELL)

Date: 13 MAY 2025

Enclosure(s):

Survey sent to residents

ISSUE

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

BACKGROUND

At the January 2025 Council meeting held in Tunnack, residents in attendance requested that the kerb-side garbage and recycling collection service extend to Tunnack. Council agreed to survey residents in the Tunnack area to ascertain the level of interest.

DETAIL

A survey was issued for properties fronting Tunnack Square Road, Tunnack Road, Fairhaven Road, Pound Road and Scotts Road and allowed for the options of either 'Yes', 'No' or 'Unsure' in regard to waste management services being provided in the area.

Residents were advised that if the decision was made to implement the service, each property would be issued with a 240 litre wheelie bin and recycling bin at a cost of \$255 per annum (reviewed annually, noting that eligible pensioners may be entitled to a 30% remission of the extra charge).

A total of forty two (42) surveys were issued to property owners. Thirty (30) surveys were returned, with a response rate of 71.42%. The final result was nineteen (19) 'yes' and eleven (11) 'no'.

It can be noted that all survey's returned were in the Southern Midlands Council 'Reply Paid' envelopes (to ensure copies were not being made and sent).

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

Human Resources & Financial Implications – Any extension to the service area will need to be negotiated with the Contractor. An extension to the Tunnack Township would require additional travel.

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

Policy Implications – N/A

Priority - Implementation Time Frame – refer comments above.

RECOMMENDATION

THAT Council, based on survey results, elect to introduce a household collection service to those properties at Tunnack within the area surveyed.

DECISION

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

THAT Council, based on survey results, elect to introduce a household collection service to surveyed properties fronting Tunnack Square Road, Tunnack Road, Fairhaven Road, Pound Road and Scotts Road Tunnack

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 13.8.1



**Waste Management Services
Tunnack Township**

The Southern Midlands Council has been requested to consider providing a kerb-side Garbage Bin (Wheelie Bin) and Recycling service to properties within the immediate township of Tunnack.

The proposal involves the introduction of a fortnightly collection service, with each property being issued with a 240 litre wheelie bin and 240 litre recycling bin.

The total cost of this service would be approximately \$255 per annum (reviewed annually). This charge is payable in addition to the standard Waste Management Levy.

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

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

It would be greatly appreciated if residents could complete the attached survey form and return it in the reply-paid envelope provided. Responses would be appreciated by the 30th April 2025.

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

Kind Regards



T F Kirkwood
GENERAL MANAGER



RESIDENTS SURVEY

Waste Management Services

TUNNACK TOWNSHIP

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

☐ **YES**

☐ **NO**

☐ **UNSURE**

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

It would be appreciated if survey responses could please be returned to Council by **30th April 2025**.

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

Thank you for your assistance

DECISION

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

THAT Council adjourn for morning tea at 10.53 a.m.

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	✓	

DECISION

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

THAT Council reconvene at 11.17 a.m.

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	✓	

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: 20 MAY 2025

Roads Program

Maintenance grading works will continue throughout the municipality.

Road grading works have been reduced due to the availability of water in certain areas.

Pot holes in both sealed and unsealed roads are being addressed as resources allow.

Culvert cleaning and drainage works are underway in various areas and will continue as weather permits.

Current Capital Works

Bagdad shared walkway works have commenced starting at the Bagdad Community Centre heading north and progressing well. These works will continue towards Iden Road from Chauncy Vale Road.

600 metres of guard rail has been installed on Clifton Vale Road.

Melton Mowbray Park development works continue.

Car park re-sealing and associated works have been completed at Campania opposite the hotel.

Campania footpath and new bus shelter works are underway.

Construction of a new toilet block is underway at Chauncy Vale Reserve.

New kerb and footpath is being completed in the vicinity of the Tunnack Club.

Parks and Reserves

Maintenance of recreation grounds, parks and playgrounds ongoing as required.

A number of irrigation repairs have been completed on all of the recreation ovals.

Bridge Works

Minor works on some bridges are currently being completed.

Building Services Unit

Maintenance works have been carried out on various council buildings and will continue.

A number of Stone-masonry works are commencing shortly.

Melton Mowbray Park development works continue.

Construction of a toilet amenities block at Chauncy Vale reserve.

Planned Works

- Drainage and pavement repairs various roads;
- Undertake various bridge maintenance repairs;
- Continue footbridge/pathway works Bagdad;
- Commence construction works for Kempton-Mood Food Pathway;
- Continue Tunbridge kerb replacement works Main Road Tunbridge;
- Edge break repairs on various roads;
- Building maintenance works will continue;
- Complete footpath construction works Campania;
- Continue works at Melton Mowbray open space area.

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Clr D Fish – Stone- masonry works - questioned what works were planned?

Manager Infrastructure and Works advised that these stone-masonry works included the Oatlands Court House and the Memorial Walls in Hobart (associated with the Hutchins School development). The latter being undertaken on a re-charge / private works arrangement.

Clr B Campbell – Colebrook History Room Public Toilets

Manager Infrastructure & Works provided additional detail regarding the additional signed proposed for Colebrook.

Clr B Campbell – Inglewood Road – east of the viaduct – winding section (east of the viaduct) – what can be done to encourage road users to avoid cutting the corners?

Manager Infrastructure and Works advised that in the absence of undertaking major road works, signage may assist however it is primarily due to driver behaviour and there are many similar situations and locations across the municipal area.

Clr F Miller – Campania – Bus Shelter – timing of installation?

Manager Infrastructure and Works confirmed that all site works have been completed and just waiting delivery of the Shelter. Approximately 4 weeks delay but will be installed immediately upon delivery.

Clr F Miller – Campania – Car Park – any remedy to widen the width of the car parks?
Manager Infrastructure and Works confirmed that the width of the car park spaces have been marked in accordance with the relevant standard. Any changes would be costly and in the event of any incident, it may create some liability exposure for Council.

Clr D Blackwell – Bagdad – Midland Highway Footpath – noted that the section of footpath to Iden Road, Bagdad was almost completed. Commented about the positive outcomes linked to this project and sought confirmation that the Kempton to Mood Food pathway was scheduled to follow.

Manager Infrastructure and Works confirmed that the Kempton pathway was ready to commence following finalisation of the private property ‘easements’ and resolution of the water main (and water meter) issues with TasWater.

Deputy Mayor K Dudgeon – Nala Road – Drainage Works – commended the Infrastructure & Works team on the standard of works undertaken. Really positive feedback received.

Mayor E Batt – Blackwell Road, Melton Mowbray (Memorial Trees) – commented that a number of the trees require assessment and maintenance work.

Manager Infrastructure and Works confirmed that arrangements have been made to assess the trees and appropriate action will follow.

RECOMMENDATION

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

DECISION

Moved by Clr B Campbell, seconded by Clr D Blackwell

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: HERITAGE PROJECTS OFFICER (ALAN TOWNSEND)

Date: 23 MAY 2025

ISSUE

Report from the Heritage Projects Officer on various Southern Midlands Heritage Projects.

DETAIL

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

- Work progressing on Roche Hall in preparation for the Performing Residences in Southern Midlands program;
- Work continuing on the Melton Mowbray Park;
- Brad Williams attended a workshop with the State Planning Provisions (Local Historic Heritage Code) hosted by Hobart City Council;
- ABC News article on the Oatlands Gaol archaeological project.

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

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 PROGRAMS MANAGER (MARIA WEEDING)

Date: 20 MAY 2025

DETAIL

- Maria continues to work on a few Lake Dulverton and Callington Park matters. A meeting of the committee was held on 13th May 2025. See Minutes this Council meeting agenda – separate to this report.
- Helen continues work in assisting David Richardson as and when time permits. Currently Helen is working on Work Place Health and Safety documents.
- Helen compiled a traffic counter report for Reeve Street, Campania in support of a grant application for footpath work.
- Helen, Mary and Maria spent time spraying broome, gorse and rosehip on the edges of the Dulverton Walkway. Any regrowth and encroaching broom on to the track, in any of the planted native tree patches, or where there is a good viewing point to see the Lake was targeted. The broome, gorse and rosehip weeds on the walkway is all done between Oatlands until just past the Bellevue property on the Tunnack Road. The balance of the walkway between Bellevue and Parattah should not take too long as there seems to be limited regrowth, however a spray will be necessary to keep the targeted weed plants in check.
- Maria attended a budget preview workshop with the other Mangers of the various Council Departments. This was to have input in to what items could be cut or trimmed down in terms of the amount that had been requested for the 25/26 year by each of the Council Department Managers.
- The Weeds Officer Mary has taken a planned leave, and hence there is no Weeds Officer report available for this agenda. Mary returns to the office on Monday 26th May.

RECOMMENDATION

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

DECISION

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

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.

Nil.

15.5 Regulatory (Public Health)

Strategic Plan Reference 3.5

Monitor and maintain a safe and healthy public environment.

Nil.

15.6 Regulatory (Animals)

Strategic Plan Reference 3.6

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

15.6.1 Animal Management Report

Author: ANIMAL MANAGEMENT OFFICER (RACHEL COLLIS)

Date: 21 MAY 2025

ISSUE

Consideration of the Animal Management/Compliance Officer's report for May 2025

The purpose of the report is twofold:

1. To inform Council and the Community of infringements issued by Council Officers in relation to Animal Management for the period May; *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 the relevant legislation. This reminds Council and the community of the importance of responsible ownership of animals.

The infringements detailed in this report were all 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.

INFRINGEMENT DETAILS:

Dog at large – Colebrook area

ATTACK DETAILS:

Minor dog bite on person, dog surrendered to Council – Colebrook area

**YTD ANIMAL MANAGEMENT STATEMENT
2025**

DOG IMPOUNDS	RECLAIMED	ADOPTED/DOGS HOME	EUTHANISED	OTHER IMPOUNDS
11	3	7	1	

**JOBS ATTENDED
May 2025**

DOGS AT LARGE	DOG ATTACKS	DOG BARKING	DOG GENERAL
1	1	1 Formal Complaint	5
NEW KENNEL LICENCES	WELFARE	STOCK	Central Highlands
1 approved 2 pending		<ul style="list-style-type: none"> • Sheep on mud walls Road • Cattle on Yarlington Road • Chickens at Parattah 	0

REGISTERED DOGS: 1764
KENNEL LICENCES: 68
INFRINGEMENTS ISSUED: 1 (for the May period)

RECOMMENDATION:

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

DECISION

Moved by Cllr B Campbell, seconded by Cllr D Fish

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

CARRIED

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

15.6.2 Dogs Home of Tasmania – Proposed Changes and Fee Structure for Pound Services

Author: ANIMAL CONTROL OFFICER (RACHEL COLLIS)

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

Date: 22 MAY 2025

Enclosure(s)

Dogs Home of Tasmania - Correspondence dated 20 February 2025

ISSUE

The purpose of this report is to inform Council of the significant increase in fees proposed by the Dogs' Home of Tasmania (DHoT).

The proposed increase will see fees rising from around \$200 per year to potentially \$7,200 per year.

It is also important to assess the potential implications on Council operations and budget.

BACKGROUND

Council has worked in partnership with the Dogs' Home of Tasmania to manage stray and impounded dogs for over 10 years. To date this has proven to be an effective working relationship.

As a not for profit charity, the DHoT have for more than 70 years been dedicated to the care and welfare of Tasmania's dogs.

As the state's largest canine welfare organisation, they reunite lost dogs with their families, find new homes for unwanted dogs, and provide care and medical treatment to all dogs in need.

As part of their core operations, they serve as a Pound for surrounding Councils, working closely with them to provide these facilities. In addition they also offer:
Advocacy for the interests of dogs and their owners through active lobbying, campaigning, and education.

Foster care for dogs needing medical or behavioural support before adoption.

Rehabilitation, care, and rehoming of ex-racing Greyhounds.

Support to other animal welfare organisations by providing shelter for their excess demand.

It is important to note that DHoT do not receive any Government funding and rely entirely on our services and the charity of our dog-loving community for support. As such, their fundraising efforts are vital to its survival.

PROPOSAL

The annual fee currently charged for these services is \$55 per dog, irrespective of the number of the days held.

However, the DHoT has advised the proposed new fees will increase substantially to either a \$7,200 per year fixed fee, or a \$68 per-dog per-day fee. A copy of this correspondence is attached as an enclosure.

The purpose of this report is for Council to resolve and determine the appropriate payment option based on the following information.

Below is a breakdown of the proposed new charges which is based on number of dogs taken to the DHoT in the 23/24 financial year. This includes both the length of stay and the average cost per day.

Number of dogs received:	5
Number of days stayed:	78
Per-dog-per-day option:	\$5,304 (which is 78 days x \$68 per day)

Proposed Annual cost to Council

Fixed fee option: \$7,200 or \$600 per month

Understandably the DHoT strongly recommend that Council adopts the fix annual fee model.

Comments:

Option 1: Fixed Annual Fee - \$7,200 per year

- A set fee regardless of the number of dogs taken to the Dogs' Home
- If Council impounds a larger number of dogs this option will be more cost effective
- If Council impounds are low, Council may be overpaying for the service
- Easier to budget

Option 2: \$68 Per-Dog Per-Day

- Council only pay for the dogs that are taken to the DHoT
- If dogs are held for a long time, costs could exceed the fixed fee option.
e.g. The **per-dog daily rate (\$68 per day)** could result in a **total annual cost of \$26,520 if all 5 dogs were kept for the average 78 days.**

FUTURE OPTIONS TO CONSIDER

Given the significant cost increase, it is recommended that Council:

- Negotiate fees with the DHoT
- Investigate rehoming more dogs ourselves
- Partnership with Central Highlands Council and/or other adjoining LGAs

- Increase Council's **impound fees, which** might make it **too expensive for owners to reclaim their dogs**, resulting in more **unclaimed dogs** left in the pound
- Possibility for Council to introduce a new fee where it has the ability to cost recover DHoT fees from owner upon successful reunion, or sale of animal through DHoT.

The DHoT proposed fee increase from around \$200 to \$7,200 per year is a significant increase and represents a substantial financial challenge for Council. A proactive approach is required to explore alternative solutions, and ensure the continued effective management of stray and impounded dogs.

RECOMMENDATION:

THAT:

- a) the report be received and information noted;
- b) Council further negotiate with the Dogs Home of Tasmania but with the intent of entering into a one-year trial agreement at a fixed fee (no greater than \$7,200); and
- c) Council officers proceed to investigate the other options that are detailed in this report during this one-year trial period.

DECISION

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

- a) **THAT the report be received and information noted;**
- b) **Council further negotiate with the Dogs Home of Tasmania but with the intent of entering into a one-year trial agreement at a fixed fee (no greater than \$7,200); and**
- c) **Council officers proceed to investigate the other options that are detailed in this report during this one-year trial period.**

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 15.6.2



Dogs' Homes of Tasmania
Always here, for every dog.

20 February 2025

Southern Midlands Council

Dear General Manager,

Proposed Changes & Fee Structure for Pound Services

I am writing to discuss the current arrangement under which **Southern Midlands Council** pays a per dog drop-off fee for canine intake and pound services.

We have recently undertaken significant financial analysis, considering both our fixed and variable costs of operation. This analysis has confirmed that the existing fee structure is no longer sustainable for Dogs' Homes of Tasmania. It does not cover the costs of operation required to care for, house, and manage dogs from your municipality.

To address this issue, we would like to open dialogue by proposing two possible fee structures moving forward. Our strong preference is a fixed annual fee model, but we also wanted to offer an alternative per dog per day rate that may better suit Councils requirements better.

