

SOUTHERN  
MIDLANDS  
COUNCIL



**PUBLIC COPY**

**AGENDA**  
**ORDINARY COUNCIL MEETING**

---

Wednesday, 23<sup>rd</sup> November 2016  
10.00 a.m.  
Colebrook Hall

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Dear Sir/Madam

## NOTICE OF MEETING

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

**Date:** Wednesday, 23<sup>rd</sup> November 2016  
**Time:** 10.00 a.m.  
**Venue:** Colebrook Hall, Colebrook

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

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

- Emma Horgan (President, Colebrook Progress Association) will address Council at 12 p.m.
- Public Question Time has been scheduled for 12.30 p.m.

Yours faithfully

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

Tim Kirkwood  
**GENERAL MANAGER**

# OPEN COUNCIL AGENDA

## 1. PRAYERS

Rev Dennis Cousens to recite prayers.

## 2. ATTENDANCE

## 3. APOLOGIES

Nil.

## 4. APPLICATION FOR LEAVE OF ABSENCE

Nil.

## 5. MINUTES

### 5.1 Ordinary Council Minutes

The Minutes of the previous meeting of Council held on the 26<sup>th</sup> October 2016, as circulated, are submitted for confirmation.

### DECISION

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

### 5.3 Special Committee of Council Minutes

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

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

- Southern Midlands Emergency Management Committee – 14 November 2016
- Memorial Trees Committee – 7 November 2016
- Lake Dulverton & Callington Park Management Committee– 31 October 2016
- Arts Advisory Committee – 19 October 2016

#### RECOMMENDATION

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

#### DECISION

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

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

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

- Southern Midlands Emergency Management Committee – 14 November 2016
- Memorial Trees Committee – 7 November 2016
- Lake Dulverton & Callington Park Management Committee– 31 October 2016
- Arts Advisory Committee – 19 October 2016

#### RECOMMENDATION

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

#### DECISION

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

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

### 5.4.1 JOINT AUTHORITIES - RECEIPT OF MINUTES

The Minutes of the following Joint Authority Meeting, as circulated, are submitted for receipt:

- **Southern Tasmanian Councils Authority – Nil.**

*Note: Issues which require further consideration and decision by Council will be included as a separate Agenda Item, noting that Council's representative on the Joint Authority may provide additional comment in relation to any issue, or respond to any question.*

### RECOMMENDATION

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

### DECISION

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

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

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

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

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

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

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

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

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

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

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

- (a) a statement of its general performance; and*

*(b) a statement of its financial performance.*

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

- **Southern Tasmanian Councils Authority – Nil.**

## **RECOMMENDATION**

**THAT the report from the above Joint Authority be received.**

## **DECISION**

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

## 6. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2005*, the Agenda is to include details of any Council workshop held since the last meeting.

No workshops have been held since the previous Council Meeting.

### RECOMMENDATION

**THAT the information be received.**

### DECISION

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

## 7. QUESTIONS WITHOUT NOTICE

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

1.

2.

3.

4.

5.

## **8. DECLARATIONS OF PECUNIARY INTEREST**

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2005*, 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 2005*.

## 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 2005*, the Council, by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the General Manager has reported –

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

### RECOMMENDATION

**THAT the Council resolve by absolute majority to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2005*.**

### DECISION

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

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

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2005*, the agenda is to make provision for public question time.

In particular, Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2005* states:

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

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

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

### 10.1 Permission to Address Council

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

- Emma Horgan (President, Colebrook Progress Association) at 12 p.m.

**11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER  
REGULATION 16 (5) OF THE LOCAL GOVERNMENT  
(MEETING PROCEDURES) REGULATIONS 2005**

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 (DA 2016/84) FOR PROPOSED TELECOMMUNICATIONS FACILITY (TELSTRA TOWER) AT 3372 WOODSDALE ROAD, WHITEFOORD (CT 243649/1), OWNED BY S & F HAZELWOOD**

**Author:** CONTRACT PLANNING OFFICER (DAVID ALLINGHAM)

**Date:** 16 NOVEMBER 2016

***Attachment:***

*Development Application - Planning Assessment: Proposed Telstra Mobile Telecommunications Facility At: 3372 Woodsdale Road Whitefoord Tas 7120  
Mobile Black Spot Program Network Coverage Map*

***Enclosure:***

*Representation*

*Applicant's response to representation*

### **PROPOSAL**

The Applicant Service Stream on behalf of Telstra has applied to the Southern Midlands Council for a Permit under the *Land Use Planning and Approvals Act 1993* ("the Act") to install and operate a 40m high monopole, and associated infrastructure, to provide a mobile network telecommunications facility to the Whitefoord area.

The facility is being construction as part of the Federal Government Black Spot programme to provide mobile telecommunications service within the Whitefoord area. The tower, as required by the Planning Scheme, must also be capable of supporting future telecommunications facilities.

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

The land is located at the farm known as "Pleasant View" which makes up four separate parcels. The subject title, CT243649/1, sits on both sides of Woodsdale Road. The proposed facility will sit on the south side of the