Challenges with the current funding model

Under-Recovery of Costs

- A substantial portion of our shelter's operating expenses—such as staff salaries, utilities, insurance, and facility upkeep—are fixed and must be met regardless of how many dogs we intake.
- Because the per dog fee does not consider the costs of care, it does not account for these critical overheads, resulting in ongoing deficits for our organisation.

Financial and Operational Strain

- Operating under a fee structure that does not fully cover costs places our nonprofit in a financially precarious position, limiting our ability to invest in quality care, staffing, and facilities.
- This shortfall can directly impact public safety and the welfare of animals within our care.

Benefits of a Fixed Annual Fee

While we offer two options below, from the Dogs' Homes perspective we strongly believe a fixed annual fee provides the most stability and clarity for both the council and us:



Dogs' Homes of Tasmania

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- Predictable Budgeting for the Council - a single, agreed-upon annual amount removes uncertainties around variable dog intake numbers. This approach simplifies the council's fiscal planning, allowing a clear line item for pound services each year.
- Consistent Service Quality - reliable funding ensures that adequate staff, training, veterinary resources, and facility maintenance are always available, fostering consistent care standards and minimising the risk of service disruptions.
- Administrative Efficiency - a flat annual fee reduces the administrative burden of billing per intake. Both parties can save on the time and costs associated with managing multiple invoices.
- Long-Term Cost-Effectiveness - by covering both overhead (fixed) and operational (variable) expenses, a fixed fee can, over time, streamline costs and reduce potential surges in funding requests when intake spikes.

Proposed Fee Options and Structure

Below are the two fee approaches we would like to discuss further. The below examples have been based on the actual number of dogs received from Southern Midlands Council in 23/24, and their length of stay in our care:

Fixed Annual Fee Option (Preferred)

One-Year Trial Agreement

We recommend starting with a one-year agreement at a negotiated fixed annual fee. This trial period will allow both parties to gauge actual costs, review intake data, and confirm whether the fee adequately covers all relevant expenses and the service being provided is meeting the needs of council.

Review and Assessment

At the end of this one-year term, we propose a thorough joint review. This would include discussing service levels, actual cost data, and any required adjustments.

Long-Term Contract

If the arrangement proves beneficial and cost-effective, we will pursue a multi-year contract to ensure stability and predictable budgeting. This longer-term agreement can include provisions for annual inflation adjustments or cost-of-living increases.

Per-Dog-Per-Day Fee Option

Covering True Daily Costs

Should a fixed annual fee be unfeasible at present, we propose a per-dog-per-day rate that fully includes not just direct costs (food, basic veterinary care) but also a proportionate share of overhead (staffing, utilities, facility upkeep). This rate is higher than the current per-dog drop-off fee, as it must compensate for costs accrued daily up until rehoming.

Flexibility in Volume

A per-dog-per-day model can accommodate variations in daily intake, ensuring costs are recouped more accurately if intake volumes fluctuate significantly throughout the year.



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Potential Transition to a Fixed Fee

Even if the council opts for the daily rate initially, we encourage considering a future shift to a fixed-fee arrangement once we have additional data on cost patterns and intake numbers.

Our Commitment to Southern Midlands Council

Highest Standards of Animal Welfare

We prioritise comprehensive veterinary assessments, humane treatment, and clear reclaim procedures for each dog, contributing to public safety and ethical animal care.

Collaboration and Accountability

We work transparently and in close partnership with council staff. Our cost-recovery model ensures every dollar is directed toward improving service quality and community outcomes.

Regular Reporting

We are prepared to provide routine financial and operational reports to verify that fees are being used responsibly and effectively.

Conclusion

We very much value our partnership with Southern Midlands Council and firmly believe that adopting either a fixed annual fee or an improved per-dog-per-day rate—more reflective of actual costs—will lead to better service provision, improved planning, and long-term sustainability. While our fixed annual fee option is our strong preference for the reasons outlined, a revised per-dog-per-day rate is presented as an alternative to address any short-term budget considerations or constraints.

The real purpose of this letter is to begin an open dialogue regarding the best fee structure going forward. Whilst we have included indicative pricing for the 2023/24 period, that is based on current dog intake numbers, we hope to be able to refine our proposal through further discussions and more detailed data i.e. total Council dog numbers per annum etc.

Thank you for your time and consideration; we will be in touch shortly to arrange a suitable time to discuss this further. I look forward to working with you on a mutually beneficial solution.

Yours sincerely,

Mark Wild

Chief Executive Officer



Dogs' Homes of Tasmania

Always here, for every dog.

Cost Breakdown

Below is a breakdown of proposed funding for Southern Midlands Council based on Councils 23/24 dog intake numbers, length of stay, and average cost per dog per day based on our financial analysis.

Number of Dogs Received:	5
Number of dog days:	78
Average per dog per day cost:	\$68

Annual costs to Council

Fixed Fee option:	\$7,200 or \$600 per month.
Per-dog-per-day fee option:	\$5,304

15.6.3 2025/26 Animal Management Fees (including Dog Registrations)

Author: ANIMAL CONTROL OFFICER (RACHAEL COLLIS)

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

Date: 11 MAY 2025

ISSUE

Adoption of the 2025-2026 Animal Management Fees.

BACKGROUND

Dog Registration fees are to be adopted in accordance with Council's *Dog Management Policy* and the *Dog Control Act 2000*.

DETAIL

For information, the following is a list of the fees and charges that were adopted for the current financial year (i.e. 2024/2025). The proposed fee for 2025/26 is included as an additional column:

CLASS	EVIDENCE REQUIRED	2024/25 FEE	2025/26 (Proposed Fee)
• Dog Desexed	<i>Vet Certificate or Stat Dec required</i>	\$38	\$40
• Dog Non-desexed		\$48	\$50
• Greyhound/Working Dog/Purebred (for showing/breeding)	<i>Certificate required, TCA or GRT membership or ABN</i>	\$38	\$40
• Dangerous Dog/Restricted Breed/Guard Dog (Existing Dogs declared pre June 2024)	<i>Declared by General Manager</i>	\$110	\$115
• Dangerous Dog/Restricted Breed/Guard Dog (Dogs declared post-June 2024)		\$750	\$775
• Guide /Hearing /Assistance Dogs		No Charge	Same
• Pensioner	<i>Pension Concession Card Health Care Card</i>	50% discount off scheduled fee (one dog only)	Same
• Replacement Tag (metal lifetime tag)		\$15.00	Same
• Formal Notice of Complaint (refundable if complaint validated)		\$70.00	\$150
• Licence Application		\$150.00	\$155
• Licence Renewal		\$70.00	\$75

• Advertising (Licence Application)		\$350.00	Same
• Advertising stock (Impounded)		\$450.00	Same
• Afterhours release		\$170.00	Same
• Transportation of livestock to designated pound (if external assistance required)		@cost	Same + 10%
• Impound fee (per animal) – Normal workdays (1 st occurrence)		\$38.00	\$40
• Impound Fee (per animal) – Normal workdays 2 nd and subsequent occurrences)		No separate fee	\$50
• Impound fee (per animal) – Weekends & public holidays (i.e. out of ordinary working hours)		No separate fee at present	@cost (charges to be calculated in accordance with the formula under Private Works Policy)
• Feed/care fee (daily charge per animal)		\$18.00	\$20
• Veterinary Treatment		@cost	Same
• Dogs Home of Tasmania Impound Fee	<i>Paid directly to Dogs Home</i>		

In reference to Council's *Dog Management Policy*, refund of registration fees will only be provided for dogs that have died in the current year of registration. Refunds are only available on completion of the appropriate form lodged with Council by the owner of the dog subject of the claim. Any refund provided is on a pro-rata basis as at the time of application.

The Southern Midlands Council will transfer dog registrations from other Tasmanian Councils at no cost to the dog owner, provided the registration is for the same registration period.

Human Resources & Financial Implications:

1. Dogs Home of Tasmania – Proposed Charges & Fee Structure for Pound Services

Whilst this proposal is to be considered separately, it is **not considered appropriate to increase dog registration fees** to fund the Dogs' Home revised fee structure. This service is required and only relates to a very small portion of the dog owners. The majority of dog owners are compliant and do not use or require impoundment services. Raising fees for all owners would therefore be considered **unfair and unjustified**.

2. Cost Recovery

Fees are reviewed and generally increased annually. An approximate 3% increase has been applied to the 2024/25 fees.

In reference to the draft 2025/26 Budget, the proposed Dog Registration and associated fees will recover approximately 57% of the total Animal Control Program Budget (i.e. similar to the previous financial year). This is considered appropriate given that animal control involves the management of all other animal related complaints and issues.

Community Consultation & Public Relations Implications – Part 7 of the *Dog Management Policy 2022* states that '*consultation with other municipal councils may occur to ensure a level of consistency and uniformity in regard to fee structures.*'

Southern Midlands Council Website - The adopted Fees will be displayed on Council's website.

Policy Implications – *Dog Management Policy 2022*

Priority - Implementation Time Frame – It is normal practice for Reminder Notices to be issued in July of each year. Registration fees are due on 31st July.

RECOMMENDATION

THAT Council adopt the Animal Management Fees for the 2025-26 period (as shown in the following Table):

CLASS	2025/26
• Dog Desexed <i>Vet Certificate or Stat Dec required</i>	\$40
• Dog Non-desexed	\$50
• Greyhound/Working Dog/Purebred (for showing/breeding)	\$40

<i>Certificate required, TCA or GRT membership or ABN</i>	
<ul style="list-style-type: none"> Dangerous Dog/Restricted Breed/Guard Dog Declared by General Manager (Existing Dogs declared pre June 2024) 	\$115
<ul style="list-style-type: none"> Dangerous Dog/Restricted Breed/Guard Dog (Dogs declared post-June 2024) 	\$775
<ul style="list-style-type: none"> Guide /Hearing /Assistance Dogs 	No Charge
<ul style="list-style-type: none"> Pensioner <i>Pension Concession Card Health Care Card</i> 	50% discount off scheduled fee (one dog only)
<ul style="list-style-type: none"> Replacement Tag (metal lifetime tag) 	\$15.00
<ul style="list-style-type: none"> Formal Notice of Complaint (refundable if complaint validated) 	\$150
<ul style="list-style-type: none"> Licence Application 	\$155
<ul style="list-style-type: none"> Licence Renewal 	\$75
<ul style="list-style-type: none"> Advertising (Licence Application) 	\$350.00
<ul style="list-style-type: none"> Advertising stock (Impounded) 	\$450.00
<ul style="list-style-type: none"> Afterhours release 	\$170.00
<ul style="list-style-type: none"> Transportation of livestock to designated pound (if external assistance required) 	@cost + 10%
<ul style="list-style-type: none"> Impound fee (per animal) – Normal workdays (1st occurrence) 	\$40
<ul style="list-style-type: none"> Impound Fee (per animal) – Normal workdays 2nd and subsequent occurrences) 	\$50
<ul style="list-style-type: none"> Impound fee (per animal) – Weekends & public holidays (i.e. out of ordinary working hours) 	@cost (charges to be calculated in accordance with the formula under Private Works Policy)
<ul style="list-style-type: none"> Feed/care fee (daily charge per animal) 	\$20
<ul style="list-style-type: none"> Veterinary Treatment 	@cost
<ul style="list-style-type: none"> Dogs Home of Tasmania Impound Fee 	

DECISION

Moved by Cllr A E Bisdee, seconded by Cllr D Blackwell

THAT Council adopt the Animal Management Fees for the 2025-26 period (as shown in the following Table):

CLASS	2025/26
• Dog Desexed <i>Vet Certificate or Stat Dec required</i>	\$40
• Dog Non-desexed	\$50
• Greyhound/Working Dog/Purebred (for showing/breeding) <i>Certificate required, TCA or GRT membership or ABN</i>	\$40
• Dangerous Dog/Restricted Breed/Guard Dog <i>Declared by General Manager</i> (Existing Dogs declared pre June 2024)	\$115
• Dangerous Dog/Restricted Breed/Guard Dog (Dogs declared post-June 2024)	\$775
• Guide /Hearing /Assistance Dogs	No Charge
• Pensioner <i>Pension Concession Card Health Care Card</i>	50% discount off scheduled fee (one dog only)
• Replacement Tag (metal lifetime tag)	\$15.00
• Formal Notice of Complaint (refundable if complaint validated)	\$150
• Licence Application	\$155
• Licence Renewal	\$75
• Advertising (Licence Application)	\$350.00
• Advertising stock (Impounded)	\$450.00
• Afterhours release	\$170.00
• Transportation of livestock to designated pound (if external assistance required)	@cost + 10%
• Impound fee (per animal) – Normal workdays (1 st occurrence)	\$40
• Impound Fee (per animal) – Normal workdays 2 nd and subsequent occurrences)	\$50
• Impound fee (per animal) – Weekends & public holidays (i.e. out of ordinary working hours)	@cost (charges to be calculated in accordance with the formula under Private Works Policy)

• Feed/care fee (daily charge per animal)	\$20
• Veterinary Treatment	@cost
• Dogs Home of Tasmania Impound Fee	

CARRIED

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

15.7 Environmental Sustainability

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.

16.1.1 Bagdad Community Club Inc. – Community Club Precinct – Transfer of Ownership to Southern Midlands Council

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 19 MAY 2025

Attachment(s):

Bagdad Community Club Precinct Business Case

ISSUE

To provide Council with an update regarding the transfer of ownership of the Precinct to the Southern Midlands Council.

BACKGROUND

As part of Council's decision to take ownership of the Bagdad Community Club Precinct (endorsed by Council in July 2024), the following steps were acknowledged as being the process to finalise the transfer:

- a) Finalise the roles and responsibilities of the Council Management Committee to be established under section 24 of the *Local Government Act 1993*;
- b) Seek formal agreement of these terms and conditions with the BCC Management Committee. This stage would include an information update to the community;
- c) Call for expressions of interest from within the community to be representatives on the Council Management Committee. Council to formally appoint;
- d) Prepare Contract for transfer of ownership and finalise;
- e) Obtain fresh valuation of the property which will be required for the purpose of calculating stamp duty payable on the transfer of ownership;
- f) Prepare / amend the Lease agreements that are currently in place (i.e. Zelda's Bar & Bistro; Bagdad Child Car Centre; and the Bagdad Golf Club Inc.); and
- g) Following formal transfer of ownership, provide ongoing support to the Management Committee to progress the identified priorities.

DETAIL

Steps (a) and (b) – Completed - the roles and responsibilities of the Council Management Committee (to be established under section 24 of the *Local Government Act 1993*) have been endorsed by Council; approved by the BCC Inc. Management Committee and presented to the broader community for information.

Step (c) – Council Management Committee Membership

For information, the Committee shall be comprised of the following:

- i) One representative of Council as determined from time to time by Council;
- ii) One representative from the lessee of the 'Bagdad Child Care Centre' as determined from time to time by that organisation;
- iii) One representative of the 'Bagdad Cricket Club' as determined from time to time by that organisation;
- iv) One representative from the 'Bagdad Fire Brigade' as determined from time to time by that organisation;
- v) One representative of the 'Bagdad Golf Club Inc.' as determined from time to time by that organisation;
- vi) One representative of the 'Bagdad Online Access Centre' as determined from time to time by that organisation;
- vii) One representative from the lessee (if applicable) of the Bagdad Community Club; and
- viii) Two representatives from the Bagdad and surrounding community as determined from time to time by Council.

Council is now able to write to each of the User Groups and seek a nomination. These nominations will then be considered by Council and formally appointed.

In relation to the two representatives from the Bagdad and surrounding community (i.e. the 'non-user group' community representatives), in the first instance it is recommended that these persons be recruited from within the existing Management Committee. These would be persons that are not likely to be aligned (or nominated) by any of the User Groups. This would provide some form of continuity and understanding of the background and issues. The BCC Inc. Management Committee be requested to provide there nominations prior to it being dissolved.

Step (d) – Contract of Sale

Prior to finalising the Contract for Sale, it was necessary to convene a Special General Meeting of the Bagdad Community Club to consider the following resolutions:

Motion 1 - "That the Committee settles any liabilities and transfers such assets of the Bagdad Community Club Inc. to the Southern Midlands Council so that it has less than \$1,000.00 in assets to allow the winding up of the club. It is the opinion of the Bagdad Community Club Inc. that the Southern Midlands Council is best placed to continue to use those assets to carry on the objects and purposes of the Club."

Motion 2 - "That following the disposal of assets, the Bagdad Community Club Inc. be wound up in accordance with section 32 of the Associations Incorporation Act 1964. Any remaining funds held are to be used to cover any costs of de-registration and then, any surplus funds are to be transferred to the Southern Midlands Council for use towards the objects and purposes of the Club."

The Special General Meeting was held on 3rd May 2025 with 12 persons in attendance. This achieved the required quorum and both motions were passed unanimously.

Step (e) – Valuation & Stamp Duty

The Valuer-General has been requested to provide a fresh valuation for the property which is to be used for assessment of stamp duty payable on transfer of ownership.

Step (f) – revised Leases, which will mirror the existing Leases, will now be prepared and executed following formal endorsement by Council.

Step (g) – Ongoing administrative support.

Human Resources & Financial Implications – The draft 2025/26 Operating Budget includes the standard \$15K consistent with the existing ‘Memorandum of Understanding’ between Council and the BCC Inc. The additional operating and maintenance costs to be borne by Council will be met by the income received from the Lease arrangements. (approximately \$70,000).

In addition, the draft 2025/26 Capital Budget includes:

- a) an allowance of \$86K for valuation and stamp duty payable on transfer of ownership; and
- b) an amount of \$200,000 for urgent upgrade of the wastewater system within the precinct. Whilst this was factored into the Grant Application under the Australian Government’s Growing Regions Program, this application was unsuccessful and therefore needs to be addressed by Council in the short-term.

Note: A copy of the *Bagdad Community Club Inc. Precinct Redevelopment Business Case* has been circulated with this Agenda. This Business Case was prepared in support of the ‘Growing Regions Grant Application’ and is based on a planned investment of \$15.2 million within the Precinct.

Community Consultation & Public Relations Implications – Refer detail provided.

Policy Implications – N/A

Priority - Implementation Time Frame – The transfer of ownership will be progressed as a priority.

RECOMMENDATION

THAT:

- a) The information be received;
- b) Council appoint its representative who is to chair the Council Management Committee;
- c) Council proceed to write to each of the User Groups (listed in the Terms of Reference) seeking a nomination for consideration and appointment to the Council Management Committee by Council;

- d) Council approve the proposal to seek two nominations from the existing BCC Inc. Management Committee to fill the general community representatives positions on the Council Management Committee;**
- e) Council authorise the General Manager to sign the Contract of Sale and finalise the transfer of ownership process; and.**
- f) Council acknowledge that new leases (based on the same terms and conditions as the existing Leases) will be prepared with ‘Rhonda’s on Midlands’; the Bagdad Golf Club Inc.; and the Bagdad Child Care Centre.**

DECISION

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

THAT:

- a) the information be received;**
- b) Council appoint Cllr D Blackwell as its representative who is to chair the Council Management Committee, with Deputy Mayor K Dudgeon as Proxy;**
- c) Council proceed to write to each of the User Groups (listed in the Terms of Reference) seeking a nomination for consideration and appointment to the Council Management Committee by Council;**
- d) Council approve the proposal to seek two nominations from the existing BCC Inc. Management Committee to fill the general community representatives positions on the Council Management Committee;**
- e) Council authorise the General Manager to sign the Contract of Sale and finalise the transfer of ownership process; and.**
- f) Council acknowledge that new leases (based on the same terms and conditions as the existing Leases) will be prepared with ‘Rhonda’s on Midlands’; the Bagdad Golf Club Inc.; and the Bagdad Child Care Centre.**

CARRIED

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

16.2 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: 21 MAY 2025

ISSUE

Oatlands Aquatic Centre – Coordinator’s Report for the month of April 2025.

BACKGROUND

Nil.

DETAIL

The purpose of the report is twofold:

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

Financial Reporting:**OATLANDS AQUATIC CENTRE - OPERATING BUDGET**

INCOME		Annual Budget 2024/25	Apr 2025	Apr 2024	2024/25 Year to Date	2023/24 Year to Date	% of Budget 2024/25
Admission Fees		\$237,500	\$18,596	\$13,656	\$173,131	\$155,283	72.9%
Sale of Goods		\$12,500	\$1,023	\$808	\$14,834	\$11,133	118.7%
Charging Station Energy Use Reimbursement		\$14,000	\$0	\$0	\$15,177	\$6,550	108.4%
Sub-Total		\$264,000	\$19,619	\$14,464	\$203,141	\$172,966	76.9%

EXPENDITURE		Annual Budget 2024/25	Apr 2025	Apr 2024	2024/25 Year to Date	2023/24 Year to Date	% of Budget 2024/25
Salaries (incl. On-Costs)		\$473,945	\$34,469	\$35,815	\$394,329	\$418,657	83.2%
Operating Costs - Other		\$260,395	\$22,091	\$34,299	\$272,362	\$232,661	104.6%
Total Expenditure		\$734,340	\$56,560	\$70,114	\$666,691	\$651,318	90.8%

Budgeted Deficit		-\$470,340	-\$36,941	-\$55,650	-\$463,549	-\$478,352	98.6%
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Group Bookings & Programs – April (15/4/25 - 20/5/25):

Event / Booking	School / Group	Participation Numbers
Physio Rehab Sessions	Annabel Butler – Physiotherapist	19 individual bookings
GYM / Lane Hire	Fitness Program – GYM & Pool	3 pool individual bookings 3 GYM individual bookings 25 participants
GYM / Lane Hire	Corumbene Program – GYM & Pool	3 pool individual bookings 3 GYM individual bookings 18 participants
Centre Visits	Birthday Parties	4 individual booking 60 participants (total)
Centre Visits	Fitness Passport	13 participants (April)
Lane Hire	Midlands Swimming Club	3 individual bookings

USAGE FOR THE PERIOD 15/4/2025 – 20/5/2025
PAID UPFRONT

Type	Units
Gym	
PAYG – Gym (17 years)	12
PAYG – Gym (Concession)	18
Gym/Pool Combo	
Gym/Pool Pass 10 Sessions (17 years)	1
Gym/Pool Pass 10 Sessions (Concession)	17
PAYG – Gym/Pool Combo (17 years)	2
PAYG – Gym/Pool Combo (Concession)	0
Learn to Swim (Total Numbers)	
Term 1, 2025 Program Enrolments (Currently)	120
Pool	
Upfront 6 Months Pool Membership (17 +)	1
Upfront 6 Months Pool Membership (Concession)	2
Upfront 6 Months Pool Membership (Family)	0
PAYG – Pool (4 years and under)	156
PAYG – Pool (5-16)	305
PAYG – Pool (17)	317
PAYG – Pool (Concession)	203
PAYG – (Family)	47

DIRECT DEBITS – Current Numbers

Type	Units
DD Pool/Gym	9
DD Gym	8
DD 6 Months Pool – 17 years +	1
DD 6 Months Pool – Child/Concession	21
DD 6 Months Centre – Family	1

Grant Applications & General Information

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

- **Corumbene “Health & Wellbeing Program” for 2025:**
Corumbene sessions have now been confirmed/extended to continue until the end of 2025. The Water & GYM exercise groups will continue on a Wednesday morning for the remainder of the year.
- **GYM & Aqua Classes – Free for the Community:**
The Centre has been working with Annabel Butler since November, 2024 on a funding grant to be put towards a Community Program based around the Pool & GYM space. In March, 2025 the funding was confirmed and a GYM Session (Tuesday) and an Aqua Session (Thursday) have now commenced on a weekly bases.

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 Deputy Mayor K Dudgeon, seconded by Clr D Fish

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	✓	

16.2.2 Oatlands Highland Gathering 2025

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 21 MAY 2025

Attachment(s):

Flyer – Oatlands Highland Gathering 2025

Event Summary & Evaluation - Oatlands Highland Gathering 2025

ISSUE

The establishment of a sustainable major summer festival/event series in Oatlands.

BACKGROUND

Pipe Bands Tasmania have never held a Highland Gathering in Oatlands. In the past they have held events at Campbell Town, Ross or Longford. There were annual event held at Richmond, but they ceased a number of years ago.

Council's Destination Action Plan (DAP) stated that Council should encourage significant events to be held in Southern Midlands and principally in Oatlands to boost economic activity for the High Street traders and other local businesses. The Oatlands Structure Plan articulated the same message.

Council officers harnessed the DAP endeavour and that is what gave rise to the creation of the Heritage & Bullock Festival in August each year. That festival started in 2018 and has been staged every year since, apart from the COVID year. It brings significant economic activity to Oatlands in that winter month of August.

DETAIL

The details surrounding the approach to Pipe Bands Tasmania by Council officers in seeking to establish a significant summer festival/event are covered in the attached *Event Summary & Evaluation - Oatlands Highland Gathering 2025*.

This event was the State-wide Tasmanian Pipe Band Championships in piping, drumming, drill/marching, and dress.

Callington Mill Distillery were also approached to provide sponsorship support for Pipe Bands Tasmania in bringing judges over from the mainland. Callington Mill Distillery embraced the opportunity, covering the travel arrangements for the judges and established a 'Barrel Race' (the first of our Highland Games offering) along with prizes. They also created a unique Scottish menu, including haggis, for their patrons, as well as the judges during the event.

The Broadmarsh Elderslie Progress Association provided a BBQ in the Drovers Hut for the community and participants.

Human Resources & Financial Implications – Council officers supported the event with their time and Council covered the road closure advertising cost and the Midland Highway signage, plus a promotional video of the event. It is noted that Callington Mill Distillery covered 50% of the cost of the video. Council's cash outlay for the event has been approximately \$2,500, which is a minor investment for the growth of a significant future event series for Oatlands.

Community Consultation & Public Relations Implications – the lead time was very short with the event flyer (attached) going out a month before the event.

Policy Implications – Consistent with Council's Strategic Plan in establishing events.

Priority - Implementation Time Frame – This initial event was a pilot and Council officers are seeking to implement an annual Oatlands High Gathering, in partnership with Pipe Bands Tasmania and the Callington Mill Distillery, which after a couple of years will extend to a two day event, then after that to a National event in the Pipe Bands Australia calendar.

CONCLUSION

For information only.

RECOMMENDATION

THAT Council receive and note the report.

DECISION

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

THAT Council receive and note the report.

CARRIED

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

16.3 Access

Strategic Plan Reference 4.3

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

Nil.

16.4 Volunteers

Strategic Plan Reference 4.4

Encourage community members to volunteer.

Nil.

16.5 Families

Strategic Plan Reference 4.5

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

Nil.

16.6 Education

Strategic Plan Reference 4.6

Increase the educational and employment opportunities available within the Southern Midlands

Nil.

16.7 Capacity & Sustainability

Strategic Plan Reference 4.7

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

Nil.

16.8 Safety

Strategic Plan Reference 4.8

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

16.8.1 2024/25 Fire Abatement Update

Author: COMPLIANCE OFFICER (RACHAEL COLLIS)

Date: 21 MAY 2025

ISSUE

Fire Abatement summary for 2024-25 bush fire season

BACKGROUND

The Southern Midlands is a bushfire prone area.

Under the *Local Government Act 1993* (the Act) one of Council's functions is to provide for the health, safety and welfare of the community. Under the Local Government Act Council is required to take action to abate nuisances, which includes anything that is, or is likely to be, a fire risk.

Fire Risk is defined as anything that an Authorised Council Officer is satisfied may pose, or is likely to pose, a risk of causing or exacerbating the effects of a fire.

Authorised Council Officers are trained by the Tasmania Fire Service on how to recognise and abate fire hazards. Staff inspect all properties where a fire risk concern is raised and will issue a Fire Hazard Abatement Notice to the owners of any property on which it is satisfied a fire risk exists.

DETAIL

At the conclusion of the declared fire season it is appropriate to update Council on the actions of its staff in the abatement of potential fire hazards.

For information, the following is a list of the notices that were issued for the current fire season:

Notices	TOTAL
Fire Hazard	24
Abatement	4

In addition, Council were required to undertake one (1) compulsory clearance, on a property at Tunbridge. This was cost neutral to council.

Amendments

Nil

Human Resources & Financial Implications – Nil

Community Consultation & Public Relations Implications – Nil

Policy Implications – Fire Abatement Policy (2023).

Priority - Implementation Time Frame – Prior to the issue of an Abatement Notice it is normal practice to issue a Notice to clear fire hazard letter in the first instance.

Issuing a Notice to clear a fire hazard gives property owners 14 to 21 days to comply depending on the situation. If property owners fail to comply with Council's instructions, they are issued with an Abatement Notice which normally gives them 7 to 14 days to comply.

RECOMMENDATION

THAT the information be received.

DECISION

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

THAT the information be received.

CARRIED

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

16.9 Consultation & Communication

Strategic Plan Reference 4.8

Improve the effectiveness of consultation & communication with the community.

16.9.1 Campania Structure Plan Update

Author: MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES (GRANT FINN)

Date: 22 MAY 2025

Attachment(s):

Flour Mill Park – Concept Design Report (May 2025)

ISSUE

Discussion at a recent Council workshop in relation to public open space and public realm improvements and budget spend within the Campania Township.

It is noted that many of the actions identified in the Campania Structure Plan 2015 have been addressed/implemented within the Campania Township.

BACKGROUND

From the project's inception, local knowledge was considered to be the key to the project's success. For the Campania Structure Plan to be truly aligned with community values, effective engagement with the local community and other relevant stakeholder groups was critical. As a result the project team considered it important to engage with a broad cross-section of the community to gain a wide range of perspectives.

The consultation strategy for the project included the following methods:

- Community workshops (charrettes);
- Student workshops, graffiti boards and online survey;
- Suggestion boxes;
- Steering Committee meetings;
- Targeted surveys; and
- Public exhibition and opportunity to comment on draft Structure Plan.

The vision and desired outcomes were to make Campania a vibrant rural township which is centered around its school and builds upon its traditional rural service role by integrating its economic growth drivers of commuter residents and tourism.

The desired outcomes were:

- Use residential growth to encourage young families to settle in the township thereby ensuring the future of the school as the heart of community life in the township;
- Resolve the use of Flour Mill Park to re-claim and reinforce its role as the township's principal public open space;
- Create opportunity for low-cost camping in the township to support tourism, local farms and businesses;

- Increase the quality of pedestrian routes and linkages in the township;
- Improve the function of the central intersection to benefit existing and potential tourism businesses and the community generally;
- Increase local job opportunities through increased availability of industrial land in the township;
- Provide social and employment opportunities for young people in the township.

A range of strategies were subsequently developed and prioritised into actions based on the input received during stakeholder consultation. These included:

STRATEGY 1: IMPROVE THE TOWNSHIP'S CORE PHYSICAL INFRASTRUCTURE

ACTION 1.1

Council, in consultation with State Roads, to undertake detailed design and construction of the main intersection upgrade including the following features:

- Car and long vehicle parking at rear of Council land;
- Reconfigure bus lay-by and provide bus shelter;
- Line-marked parking area visible from Reeve Street;
- Defined crossing point for pedestrians on Reeve Street; and
- Define the curb and footpath around the General Store.

Comment:

All works have been undertaken and completed.

ACTION 1.2

Council to work with the Department of State Growth to develop and implement improvements to Reeve Street (Colebrook Main Road) to improve safety for users of the post office/service station/shop at 96A and 119 Reeve Street.

Comment:

These works are in the design phase.

ACTION 1.3

Council to encourage TasWater to develop its formal Strategic Plan for future water and sewerage serving Campania within a timeframe consistent with the future development of the former school farm land.

Comment:

Update to be sought from TasWater.

ACTION 1.4

Council to develop a stormwater system management plan for Campania within a timeframe consistent with the future development of the former school farm land and meeting the requirements of the Urban Drainage Act 2013.

Comment:

Part 1.7.1.2 of Councils Strategic Plan (2022-2032) seeks to achieve the following:
'Research best practice methods for the disposal of Stormwater, that is applicable to country towns and rural living'

Council's Deputy GM has advised that a management plan is being developed for Campania, inter alia, to meet the future needs of the Bush Reserve subdivision.

Council staff are currently undertaking ground survey work securing infrastructure data and will engage a consultant to develop the SWMP for Campania to comply with the *Urban Drainage Act 2013*.

STRATEGY 2: REMOVE OPPORTUNITY FOR INFORMAL CAMPING WITHIN FLOUR MILL PARK

ACTION 2.1

Install signage prohibiting overnight parking and camping within Flour Mill Park.

Comment:

There was signage established in the Park, however it appears to have been removed, noting that the message had well and truly be conveyed prior to its removal. No such signage exists now within the Flour Mill Park and the replacement of it does not appear to be necessary.

It is noted the presence of public toilets, BBQ shelter and playground facilities assist with the promotion of this area.

ACTION 2.2

Council to police compliance with no-camping policy.

Comment:

When the signage was first installed the former Manager Infrastructure & Works, Jack Lyall made it a priority to reinforce the policy and the signage message on the ground with whomever chose to disregard it. Council's Compliance Officer undertakes regular visitation to the site.

STRATEGY 3: REINFORCE AND ENHANCE THE FUNCTION OF FLOUR MILL PARK AS CAMPANIA'S PRINCIPAL PUBLIC OPEN SPACE

This will also support Strategy 2.

ACTION 3.1

Design and install historical interpretation panels for Flour Mill Park that provide opportunities to understand the site and Campania's history. Older residents within the community will potentially be a rich source of information, as well as documented information in library catalogs.

Comment:

Apart from the Stephen Walker sculpture and some plaques, no further work has been undertaken under this action, however the Flour Mill Park Concept Design report provides the following commentary in respect of heritage interpretation:

Heritage interpretation could be integrated into the landscape context of Flour Mill Park such as:

- Incorporate sandstone material or stonemason techniques within the landscape to reference the Old Flour Mill building material.
- In ground interpretation mapping of Old Flour Mill in context to the greater Campania Estate, general store and any other historic sites within Campania.
- Signify importance of the rail head and influence at Campania with the use of materiality such as sleepers and track ballast.
- Reinstatement of the water well with heritage interpretation.
- Playground theming from heritage context.

Installation of heritage interpretation signage along with 'way finding' signage will be undertaken in accordance with Concept Design report, now that there are some formal pathways established in Campania, including a link to the pathway circle in the Bush Reserve.

ACTION 3.2

Audit existing recreational facilities and identify potential improvements to the range of facilities on offer. This should include the reuse of the tennis courts to diversify recreational facilities (e.g. this could include a basketball ring, outdoor chess board, handball court).

Comment:

In 2024 Council engaged *Inspiring Place* to undertake a Community infrastructure Plan for the Southern Midlands LGA.

Campania, Bagdad and Kempton are referenced within this document as '*key growth areas where vacant land, schools and childcare are available, as well as industrial and commercial development.*'

The report acknowledges that '*with several changes to Campania since the 2015 structure plan, more detailed planning work would be useful to decide how Flour Mill Park could be refreshed. This should include consideration of the bike pump track, the old tennis court and fencing. Fencing should be considered as part of upgrades for some Community parks. For example, fencing should be considered as part of a redesign and upgrade of Flour Mill Park, Campania. This location is co-owned by the state government and could work harder for the school, local community, and visitors.*'

This has been captured within the 'Flour Mill Park – Concept Design Report' prepared by *Inspiring Place*.

The indicative layout on page 8 illustrates upgraded play space and designated zones for '*junior, youth and nature play...*'

This also includes an '*upgraded hardcourt and multi-purpose half court which is encapsulated within the proposed Capital Expenditure budget to be considered by Council for the 2025/26 financial year. Additional basketball, ping pong tables and supporting amenities such as all-weather shelter, picnic tables, drinking fountain.*'

ACTION 3.3

Install up-lighting for the Flour Mill Building to enhance and reinforce it as a township icon.

Comment:

Works identified within the Flour Mill Concept Plan and yet to be undertaken.

ACTION 3.4

Prepare a detailed landscape plan that pulls together the various recommendations for Flour Mill Park into an integrated plan that optimises the site layout for civic uses and maximises amenity, legibility and territoriality. This could be inclusive or exclusive of Action Items 4.1 or 4.2.

Comment:

This has been achieved through the compilation of the Concept Design report and indicative plan vegetation species have been provided at Page 15.

ACTION 3.5

Upgrade and maintain toilet facilities in Flour Mill Park to service the community and encourage local tourism.

Comment:

This public amenity site is plagued by vandalism on a weekly basis. Works yet to be undertaken with a new concept design. It is noted the existing toilet facility's external façade is of sandstone finish which complements the Flour Mill building, although the internal design and finish is not of a high construction standard.

STRATEGY 4: ENHANCE PEDESTRIAN AND CYCLIST AMENITY

Pedestrian and cyclist infrastructure is important to facilitate safe, convenient and equitable access within the township. Improvements to this infrastructure were identified as a priority during the planning charrette process, particularly the linkages between the Flour Mill Park and the town centre.

ACTION 4.1

Extend the existing footpath on the east side of Reeve Street to provide better access to the main intersection.

Comment:

Under the *Vulnerable Road Users Program*, Council have partnered with the Department of State Growth, along with Council's own budgeted resources to implement over the last three years, 934m of reinforced concrete footpath from the Community Hall along Reeve Street, into Climie Street and up to Water Lane. Through an Australian Government grant, Council constructed a 615m reinforce concrete loop track in the Campania bush reserve. There is a current VRUP grant round where Council are seeking to construct an extra 148m of reinforced concrete walkway between Lee Street and Hall Street.

The junction improvements and the relocation of the bus stops from the junction of Reeve Street and Climie Street have created a significant safety improvement for pedestrians, as well as the pedestrian crossing over the TasRail line on Climie Street. Which has been completed this year.

ACTION 4.2

Improve pedestrian infrastructure linking the Campania Recreation Ground and Flour Mill Park.

Comment:

This necessitates crossing Reeve Road. Works are currently being undertaken to enhance the crossing that the students from Campania District School use to access their woodworking and metal working studies in the former Flour Mill building, with the connecting pathway as mentioned above; this will be the main crossing of Reeve Street

ACTION 4.3

Design and construct a footpath linking Climie Street to the Kandara Court rural residential area (this may be partly funded by a future developer of the infill subdivision recommended in Action 7.3).

Comment:

Council have initiated the design for a subdivision in the bush reserve that is adjacent to Native Corners Road. The design will be lodged with Council as a Development Application in the coming months. The basis of the design incorporates the proposed sub division road to be the main access from Native Corners Road to the Cemetery, the bush reserve and the TasWater infrastructure and the telecommunication infrastructure in the bush reserve. The existing access to the bush reserve, cemetery and infrastructure is via Water Lane. The proposed subdivision will close off Water Lane and a cul-de-sac will be constructed to enable only property owners in Water Lane to access their properties, as well as allowing pedestrian access via Water Lane to the bush reserve, there-in making it a pedestrian friendly shareway. The recently constructed footpath from the rail line to Water Lane will provide that connection to the centre of the Campania Township.

STRATEGY 5: TOWNSHIP GATEWAY

The installation of gateway features would clearly define the approaches to the township and provide a consistent and pleasing approach to the area.

The township gateways could include sculptural works, stone walling or signage that expresses some aspect of the local community and/or history.

The provision of gateway features at the northern and southern approaches to Campania would provide cues to drivers that they are entering a township and should reduce their driving speed. These features would also signal to tourist traffic that they are entering a distinct 'place' and may encourage them to stop and use local facilities/businesses.

This concept was broadly supported during the charrette process.

ACTION 5.1

Hold a competition for gateway concepts and designs for Council/the community's consideration. This could also be integrated into a school program.

Comment:

Council's Deputy GM has advised there was an attempt to undertake such however this was abandoned due to a lack of interest.

ACTION 5.2

Construct and install the preferred designs

Comment:

A per Action 5.1 above.

STRATEGY 6: SOCIAL INFRASTRUCTURE

The stakeholder consultation highlighted that social infrastructure is a vital part of the community. This includes institutions such as the local school, sporting clubs and community groups.

A common theme amongst feedback from younger residents was the desire for activities and opportunities for socialising amongst their peers. The school currently provides a range of after school programs (e.g. the Community Shed) and these are set to continue. The reinvigoration of Flour Mill Park is likely to provide the opportunity for informal socialising that is currently absent. The school has also offered to tailor their after school program to community needs.

Feedback from the Red Cross indicated that older residents valued opportunities to be part of community groups/classes as well as services that could assist them to remain in the community.

The Campania Town Hall is an important asset for facilitating community events and should continue to be used for this purpose.

This Strategy will be supported by Strategy 4.

ACTION 6.1

Campania District School to continue to regularly consult the broader community to ensure after-school programs continue to meet community expectations.

Comment:

The Campania DHS maintains an active use of the Flour Mill building for education training/teaching purposes.

The subject land and buildings are in the ownership of the Crown (interested party – Department of Education, Child & Young People DECYP).

At this point in time and into the foreseeable future, it is a well-used DECYP asset and no alternative use is able to be considered.

ACTION 6.2

Monitor the requirement for informal youth programs once Flour Mill Park is upgraded and consider if providing supplementary youth programs is necessary.

Comment:

The Park is to be upgraded in accordance with the plan prepared by *Inspiring Place*. This plan was presented at council's workshop on Wednesday 14th May 2025.

The undertaking of this upgrade will satisfy a majority of the communities' expectations.

STRATEGY 7: GUIDE THE LOCATION OF RESIDENTIAL, LIGHT INDUSTRIAL, COMMERCIAL AND RECREATIONAL USES

ACTION 7.1

Amend the zoning plans of the Southern Midlands Interim Planning Scheme to make provision for:

- An expanded Waste Water Treatment Plant (zoning and attenuation area overlay);
- Light industrial uses west of Reeve Street;
- Recreation zoning for zoning for the Campania Recreation Ground.

Comment:

The Southern Midlands Interim Planning Scheme (SMIPS) has been superseded.

The subject land is now under the Tasmanian Planning Scheme (TPS) that was formally adopted by Council in June 2022.

The existing waste water treatment plant land is zoned Utilities whose purpose is to provide for major utility installations e.g. sewage treatment ponds, electricity substations etc.

The TPS does not provide for Light Industrial zoning west of Reeve Street, however the existing Village Zone is able to accommodate a number of commercial and light industrial activities subject to a council approval. Similarly, the Rural zone functions as a de facto Industrial Zone.

The Campania recreation ground is zoned *Recreation*.

ACTION 7.2

In conjunction with the recommended zoning modifications, ensure that the Southern Midlands Interim Planning Scheme allows a range of potential suitable use classes for the Flour Mill Building and Campania Town Hall.

For the Flour Mill Building the allowable uses should include:

- Community meeting and entertainment;
- Educational and occasional care;
- Food services;
- Tourist operation;
- Visitor accommodation.

For the Campania Town Hall the allowable uses should include:

- Community meeting and entertainment
- Educational and occasional care.

Comment:

As detailed above, the SMIPS has been superseded.

The Flour Mill Park (43-53 Reeve Street) incorporating the Campania DHS trade centre is zoned Village.

The purpose of the Village Zone is to provide small rural centres with a mix of residential, community services and commercial activities.

The aforementioned activities are clearly anticipated and achievable subject to an application for and issue of a Council approval.

ACTION 7.3

Subdivide and dispose of land on the southern side of Native Corners Road for village infill development (approximately 0.7ha or 7 lots). The lot to be disposed of must be suitably dimensioned to allow for adequate separation for bushfire protection (minimum 23m for BAL-19 rated buildings). Provision for emergency/pedestrian access from Native Corners Road into the Bush Reserve should be incorporated as part of the subdivision.

Comment:

Refer to Action 4.3 above.

ACTION 7.4

Investigate and identify the agricultural land capability boundary to the southeast as a basis for the long term growth township boundary.

Comment:

Whilst Council has not commissioned an agricultural land capability of the subject area, reference to the Derwent LUC maps (Dept. of Natural Resources & Environment) illustrate the subject land is predominantly LUC 4.



4

CLASS 4

Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitations of erosion, wetness, soils or climate. Major conservation treatments and/or careful management is required to minimise degradation.

As was discussed at a recent Council workshop, an expansion of the Greater South East Irrigation Scheme and extension/declaration of an Irrigation District could advantage future agricultural and horticultural use and a diversification of existing agricultural uses.

STRATEGY 8: PROVIDE A FRAMEWORK TO CONTROL THE FUTURE DEVELOPMENT OF THE SCHOOL FARM PRECINCT

Future development of the School Farm should respect and complement the character of the existing township through appropriate density and urban form. Commercial uses should be guided to the Reeve Street frontage where businesses would gain the most exposure to passing traffic, however it would be desirable that this only occur if sites in the centre of the town are exhausted.

Agriculture is the primary economic driver for the area hence decisions made in relation to future land use patterns must not unreasonably affect agricultural land uses.

ACTION 8.1

Adopt the following use and development parameters to guide the future development of the former school farm land:

- Staging of subdivision will commence from Climie Street and finish on Reeve Street;
- Future commercial development along the Reeve Street frontage should not allow parking to dominate the street frontage, although the limited provision of on-street parking is supported;
- A subdivision road will provide a link between Reeve and Climie Streets;
- Future subdivision will make provision for a centrally located public open space. This space should be visible from the surrounding road network and should include a pedestrian connection to Alexander Circle. The detailed design of the public open space should acknowledge the site's historical use as a School Farm;
- Residential development should predominantly comprise single dwellings with an approximate lot density of no less than 15 dwellings per ha;
- Provision of some medium density dwelling development providing accommodation for the aged is to be encouraged.
- The potential for conflict with agricultural land must be addressed at subdivision stage.

Comment:

As per Action 8.2 – Figure 12 (below).

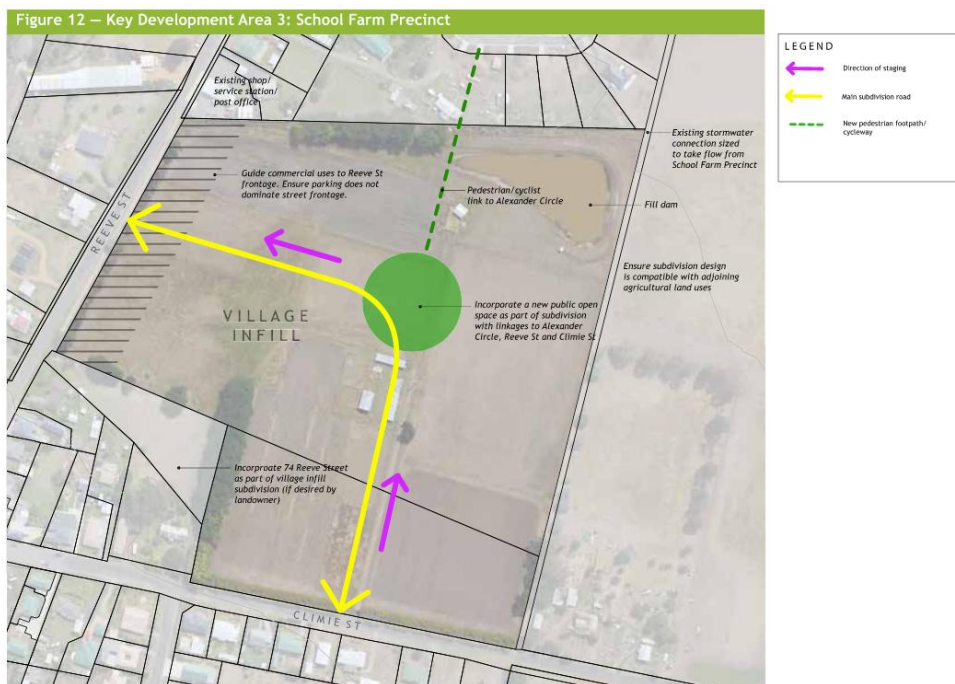
ACTION 8.2

Ensure future development of the former school farm land is consistent with the spatial parameters demonstrated in Figure 12

Comment:

Recent subdivision approval of land (9 lots) fronting Climie Street is respectful of the spatial parameters.

It is likely the land will be the subject of additional subdivision applications.



STRATEGY 9: INVESTIGATE THE POTENTIAL FOR A TEMPORARY PARKING AREA FOR RECREATIONAL VEHICLES AND A SEPARATE LOW-COST CAMPING AREA FOR FRUIT PICKERS

ACTION 9.1

Council to consider current proposals for the potential establishment of a permanent Caravan Park in Campania.

Comment:

The establishment of a caravan park is contingent on a private operator. This is not an activity the Council is pursuing to undertake by itself.

Campania's Village zoning is such that Visitor Accommodation' whose definition includes a camping and caravan park is provided for as a Permitted Activity (subject to compliance with applicable standards and codes.)

ACTION 9.2

If 9.1 is unsuccessful Council to investigate the potential establishment of a temporary, seasonal parking area for Recreational Vehicles. This type of facility should include marked spaces and some basic types of re-locatable facilities, such as picnic tables, fire-drums (with firewood made locally available), informal putt-putt course.

Comment:

As per Action 9.3

ACTION 9.3

Council to investigate the potential establishment of a temporary, seasonal camping area for fruit pickers, with temporary toilet facilities and water. The facility is to be maintained by Council with costs to be met by local farmers. The site is to be leased to Council at no cost from local farm land and is to be remote from residences.

Comment:

Council has not actively sought a solution to this issue and is instead reliant on draft amendment 05/2024 to the Tasmanian Planning Scheme.

This amendment will improve the ability of rural businesses to construct additional agricultural worker accommodation on their properties and address current restrictions that apply to the development of housing on agricultural land, including an option for more than one dwelling on a single title (either temporary or permanent).

This will make it possible for short term, modular or transportable housing solutions to be used on farms as agricultural workforce accommodation.

Consultation closed on 27 August 2024 and a final outcome was expected to take approximately 12 months. If however this is approved as an interim amendment, the changes will come into effect immediately.

Human Resources & Financial Implications – Physical works associated with implementing the actions identified in both the Structure Plan and Flour Mill Concept Design report will involve capital expenditure.

An internal working group of Council officers will continue to review each of the outstanding actions and determine where necessary, an appropriate action.

From a land-use planning perspective, the Planning Officers will assess the current planning zones and related provisions and determine the need for any formal amendment(s) to the TPS / Local Provisions Schedule. It is accepted the existing Village Zone is the most conducive in terms of accommodating a mix of activities.

Community Consultation & Public Relations Implications –

The Structure Plan and Flour Mill Concept Design report are the result of extensive community consultation.

Southern Midlands Council Website - The relevant plans and reports will be displayed on Council's website.

RECOMMENDATION

THAT:

- a) The information be received;
- b) Council acknowledge that an internal working group of Council officers will continue to review each of the outstanding actions and determine an appropriate action (where necessary); and
- c) From a land-use planning perspective, the Planning Officers will assess the current planning zones and related provisions and determine the need for any formal amendment(s) to the TPS / Local Provisions Schedule.

DECISION

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

THAT:

- a) The information be received;
- b) Council acknowledge that an internal working group of Council officers will continue to review each of the outstanding actions and determine an appropriate action (where necessary); and
- c) From a land-use planning perspective, the Planning Officers will assess the current planning zones and related provisions and determine the need for any formal amendment(s) to the TPS / Local Provisions Schedule.

CARRIED

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

16.9.2 Oatlands Village Square Development

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 20 MAY 2025

Attachment(s):

Community Consultation Presentation – Creating a Vibrant Village Square
Community Consultation Survey

ISSUE

Council to consider (and endorse) the proposed public display, including the accompanying survey document relating to the possible development of an Oatlands Village Square.

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 [Extracts]

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



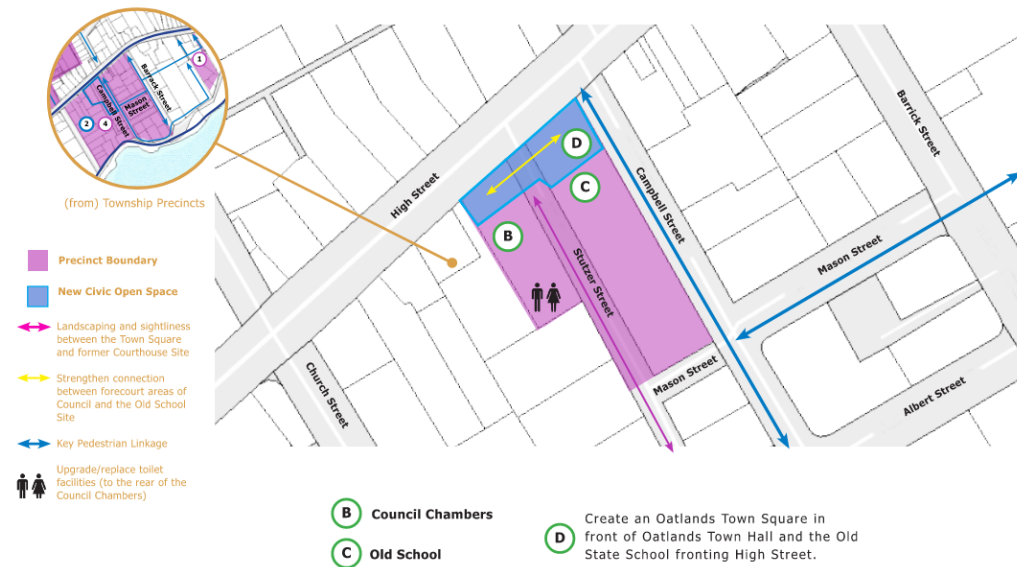
Key actions for Oatlands have been translated into development directions for the township and those with a spatial application are shown in the following maps (excluding those for traffic found in Appendix C).

- 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



(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

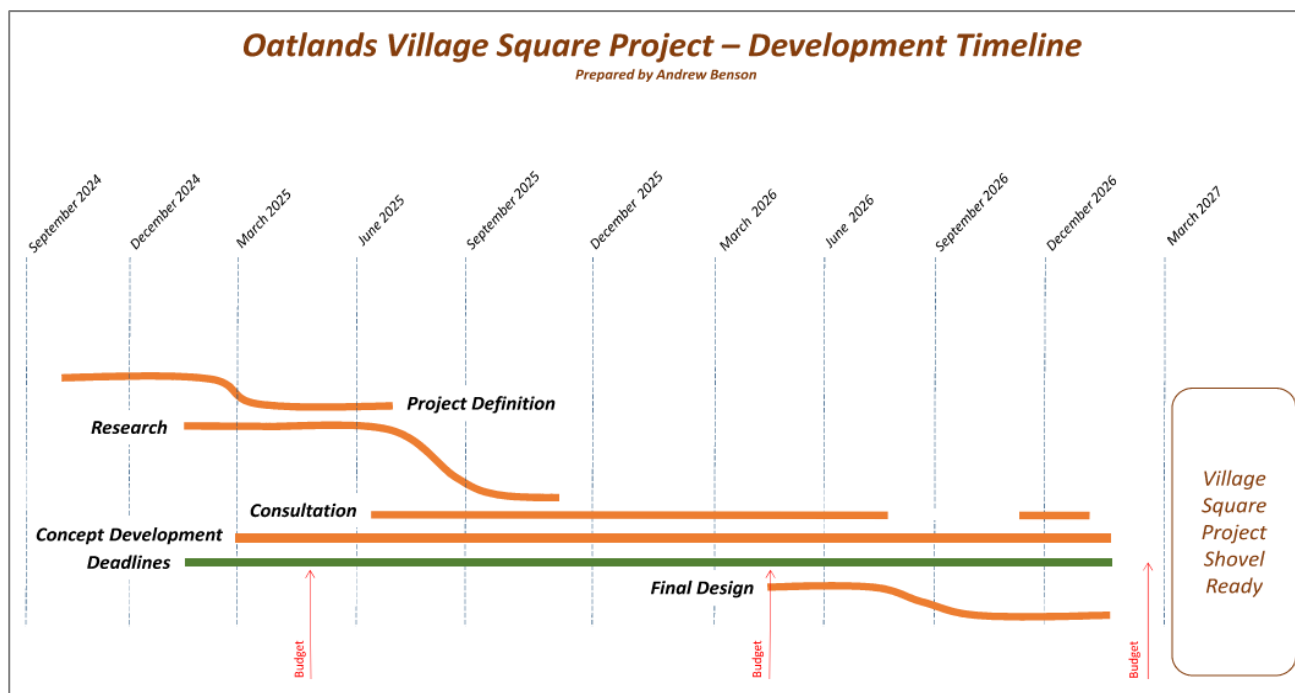
Tranche 3 – Project Consultation

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>	✓	

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 Cllr 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 Cllr F Miller, seconded by Cllr 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:

- 4. Receive and note the Report;**
- 5. Endorse the public display of the attached Slides 1 – 26 for public viewing as well as feedback via the Survey document and;**
- 6. 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		✓

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 - Adoption of Dispute Resolution Policy

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 20 MAY 2025

Attachment(s):

Model Dispute Resolution Policy

ISSUE

Final adoption of the Model Dispute Resolution Policy.

DETAIL

This policy has been available for consideration by Council since the March 2025 Council Meeting. The draft *Dispute Resolution Policy* is attached with no changes.

Human Resources & Financial Implications – All costs associated with the engagement of a Dispute Resolution Officer are to be met by Council.

There is a dispute lodgement fee of 25 fee units (the fee unit for 2024/25 is \$1.87) – amount of \$46.75.

The policy requires the appointment of a Council Officer to be a Dispute Resolution Officer. The Dispute Resolution Officers role is limited to managing the process, maintaining records of the process and appointing the Dispute Resolution Advisor. The Dispute Resolution Officer does not have a role in assessing the dispute.

Community Consultation & Public Relations Implications – N/A.

Policy Implications – Policy document.

The model policy is designed to complement the model Code of Conduct Policy and council's existing policies, including:

- Unreasonable Complainant Conduct Policy

Priority - Implementation Time Frame – Council must have adopted a Dispute Resolution Policy by 10 September 2025.

RECOMMENDATION

THAT Council formally adopt the Model Dispute Resolution Policy.

DECISION

Moved by Cllr D Blackwell, seconded by Cllr B Campbell

THAT Council formally adopt the Model Dispute Resolution Policy.

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	✓	

17.1.2 Policy Review – Payment of Councillors Expenses and Provision of Facilities Policy

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 21 MAY 2025

Enclosure(s):

Updated Policy – ‘Payment of Councillors Expenses and Provision of Facilities’

ISSUE

Council to consider (and adopt) the revised ‘Payment of Councillors Expenses and Provision of Facilities’ Policy.

BACKGROUND

Council’s ‘*Payment of Councillors Expenses and Provision of Facilities Policy*’ was last reviewed in 2021. It is due for review.

In accordance with Schedule 5 of the new *Local Government Act 1993*, all councils must have in place a policy governing the reimbursement of expenses incurred by councillors in carry out their duties of office.

Schedule 5 details:

1. Expenses

- (1) A council, on or before 1 January 2006, is to –
- (a) adopt a policy in respect of payment of expenses incurred by councillors in carrying out the duties of office; and
 - (b) make a copy of the policy available for public inspection.
- (2) A councillor is entitled to be reimbursed for reasonable expenses in accordance with the policy adopted under [subclause \(1\)](#) in relation to –
- (a) any prescribed expenses; and
 - (b) any other expenses the council determines appropriate.

2. Loan of services, facilities and equipment

A council may decide to provide support services, facilities and equipment on loan to a councillor on any conditions it considers appropriate.

DETAIL

The need to review the existing Policy at this time is also influenced by the following:

1. Recent advice received from the Office of Local Government which followed a Supreme Court ruling relating to the payment of legal fees by a Tasmanian Council. The Court ruled that a Council cannot meet the legal costs associated with a case for the personal benefit of a councillor or an employee; and
2. Updates / clarification around the Code of Conduct provisions. The advice received clearly states that it is not open to Council to determine via a policy whether it is

appropriate to reimburse a councillor's legal expense associated with Code of Conduct complaints. The costs are to be borne by the councillor, as required by section 28ZN of the *Local Government Act 1993*.

To address the above, an additional section relating to 'Legal Fees' has been inserted in the Policy with specific referencing to Code of Conduct complaints (section 28ZN of the Act).

In relation to the other policy provisions, the provisions relating to 'Telephone & Internet' have also been revised. There is a need to ensure that any reimbursement must be based on actual expenses incurred. The payment cannot be based on any 'standard' amount paid per quarter (or similar) as this is viewed as an allowance and inconsistent with the legislative provisions.

Further comment will be provided at the meeting.

Human Resources & Financial Implications – Councillor allowances are prescribed in the *Local Government Act 1993*. Councillor expenses are budgeted for on an annual basis.

Community Consultation & Public Relations Implications – N/A.

Policy Implications – Policy document.

Priority - Implementation Time Frame – Immediate effect.

RECOMMENDATION

THAT Council:

- a) receive a copy of the revised 'Payment of Councillors Expenses and Provision of Facilities Policy'; and
- b) subject to any amendments, be submitted for formal adoption at the June 2025 Council Meeting.

DECISION

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

THAT Council:

- a) receive a copy of the revised 'Payment of Councillors Expenses and Provision of Facilities Policy'; and
- b) subject to any amendments, be submitted for formal adoption at the June 2025 Council Meeting.

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 17.1.2



Council Policy
**PAYMENT OF COUNCILLORS ALLOWANCES,
EXPENSES AND PROVISION OF FACILITIES**

Approved by:	Council
Approved date:	24 th July 2018
Review date:	July 2021
Review date:	May 2025

1. PURPOSE

The purpose of this Policy is to:

- a) Formalise the entitlement to Council allowances and expenses and to ensure there is transparency in relation to the claiming and payment of expenses, allowances and costs associated with attendance at professional development sessions, conferences, seminars and functions; and
- b) Detail the provision of facilities to be provided to the Mayor and Councillors to assist them in carrying out their official roles and responsibilities.

2. SCOPE

This Policy applies to all Councillors and relates to allowances, reasonable related expenses and facilities provided to Councillors where they undertake official or formal duties as a Councillor or on behalf of Council.

3. POLICY

3.1 Councillor's Allowance

- 3.1.1 In accordance with Regulation 42 of the *Local Government (General) Regulations 2015*, and Section 340A of the *Local Government Act 1993*, Council shall pay the annual allowances payable, fortnightly in arrears. Regulations 42 specifies the allowances payable to Councillors, Mayors and Deputy Mayors. This regulation establishes an indexation process so that allowances are adjusted each year.
- 3.1.2 In accordance with Section 340A of the *Local Government Act 1993*, a Councillor may determine not to receive all or part of the prescribed allowance. Notification of such a decision is to be provided to the General Manager in writing, and any such notification cannot be retrospective.

3.2 Travelling Expenses

- 3.2.1 Council will pay to, or on behalf of Councillors, a reimbursement of necessary accommodation and out-of-pocket expenses (supported by receipts where appropriate) incurred when travelling to discharge their function as a Councillor in respect of the following:
 - a) Travelling inside the Council area to attend a meeting of Council or a Committee Meeting, deputation, inspection or tour in respect of which notice has been given to attend, provided such travelling originates at the Councillor's normal residence, or his/her normal place of work, as the case may be.



Council Policy
**PAYMENT OF COUNCILLORS ALLOWANCES,
EXPENSES AND PROVISION OF FACILITIES**

Approved by:	Council
Approved date:	24 th July 2018
Review date:	July 2021
Review date:	May 2025

- b) Travelling upon business of the Council, outside the Council area but within Tasmania (claims to be authorised by the General Manager).
 - c) Travelling upon business of the Council, outside Tasmania, in compliance with a resolution of Council.
 - d) Travelling to and from any seminar/conference within Tasmania (claims to be authorised by the General Manager).
 - e) Travelling to and from any seminar/conference outside Tasmania, in compliance with a resolution of Council.
- 3.2.2 Clause 3.2.1 shall not apply to travel, where alternative arrangements are made for travel.
- 3.2.3 Mileage allowance for the use of a private vehicle will be paid at the rate prescribed from time to time by the Australian Taxation Office (for the direct route to and from the venue).
- 3.2.4 A Councillor shall not claim travel or other expenses where the expense would otherwise have been incurred as a result of private business.
- 3.2.5 Reimbursement for travel is to be paid quarterly at the end of September, December, March and June in each financial year.
- 3.3 Telephone & Internet**
- 3.3.1 Only costs directly related to performing Council duties should be reimbursed. These might include:
- Phone calls (voice or video) made for Council business
 - Mobile data used for Council communications
 - Home internet use for accessing Council materials or attending virtual meetings.
- 3.3.2 In terms of reimbursement for expenses incurred, the proportional usage method is deemed to be the most accurate. Councillors calculate the percentage of total usage attributable to Council business. This requires providing a copy of the relevant phone/internet bill (with personal details redacted if necessary) and a brief justification of the percentage claimed.



Council Policy
**PAYMENT OF COUNCILLORS ALLOWANCES,
EXPENSES AND PROVISION OF FACILITIES**

Approved by:	Council
Approved date:	24 th July 2018
Review date:	July 2021
Review date:	May 2025

3.4 Meals

- 3.4.1 For attendance at meetings of Council, or meetings of any committee of Council, catering will generally be provided.
- 3.4.2 For attendance upon inspections or upon business of Council either, inside or outside the Council area, reasonable out-of-pocket expenses for meals will be reimbursed upon presentation of a claim for payment.
- 3.4.3 For other activities such as conferences and seminars, reasonable out-of-pocket expenses will be reimbursed upon the production of evidence of purchase (receipt, statement etc.). Breakfasts, where included or additional to an accommodation booking, may also be reimbursed. Costs for meals that are included or ancillary to an event or conference registration are also included. Meals will also be covered if payment is required, where a Councillor is attending as a representative of Council.

3.5 Carer's Allowance

- 3.5.1 Should the need arise, Council will reimburse on presentation of receipts (or documented evidence), the cost of reasonable care by a registered carer of any person for whom the Councillor is primary carer, where care is required to allow the Councillor to carry out their duties of office.
- 3.5.2 All claims must detail the date and time care was provided and the business of Council it related to.

3.6 Conference and Seminars

- 3.6.1 Council will pay on behalf of Councillors, registration, accommodation and out-of-pocket expenses where supported by receipts, other than those paid in accordance with Clause 3.2.2 of this policy, in respect of attendance at any seminar or conference, inside Tasmania, where approved by Council.
- 3.6.2 In respect of any interstate conferences, the matter shall be referred to Council who shall make a determination as to whether any elected member should attend the conference in question. If attendance is approved, Council will pay on behalf of the Councillor, registration, accommodation and out-of-pocket expenses where supported by receipts, other than those paid in accordance with Clause 3.2.2 of this policy.



Council Policy
**PAYMENT OF COUNCILLORS ALLOWANCES,
EXPENSES AND PROVISION OF FACILITIES**

Approved by:	Council
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Review date:	May 2025

- 3.6.3 Councillors are to provide a report or summary, whether written or verbal, on each interstate conference attended within three (3) months of the conclusion of such conference and this report may be prepared individually by elected members or may be a joint report of the Councillors who attended.
- 3.6.4 Any expenses not previously mentioned within this Policy of a personal nature e.g. entertainment, video-hire and mini bar, will not be eligible for reimbursement and shall remain the responsibility of the Councillor.
- 3.6.5 In the instance where the Mayor or Deputy Mayor cannot attend a function or event where it is determined Council requires representation, the Mayor may request another Councillor attend on Council's behalf, for which Council will meet the cost.
- 3.6.6 Council will not pay for partners and spouses to accompany Councillors on Council business, other than for attendance at an official conference dinner. Partners and spouses may accompany Councillors at other events at their own expense.

3.7 Legal Expenses

In accordance with s341 of the Act, no action lies against a Councillor who exercises (or purportedly exercises) a power or performance of function under the Act, in good faith.

Council is to cover legal liability, costs and expenses, including legal advice, when the matter concerns a Council's liability and the personal liability of a Councillor. This includes matters pertaining to the Councillor acting in good faith and in alignment with the performance of functions and powers of the office of Councillor under the Act (or other related Acts) and does not extend to liability for criminal acts or omissions.

Council policy cannot provide for the reimbursement of legal expenses incurred by a Councillor in defending a Code of Conduct complaint. These costs, relating to the investigation and determination of a complaint, are to be borne by the Councillor in accordance with s28ZN of the Act.

Additionally, Council is not required or permitted to pay legal fees for advice or proceedings which a Councillor may personally take against another person.

3.8 Claims for Expenses and Allowances

- 3.8.1 Claims for reimbursement of expenses incurred in accordance with this policy shall be made to the General Manager no later than three (3) months after the expense has been incurred. Any claim shall be submitted in writing on the prescribed form and must include receipts relating to the claim.



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- 3.8.2 Where, in the opinion of the General Manger, a question arises as to whether a claim for reimbursement of expenses or any part is ineligible under this policy, or the claim is unreasonable or does not serve the interests of Council, the claim shall be referred to Council for decision.

3.9 Expenses

In accordance with Section 72(1)(cb) of the *Local Government Act 1993*, a table outlining all allowances and expenses paid to/or on behalf of the Mayor, Deputy Mayor and Councillors is to be reported in the Annual Report.

3.10 Provision of Facilities

- 3.10.1 Council will, upon request, provide to the Mayor, office accommodation, computer and telephone facilities together with administrative support to assist in discharging the Office of Mayor.
- 3.10.2 Councillors may request a Council issued laptop and a Council issued mobile telephone. These devices will enable making and receiving calls; email and internet access and access to all Council documents (e.g. agendas, minutes, workshop materials). Hard copies will be provided upon request.
- 3.10.3 Council issued equipment can only be used for Council business with personal or private use prohibited.
- 3.10.4 Where Councillors elect to use their own devices, Council will provide secure access to the Councillor's email via internet webmail, with access protected by two-factor authentication.
- 3.10.5 Councillors using their own devices for Council duties may claim reimbursement for reasonable costs incurred, including telephone calls; internet and data usage (in accordance with Clause 3.3.2).
- 3.10.3 Council will provide Councillors with a supply of business cards.

3.11 Insurance

Council will provide appropriate insurance coverage to Councillors, to apply whilst travelling to and from meetings and carrying out duties on behalf of the Council, including but not limited to, Public Liability and Professional Indemnity and Personal Accident. A Councillor and Officers Liability Policy is held by Council.



Council Policy
**PAYMENT OF COUNCILLORS ALLOWANCES,
EXPENSES AND PROVISION OF FACILITIES**

Approved by:	Council
Approved date:	24 th July 2018
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4. Legal Expenses

In accordance with s341 of the Act, no action lies against a Councillor who exercises (or purportedly exercises) a power or performance of function under the Act, in good faith.

Council is to cover legal liability, costs and expenses, including legal advice, when the matter concerns a Council's liability and the personal liability of a Councillor. This includes matters pertaining to the Councillor acting in good faith and in alignment with the performance of functions and powers of the office of Councillor under the Act (or other related Acts) and does not extend to liability for criminal acts or omissions.

Council policy cannot provide for the reimbursement of legal expenses incurred by a Councillor in defending a Code of Conduct complaint. These costs, relating to the investigation and determination of a complaint, are to be borne by the Councillor in accordance with s28ZN of the Act.

Additionally, Council is not required or permitted to pay legal fees for advice or proceedings which a Councillor may personally take against another person.

5. LEGISLATION

Local Government Act 1993, Section 340A
Local Government (General) Regulations 2005, Regulation 42

6. RELATED DOCUMENTS

Appendix 1
Councillors Claim Form – Request for Reimbursement of Expenditure

7. DOCUMENT ADMINISTRATION

6.1 This policy is a managed document and is to be reviewed every 3 years or as directed by the General Manager.

This document is Version 1.0 effective 24th July 2018. The document is maintained by the General Managers Unit, for the Southern Midlands Council.

APPENDIX 1 – Request for Reimbursement of Expenditure

SOUTHERN
MIDLANDS
COUNCIL



COUNCILLORS CLAIM FORM
Request for Reimbursement of Expenditure

Mileage Claim

Date	Start Kms	End Kms	Total	Purpose of Trip

Other Expenses (attach receipts)

Date	Purpose of Trip	Amount

I, Councillor declare that the above expenses were incurred during the undertaking of duties as a Councillor and in accordance with Council Policy.

Clr Signature:

Authorised for payment (*Tim Kirkwood, General Manager*)

Unless otherwise requested payment will be made in conjunction with the regular fortnightly Councillor payment.

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.

Nil.

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 30 April 2025)

Author: FINANCE OFFICER (MANDY BURBURY)

Date: 12 MAY 2025

ISSUE

Provide the Financial Report for the period ending 30th April 2025.

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 30 April 2025.
- Operating Expenditure Report – 1 July 2024 to 30 April 2025.
- Capital Expenditure Report – 1 July 2024 to 30 April 2025.
- Cash Flow Statement – 1 July 2024 to 30 April 2025.

OPERATING EXPENDITURE (OPERATING BUDGET)

Overall operating expenditure to end of April was \$8,163,975 which represents 92.8% 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

Sub-Program – Public Toilets - expenditure to date (\$97,055 – 120.29%). Employee and contractor expenses are higher than anticipated due to an increase in vandalism and associated maintenance required.

Strategic Theme – Growth

Nil.

Strategic Theme – Landscapes

Sub-Program – Regulatory (Animals) - expenditure to date (\$120,910 – 126.19%). Additional expenditure relates to increased resources required to address non-compliance issues.

Strategic Theme – Community

Sub-Program – Capacity & Sustainability - expenditure to date (\$54,276 – 118.97%). Increased expenditure is due to costs relating to the Heritage and Bullock Festival.

Strategic Theme – Organisation

Sub-Program – Sustainability - expenditure to date (\$2,140,977 – 108.31%). The year to date variance is related to increased costs associated with annual software fees, and the timing of payments. We will continue to monitor expenditure against this Sub-Program.

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
Local Road and Community Infrastructure (LRCI)	Phase 4 – 30 June 2025 (use or lose)
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 Cllr A E Bisdee OAM, seconded by Cllr B Campbell

THAT the Financial Report be received and the information noted.

CARRIED

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

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 July 2024 to 30 April 2025

	Annual Budget \$	Year to Date Actual \$	%	Comments
Income				
Rates	7,375,148	7,498,330	101.7%	Includes Interest & Penalties on rates
User Fees (refer Note 1)	1,304,313	1,132,802	86.9%	Includes Private Works
Interest	486,000	449,126	92.4%	
Government Subsidies	11,700	0	0.0%	Heavy Vehicle Licence Fees
Other (refer Note 2)	247,400	435,548	176.1%	Includes TasWater Distributions
Sub-Total	9,424,561	9,515,806	101.0%	
Grants - Operating	4,562,388	590,918	13.0%	
Total Income	13,986,949	10,106,724	72.3%	
Expenses				
Employee benefits	-5,770,244	-3,951,418	68.5%	Less Roads - Resheeting (Capitalised) / inc. \$35K increase to Budget 12/2024
Materials and contracts	-3,996,965	-3,835,829	96.0%	Less Roads - Resheeting (Capitalised), Includes Land Tax & Private Works
Depreciation and amortisation	-4,120,000	-3,431,452	83.3%	Percentage Calculation (based on year-to-date)
Finance costs	-4,979	-4,979	100.0%	Interest
Contributions	-287,371	-215,528	75.0%	Fire Service Levies
Other	-173,993	-148,062	85.1%	Audit Fees and Councillor Allowances
Total expenses	-14,353,552	-11,587,268	80.7%	
Surplus (deficit) from operations	-366,603	-1,480,544	403.9%	
Grants - Capital (refer Note 3)	4,219,950	4,739,970	112.3%	
Sale Proceeds (Plant & Machinery)	0	66,591		
Sale Proceeds (Land & Buildings)	145,000	145,000		Formal amendment to Budget 12/2024 - Church Street Oatlands
Sale Proceeds (Other Assets)	0	8,341		
Net gain / (loss on disposal of non-current assets)	0	0		
Surplus / (Deficit)	3,998,347	3,479,358	87.0%	

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 July 2024 to 30 April 2025

	Annual Budget \$	Year to Date Actual \$	%	Comments
NOTES				
1. Income - User Fees				
- All other Programs	919,613	871,533	94.8%	
- Private Works	384,700	261,269	67.9%	
	<u>1,304,313</u>	<u>1,132,802</u>	86.9%	
2. Income - Other				
- TasWater Distributions	182,400	114,000	62.50%	
- Public Open Space Contributions	50,000	42,700	85.40%	
- Committee Contribution for Campania Hall - Painting	15,000	0.00		
- Landholder contributions to White Kangaroo Rivulet Road	0	7,273		
- Regional Community Learning Centre Levendale Contribution	0	776		
- Insurance Recoveries	0	9,348		Includes Premium Recoveries and JLB Trust Interest Distribution
- MMPHC Community Advisory Committee Cont. to GP Units	0	50,000		
- MMPHC Auxiliary Contribution to GP Units	0	49,999		
- TasWater Contribution to OAC Sculpture	0	5,000		
- Blue Gum Rovers donation to Tunnack Rec. Ground	0	365		
- Committee Contribution for Broadmarsh Hall Variations	0	85,708		
- Broadmarsh Hall Loan - as approved by Council	0	70,000		Included in assets as a Sundry Debtor
- Transfer from HBS	0	379		
	<u>247,400</u>	<u>435,548</u>	176.1%	

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 July 2024 to 30 April 2025

	Annual Budget \$	Year to Date Actual \$	%	Comments
3. Grants - Capital				
- Aust Govt (Roads To Recovery)	819,906	865,193	105.52%	Formal amendment to Budget 12/2024 - \$154,375 increase
- Aust Govt (Rural & Remote Roads Program)	2,673,090	2,673,090	100.00%	Interlaken Road Project (\$1,069,236 in 2022-23 budget)
- Aust Govt (LRCI - Phase 4)	397,584	0	0.00%	
- Tas Govt (State Growth) - VRUP Campania Footpaths	130,124	0	0.00%	
- Tas Govt (Bus Stop Program) - Oatlands & Campania	39,246	19,623	50.00%	2nd Instalment (1st instalment received 05/24)
- Tas Govt (Election Commitment) - Kempton Rec. Ground	80,000	80,000	100.00%	Formal amendment to Budget 12/2024
- Tas Govt (Election Commitment) - Chauncy Vale	80,000	80,000	100.00%	Formal amendment to Budget 12/2024
- Aust Govt - BS Bushfire Recovery Grant - The Haven	0	155,000		Broadmarsh/Elderslie Progress Association Inc Grant
- Aust Govt - DVA Saluting their Service	0	6,680		
- Tas Govt (Election Commitment) - Bagdad Walkway	0	150,000		
- Tas Govt (Election Commitment) - Campania Rec. Ground	0	253,000		Electronic Scoreboard, Tiered Seated & All Abilities Carpark
- Tas Govt (Election Commitment) - Callington Park Toilet	0	45,000		
- Tas Govt (Better Active Transport) - Kempton Pathway	0	278,000		
- Tas Govt (Dept Health) - Oatlands Medical Accommod	0	50,000		
- Tas Govt (DPAC) - Isolated Communities Resilience Grant	0	9,384		Equipment for The Haven Recovery Centre
- Tas Govt (SES) - NDRGP Bagdad/Mangalore Hydraulic Asses	0	20,000		Final Instalment
- Tas Govt (State Growth) - Safer Rural Roads	0	55,000		2023-24 Projects - Woodsdale & Green Valley Rds Guard Rail
	4,219,950	4,739,970	112.32%	
4. Grants - Operating				
- FAGS 2024/25	4,562,388	583,646	12.79%	Formal amendment to Budget 12/2024 - \$135,588 increase
- Navigate Family Services (School Holiday Program)	0	2,559		
- Australia Day Grant	0	364		
- NRM - Serrated Tussock Survey	0	4,350		
	4,562,388	590,918	13.0%	

SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE 2024/25 SUMMARY SHEET

PROGRAM	ACTUAL (to 30 Apr 25)	BUDGET (to 30 Apr 25)	YTD VARIANCE	YTD %	FULL YEAR BUDGET - INC. GRANTS & OTHER
INFRASTRUCTURE					
Roads	1,253,573	1,253,551	- 21	100.00%	3,856,649
Bridges	39,824	65,163	25,338	61.12%	543,731
Walkways	205,649	213,611	7,962	96.27%	261,470
Lighting	43,846	78,280	34,434	56.01%	93,936
Public Toilets	97,055	80,682	- 16,373	120.29%	98,945
Sewer/Water	-	-	-	-	-
Stormwater	16,303	25,875	9,572	63.00%	87,850
Waste	1,218,178	1,249,540	31,363	97.49%	1,526,949
Information, Communication	-	16,667	16,667	0.00%	20,000
INFRASTRUCTURE TOTAL:	2,874,427	2,983,369	108,942	96.35%	6,489,530
GROWTH					
Residential	-	-	-	-	-
Tourism	20,705	37,532	16,827	55.17%	41,102
Business	277,585	281,407	3,822	98.64%	337,689
Industry	-	-	-	-	-
GROWTH TOTAL:	298,290	318,939	20,650	93.53%	378,790
LANDSCAPES					
Heritage	232,767	424,723	191,957	54.80%	503,706
Natural	178,108	213,396	35,287	83.46%	251,075
Cultural	2,630	16,667	14,036	15.78%	20,000
Regulatory - Development	673,499	891,572	218,073	75.54%	1,098,105
Regulatory - Public Health	14,675	16,900	2,226	86.83%	20,280
Regulatory - Animals	120,910	95,815	- 25,095	126.19%	118,340
Environmental Sustainability	152	4,167	4,015	3.65%	5,000
LANDSCAPES TOTAL:	1,222,741	1,663,240	440,499	73.52%	2,016,506
COMMUNITY					
Community Health & Wellbeing	225,091	294,893	69,802	76.33%	351,872
Recreation	1,003,732	1,043,084	39,352	96.23%	1,185,900
Access	-	-	-	-	-
Volunteers	25,106	37,500	12,394	66.95%	40,000
Families	1,184	5,000	3,816	23.68%	6,000
Education	-	-	-	-	-
Capacity & Sustainability	54,276	45,621	- 8,656	118.97%	51,645
Safety	8,647	28,387	19,740	30.46%	34,064
Consultation & Communication	5,176	31,083	25,908	16.65%	37,300
LIFESTYLE TOTAL:	1,323,212	1,485,568	162,356	89.07%	1,706,781
ORGANISATION					
Improvement	1,961	69,169	67,208	2.83%	83,002
Sustainability	2,140,977	1,976,799	- 164,178	108.31%	3,295,271
Finances	302,368	304,578	2,210	99.27%	383,671
ORGANISATION TOTAL:	2,445,305	2,350,546	- 94,759	104.03%	3,761,944
TOTALS	\$8,163,975	\$8,801,662	\$637,687	92.8%	\$14,353,552

CAPITAL EXPENDITURE PROGRAM 2024-25

As at 30 April 2025

		BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
INFRASTRUCTURE						
ROAD ASSETS						
Resheeting Program	Roads Resheeting	586,107	366,249	219,858		
	Dysart - Clifton Vale Road Resheeting	96,840	96,840	- 0	LRCI - \$96,840	30 June 2025
Reseal Program	Roads Reseal Program (as below)	456,787	-	362,723		
	Bagdad - Green Valley Road (towards Huntingdon Tier Rd Jnct) - 2200m2		10,583			
	Campania - Estate Road (370m from Reeve St to bridge) - 7000m2		18,837			
	Colebrook - Station Street - 400m2 - 2 Coat Seal				Originally Reconstruct & Seal	
	Kempton - Sugarloaf Road (Main Street to Bridge) - 8800m2 (150m)		8,416		Originally Reconstruct & Seal	
	Kempton - Council Office (Rear Carpark) - 470m2 - 2 Coat Seal					
	Oatlands - High Street (Wellington Street to Barrack Street) - 9400m2		8,620			
	Oatlands - Stanley Street (Midland H'way to Marlborough Street) - 6000m2		28,970			
	Tunnack - Tunnack Road Parking Area Reseal		18,638			
	Orielton - Aldridge Road (off Tasman Highway) - 3300m2	80,000	12,443	67,557	Roads to Recovery - \$70,000	30 June 2025
	Pontville - Brighton Road - 6000m2	60,000	3,790	56,210	Roads to Recovery - \$56,687	30 June 2025
	Sealed Roads - Edge Breaks (as below)	300,000		121,987		
	Elderslie Road		9,698			
	Inglewood Road		17,400			
	Oatlands - High Street		23,976			
	Pelham Road		21,989			
	Woodsdale Road		104,950			
	York Plains Road		-			
Minor Seals (New)	Oatlands - Bentwick Street	20,000	-	20,000	Budget c/f	
Reconstruct & Seal	Elderslie - Pelham Road (1km)	160,000	186,976	- 26,976	Funded from Projects moved to Reseal / RTR	30 June 2025
	York Plains - Vicinity of 'Handroyd' - 800 metres	130,000	135,029	- 5,029	Roads to Recovery - \$130,000 (originally \$168K)	30 June 2025
	Woodsdale - Woodsdale Road (2.4 klms) Cricket Ground towards Quarry	370,000	395,583	- 25,583	Roads to Recovery - \$370,000 (originally \$288,750)	30 June 2025
	Tunnack - Eldon Road	100,000	100,666	- 666	LRCI P4 (funding previously Campania Rec.)	30 June 2025
	Colebrook - Station Street (includes drainage)	25,000	21,564	3,436	Seal component moved to Reseal Program	
Construct & Seal	Oatlands - Interlaken Road	5,746,180	6,107,774	- 361,594	23/24 WIP - \$2,983,324	28 February 2025
Junction / Road Realignment	Andover - Nala Road Junction with Inglewood Road (Asphalt junction)	30,000	325	29,675		
Other	Campania - Car Park Improvements	67,600	171	67,429	LRCI - \$65,816	30 June 2025
	Campania - Estate Road (vicinity Mallow property)	31,830	14,974	16,856	Budget c/f WIP \$14,974 (\$17K budget to Stonehouse Rd)	
	Campania - Structure Plan - Town Gateway and Streetscape	40,000	-	40,000		
	Campania - White Kangaroo Rvt Road (Construct)	-	19,718	- 19,718	Partially offset land owner contributions \$7272.72	
	Elderslie - Cliftonvale Road (Guard Rail) - 600 metres	90,000	-	90,000	Roads to Recovery - \$78,506	30 June 2025
	Lemont - Stonehouse Road Corner Realignment	17,170	17,170	- 0	Budget transferred from Campania - Estate Road	
	Oatlands - Hasting Street Junction	15,000	959	14,041	Budget c/f - WIP \$959	
	Oatlands - Stanley Street (from Midland Highway junction to Nelson Street)	35,000	32,354	2,646	Shoulder Repairs & Drainage (i.e. piping)	
	Oatlands - William Street (from Wellington Street towards Stanley Street)	13,500	16,475	- 2,975	Approx. 100 metres - Shoulder Repairs & Drainage (i.e. piping)	
	Tunbridge - Main Street (Kerb & Gutter Renewal)	40,000	4,186	35,814		
	Tunnack - Link Road Landslip	25,000	107	24,893	Budget c/f - WIP \$107	
	York Plains Road (vicinity of Rooney's Road) - Guard Rail - approx. 50 metres	7,250	-	7,250		
		8,543,264	7,805,430	737,834		

CAPITAL EXPENDITURE PROGRAM 2024-25
As at 30 April 2025

		BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
BRIDGE ASSETS	Nil	-	-	-		
		-	-	-		
WALKWAYS	Footpaths - General Streetscapes	40,000	-	40,000		
	Bagdad - Midland Highway Pathway (Primary School north to Community Club)	240,000	1,005	238,995	Election Commitment - \$150,000	
	Bagdad - Midland Highway Pathway (north of Bagdad Community Club)	645,840	628,278	17,562	Better Active Transport in Tas - \$370K; LRCI - \$145	31 December 2024
	Campania - Climie Street (Across Railway)	41,250	44,879 -	3,629	VRUP Grant - \$35,250	30 June 2025
	Campania - Reeve Street (West - adjacent to Flour Mill Park)	100,209	3,752	96,457	VRUP Grant - \$58,616	30 June 2025
	Campania - Reeve Street (East - Rec Ground entrance to Villeneuve Street)	51,158	655	50,503	VRUP Grant - \$36,258	30 June 2025
	Campania - Reeve Street - Footpath through to Hall	30,000	746	29,254	Budget c/f	
	Campania - Reeve Street Bus Stop - All Access All Weather Bus Stop Upgrade Program	40,696	245	40,451	Bus Stops Grant - \$26,246	30 June 2025
	Kempton - Burnett Street to Mood Food	425,565	5,332	420,233	\$147,565 Budget c/f Better Active Transport \$278K	30 June 2025
	Oatlands - High Street Bus Stop - All Access All Weather Bus Stop Upgrade Program	28,300	243	28,057	2024-25 budget project	30 June 2025
	Oatlands - Stanley Street (High Street to Nelson - 280 metres - kerb & footpath)	105,084	114,945 -	9,861	LRCI P4 - \$105,084	30 June 2025
	Oatlands - Campbell Street (scope of works expanded to include kerb/gutter)	85,000	85,074 -	74	LRCI P4 - \$85,000	30 June 2025
	Oatlands - Church Street (Sth Parade to William St - north. side - Footpath - 130 m)	30,000	-	30,000		
	Tunnack - Streetscape	56,969	-	56,969	LRCI P4 - \$56,969	30 June 2025
		1,920,071	885,155	1,034,916		
PUBLIC TOILETS	Oatlands - Callington Park Toilet	203,000	176,952	26,048	Election Commitment - \$45,000 & 23/24 Budget c/f of \$158,000	
	General Public Toilets - Upgrade Program	20,000	-	20,000	Budget c/f	
	Kempton Public Toilets - below Hall		3,103 -	3,103		
	Oatlands Public Toilets - rear of Town Hall		1,056 -	1,056		
		223,000	181,111	41,889		
DRAINAGE	Stormwater System Management Plans (<i>Urban Drainage Act 2013</i>)	50,000	456	49,544		
	Bagdad / Mangalore - Hydraulic Assessment (Flood Mapping)	221,460	159,835	61,625	Grant Funding \$80,830 WIP \$127,285	31 December 2024
		271,460	160,292	111,168		
WASTE	Wheelie Bins and Crates	5,000	10,270 -	5,270		
	WTS Safety & Operational Improvements	25,000	-	25,000		
		30,000	10,270	19,730		
GROWTH TOURISM	Oatlands - Heritage Interpretation Panel renewal	2,000	-	2,000		
	Oatlands Accommodation Facility	-	42,283 -	42,283	WIP \$42,283 (Offset by Barrack Street Property)	
		2,000	42,283 -	40,283		

CAPITAL EXPENDITURE PROGRAM 2024-25

As at 30 April 2025

		BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
LANDSCAPES						
HERITAGE						
	Jericho - Memorial Avenue - Plaques	20,000	4,300	15,700	Budget c/f WIP \$4,300	
	Kempton - Memorial Avenue Park - Interps	19,545	374	19,171	Budget c/f WIP \$155	
	Melton Mowbray - Recognition plaque JH Bisdee VC OBE (DVA Grant)	8,480	240	8,240	Saluting Their Service Grant \$7,480	30 April 2025
	Oatlands - Callington Mill - Structural Repair & External painting	40,000	-	40,000		
	Oatlands - Council Chambers - Internal Toilets & Access Upgrade	100,000	9,357	90,643	Budget c/f WIP \$9,357	
	Oatlands - Court House (Wall Stabilisation)	15,000	4,764	10,236	WIP \$1,187	
	Oatlands - Gaolers Residence (Chimney Capping & Fireplace Repairs)	5,000	-	5,000		
	Oatlands Gaolers Residence (Wingwall)	23,000	-	23,000	Budget \$15K c/f	
	Oatlands - Heritage Buildings (Security Upgrades)	10,000	-	10,000		
	Oatlands - Heritage Collections Store	10,000	3,700	6,300	Budget c/f WIP \$3,700	
	Oatlands - Roche Hall (Building Improvements)	90,000	291	89,709		
	Oatlands - Roche Hall Forecourt (Interps - Planning Condition of Approval)	40,000	7,820	32,180	Budget c/f WIP \$7,820	
	Parattah - Railway Station -Shed for Gangers Trolley	2,000	11,771	-	9,771	Budget c/f
		383,025	42,617	340,408		
NATURAL						
	Campania - Bush Reserve / Cemetery	300,000	96,403	203,597	WIP \$93,346	
	Chauncy Vale - Day Dawn Cottage Improvements	12,000	8,557	3,443	WIP \$8,557	
	Chauncy Vale - Toilet & Interps Upgrade	80,000	3,174	76,826	Election Commitment \$80,000	
		392,000	108,133	283,867		
CULTURAL						
	Oatlands - Aquatic Centre (Forecourt - Art Installation)	20,000	24,083	-	4,083	TasWater Contribution \$5,000
		20,000	24,083	-	4,083	
LANDSCAPES						
REGULATORY						
- DEVELOPMENT						
	Master / Structure Plans (Bagdad / Mangalore / Campania)	50,000	85,822	-	35,822	Includes Flour Mill Park Master Plan
	Kempton Council Chambers - Office Furniture & Equipment	7,500	2,958	-	4,542	
	Kempton Council Chambers - Structural Damage	-	2,748	-	2,748	External Contractor Liable for damage
	Property Purchase - 10 Barrack Street, Oatlands (Police Residence)	530,000	-	-	530,000	
	Oatlands - Stanley Street Master Plan	20,000	172	-	19,828	Budget c/f WIP \$172
	Oatlands - MMPC Church Street Sub-Division	-	7,307	-	7,307	WIP \$4,988 Offset by sale of property
		607,500	99,007	-	508,493	
REGULATORY						
- PUBLIC HEALTH						
	Oatlands - GP Accommodation Units	500,000	463,976	-	36,024	Council Commitment \$100K (grant funded)
	Woodsdale - Cemetery	-	3,264	-	3,264	
		500,000	467,240	-	32,760	
ANIMAL CONTROL						
	Oatlands - Off-Lead Dog Park	35,000	1,947	-	33,053	Previously LRCI P4, now SMC funded
		35,000	1,947	-	33,053	

CAPITAL EXPENDITURE PROGRAM 2024-25
As at 30 April 2025

		BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
COMMUNITY RECREATION	Facilities & Recreation Committee	43,375	-	43,375	Includes \$6400 previously allocated to Mangalore Rec (Horse Arena)	
	Bagdad - Bagdad Community Club (Precinct Plan)	25,000	17,417	7,583	Budget c/f WIP \$17,416.55	
	Bagdad - Bagdad Community Club (Redevelopment)	-	49,706	49,706		
	Bagdad - Bagdad Community Club (Sports Pavilion)	-	204,046	204,046	WIP \$6400 Subject to Funding	
	Bagdad - Bagdad Community Club (Multi-purpose Sports Hall)	-	242,140	242,140	Subject to Funding	
	Bagdad - Bagdad Community Club (Oval Relocation)	-	25,500	25,500	Subject to Funding	
	Bagdad - Iden Road Park Development	75,000	-	75,000		
	Broadmarsh - Broadmarsh Hall "The Haven"	1,737,247	1,737,247	-	Administration of Progress Assoc. Grant (incl SMC Cont \$30K)	
	Campania - Justitia Court POS - Shelter Hut	16,000	15,765	235	LRCI P4 - WIP \$15,516	30 June 2025
	Campania - War Memorial Hall (External Repainting)	10,600	10,867	267		
	Campania - Hall (External Painting)	36,800	1,721	35,079	LRCI P4 \$15K, Committee 15K, SMC \$6,800	30 June 2025
	Campania - Recreation Ground (Electronic Scoreboard)	47,875	20,375	27,500	Election Commitment - \$35K & LRCI - \$12,875	30 June 2025
	Campania - Recreation Ground (Landscaping & Tiered Seating)	200,000	374	199,626	Election Commitment - \$200K	
	Campania - Recreation Ground (All abilities Car Parking)	26,750	-	26,750	Election Commitment - \$18K	30 June 2026
	Campania - Recreation Ground (Upgrade Change rooms)	1,100,000	28,251	1,071,749	LGAT Open Space - \$40K & SMC - \$700K	
	Colebrook - Hall Improvements (Resurface Timber Flooring)	1,800	9,000	7,200	\$7,200 reimb by Tas Electoral Commission	
	Kempton - Acquisition 160 Main Street	187,900	188,068	168	Off-set by sale of land - Erskine Street	
	Kempton - Memorial Avenue Park (Land Acquisition Fees)	-	4,028	4,028		
	Kempton - Recreation Ground (Irrigation)	80,000	81,312	1,312		30 June 2025
	Kempton - Recreation Ground (Site Dev) (Boundary Fence)	24,250	14,118	10,132	Budget c/f	
	Kempton - Recreation Ground (Cricket Net, basket ball / pickle ball court)	80,000	2,886	77,114	Active Tasmania - Election Commitment	30 June 2026
	Melton Mowbray - Streetscape Works (Trough / Shelter etc)	60,000	50,825	9,175	WIP \$16,322.72	
	Mt Pleasant - Recreation Ground (Toilets)	1,225	-	1,225	Facilities & Rec Committee Budget	
	Oatlands - Aquatic Centre (Courtyard Development -Shelter / BBQ)	30,000	45,006	15,006		
	Oatlands - Aquatic Centre (Gymnasium - Mirror & Equipment)	16,400	11,903	4,498		
	Oatlands - Aquatic Centre (Replace pump)	-	2,360	2,360		
	Oatlands - Gay Street, Hall (Air Lock & Heating)	30,000	-	30,000		
	Oatlands - Midlands Community Centre (External Painting - Front of Building)	8,000	-	8,000		
	Oatlands - Old Swimming Pool (Staged demolition)	200,000	137,111	62,889	WIP \$26,081.22	
	Oatlands Recreation Ground (Redevelopment)	-	171,021	171,021	Subject to Funding	
	Woodsdale Recreation Ground	45,000	-	45,000		
	Water Bottle Refill Stations	7,980	-	7,980	Budget c/f	
		4,091,202	3,071,046	1,020,156		
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	
	Levendale Community Centre - Dept. Natural Resources & Env. Trf Fees	45,000	42,068	2,932	Formal amendment to Budget 12/2024	
		118,248	92,078	26,170		
SAFETY	Tas Govt (DPAC) - Isolated Communities Resilience Grant	9,384	8,630	754	Equipment for The Haven recovery centre	
		9,384	8,630	754		

CAPITAL EXPENDITURE PROGRAM 2024-25
As at 30 April 2025

		BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
ORGANISATION SUSTAINABILITY	Monitors; PC's; Keyboards & UPS's	7,500	-	7,500		
	Communications Link (possible transfer to Tasmanet)	16,000	-	16,000		
	WIFI Equipment	7,000	-	7,000		
	Asset Management Software	-	2,680	- 2,680		
	Council Website - Upgrade	25,000	-	25,000		
	New Phone System	-	10,836	- 10,836		
	Oatlands - Town Hall (General - Incl. Office Equip/Furniture)	7,500	2,495	5,005		
	Oatlands - Town Hall (Replacement Heat Pumps x3)	-	8,009	- 8,009		
	Oatlands - Town Hall (Access and Toilet Upgrade)	-	1,122	- 1,122		
	Oatlands - Town Hall (External Painting Doors & Window Frames)	7,600	7,605	- 5	Formal amendment to Budget 12/2024	
		70,600	32,747	37,853		
WORKS	Minor Plant Purchases	12,000	4,089	7,911		
	Survey Equipment (Road Layout & Stormwater Projects)	25,000	21,342	3,658		
	Variable Message Board	20,000	-	20,000		
	Radio System	5,000	-	5,000		
	Plant Replacement Program					
	Heavy Vehicles - Refer separate Schedule (Trade Allowance - \$227)	1,044,800	343,538	701,262		
	Light Vehicles (Net Changeover) (Trade Allowance - \$178)	340,257	74,194	266,063		
		1,447,057	443,162	1,003,895		
GRAND TOTALS		18,663,811	13,475,232	5,188,579		

Southern Midlands Council
Minutes – 28th May 2025

CASH FLOW 2024/2025	INFLOWS (OUTFLOWS) July 2024 \$	INFLOWS (OUTFLOWS) Aug 2024 \$	INFLOWS (OUTFLOWS) Sep 2024 \$	INFLOWS (OUTFLOWS) Oct 2024 \$	INFLOWS (OUTFLOWS) Nov 2024 \$	INFLOWS (OUTFLOWS) Dec 2024 \$	INFLOWS (OUTFLOWS) Jan 2025 \$	INFLOWS (OUTFLOWS) Feb 2025 \$	INFLOWS (OUTFLOWS) Mar 2025 \$	INFLOWS (OUTFLOWS) Apr 2025 \$	INFLOWS (OUTFLOWS) May 2025 \$	INFLOWS (OUTFLOWS) Jun 2025 \$	INFLOWS (OUTFLOWS) (Total 2024/25) \$
Cash flows from operating activities													
Payments													
Employee costs	(407,267)	(381,825)	(373,541)	(379,639)	(366,412)	(623,132)	(317,004)	(352,122)	(370,328)	(416,948)			(3,988,218)
Materials and contracts	(1,634,717)	(331,633)	(234,312)	(258,485)	(697,068)	(422,275)	(506,853)	(478,014)	(61,420)	(615,901)			(5,240,678)
Interest	(2,577)	0	0	0	0	0	(2,402)	0	0	0			(4,979)
Other	(23,300)	(43,531)	(152,853)	(79,383)	(29,523)	(40,910)	(105,573)	(26,938)	(56,198)	(105,047)			(663,255)
	(2,067,861)	(756,988)	(760,706)	(717,507)	(1,093,003)	(1,086,317)	(931,832)	(857,074)	(487,945)	(1,137,896)	0	0	(9,897,130)
Receipts													
Rates	387,766	855,775	2,038,182	705,240	766,534	355,488	709,154	406,590	655,349	556,754			7,436,833
User charges	67,092	198,531	47,643	159,883	(14,486)	30,612	81,711	(87,790)	387,190	253,260			1,123,646
Interest received	53,664	54,327	15,409	67,608	43,991	44,851	58,162	39,608	38,706	32,799			449,126
Subsidies	0	0	0	0	0	0	0	0	0	0			0
Other revenue grants	0	197,107	0	364	194,549	308,350	0	194,549	0	0			894,918
Other	86,726	112,946	232,743	41,435	(176,485)	309,782	11,481	40,470	57,241	50,309			766,647
	595,249	1,418,685	2,333,976	974,531	814,102	1,049,082	860,509	593,428	1,138,486	893,122	0	0	10,671,170
Net cash from operating activities	(1,472,612)	661,698	1,573,270	257,023	(278,901)	(37,235)	(71,323)	(263,646)	650,541	(244,774)	0	0	774,040
Cash flows from investing activities													
Payments for property, plant & equipment	(211,844)	(830,072)	(956,248)	(463,891)	(1,071,099)	(1,363,791)	(938,774)	(787,298)	(520,378)	(323,568)			(7,466,963)
Proceeds from sale of property, plant & equipment	159	0	0	36,000	300,000	26,500	4,545	0	0	7,727			374,932
Proceeds from Capital grants	61,680	0	0	0	328,000	80,000	29,384	472,623	278,884	80,000			1,330,571
Proceeds from Investments	0	0	0	0	0	0	0	0	0	0			0
Payment for Investments	0	0	0	0	0	0	0	0	0	0			0
Net cash used in investing activities	(150,005)	(830,072)	(956,248)	(427,891)	(443,099)	(1,257,291)	(904,844)	(314,675)	(241,494)	(235,840)	0	0	(5,761,461)
Cash flows from financing activities													
Repayment of borrowings	(8,632)	0	0	0	0	0	(8,807)	0	0	0			(17,438)
Proceeds from borrowings	0	0	0	0	0	0	0	0	0	0			0
Net cash from (used in) financing activities	(8,632)	0	0	0	0	0	(8,807)	0	0	0	0	0	(17,438)
Net increase/(decrease) in cash held	(1,631,248)	(168,375)	617,021	(170,868)	(722,000)	(1,294,526)	(984,974)	(578,322)	409,047	(480,614)	0	0	(5,004,859)
Cash at beginning of reporting month	14,547,299	12,916,051	12,747,676	13,364,697	13,193,829	12,471,829	11,177,303	10,192,329	9,614,008	10,023,055	9,542,441	9,542,441	14,547,299
Cash at end of reporting period	12,916,051	12,747,676	13,364,697	13,193,829	12,471,829	11,177,303	10,192,329	9,614,008	10,023,055	9,542,441	9,542,441	9,542,441	9,542,441

18. MUNICIPAL SEAL

18.1 Signing & Sealing of Grant Deed

Department of Premier and Cabinet; Local Government Association of Tasmania and Southern Midlands Council (Recipient) - Campania Recreation Ground (Upgrade of Change Rooms) – Open Spaces Program

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 19 MAY 2025

Attachment(s):

Grant Deed

ISSUE

Signing and Sealing of the Grant Deed. This project is being funded through the Open Spaces Grant Program.

DETAIL

The Approved Purpose of this Grant is to upgrade the change rooms at the Campania Recreation Ground.

The Grant Deed provides \$400,000 ex GST, with the completion date being 31st March 2026.

Human Resources & Financial Implications – The total project cost has been assessed at \$1.1 million. Council is required to contribute the balance of \$700K. This amount has been allocated in the 2025/26 Capital Works Program Budget, noting that \$600K will be from loan funding. A loan is an appropriate source of funds given the long-term nature of the infrastructure.

Community Consultation & Public Relations Implications – The final design plans have been prepared in consultation with the Campania Recreation Ground Management Committee and planning approval has been secured.

Policy Implications – Nil

Priority - Implementation Time Frame – completion date being 31st March 2026.

RECOMMENDATION

That Council endorse the Signing and Sealing the Grant Deed for the funding agreement between the Tasmanian Government through the Department of Premier and Cabinet; the Local Government Association of Tasmania and the Southern Midlands Council for the amount of \$400,000 for the upgrade of the Campania Recreation Ground Club Rooms.

DECISION

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

THAT Council endorse the Signing and Sealing the Grant Deed for the funding agreement between the Tasmanian Government through the Department of Premier and Cabinet; the Local Government Association of Tasmania and the Southern Midlands Council for the amount of \$400,000 for the upgrade of the Campania Recreation Ground Club Rooms.

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 15 of the *Local Government (Meeting Procedures) Regulations 2015*, the following items are to be dealt with in Closed Session.

DECISION

Moved by Cllr B Campbell, seconded by Cllr D Fish

THAT in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*, the following items are to be dealt with in Closed Session.

Matter	Local Government (Meeting Procedures) Regulations 2015 Reference
Closed Council Minutes - Confirmation	15(2)(g)
Applications for Leave of Absence	15(2)(h)
Sale of Property for Unpaid Rates & Charges	15(2)(f)
LGAT 2025 Elections	15(2)(b)

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	✓	

RECOMMENDATION

THAT in accordance with Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session and the meeting be closed to members of the public.

DECISION

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

THAT in accordance with Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session and the meeting be closed to members of the public.

CARRIED

DECISION (MUST BE BY ABSOLUTE MAJORITY)		
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	✓	

CLOSED COUNCIL MINUTES

20. BUSINESS IN “CLOSED SESSION”

20.1 Closed Council Minutes - Confirmation

In accordance with the Local Government (Meeting Procedures) Regulations 2015, 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 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015.

20.2 Applications for Leave of Absence

In accordance with the Local Government (Meeting Procedures) Regulations 2015, 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 15(2)(h) of the Local Government (Meeting Procedures) Regulations 2015.

20.3 Sale of Property for Unpaid Rates and Charges

In accordance with the Local Government (Meeting Procedures) Regulations 2015, 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 15(2)(f) of the Local Government (Meeting Procedures) Regulations 2015.

20.4 Local Government Association of Tasmania – 2025 Elections Election of President & General Management Committee Members

In accordance with the Local Government (Meeting Procedures) Regulations 2015, 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 15(2)(b) of the Local Government (Meeting Procedures) Regulations 2015.

RECOMMENDATION

THAT Council move out of “Closed Session”.

DECISION

Moved by Cllr B Campbell, seconded by Cllr D Fish

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 12.38 p.m.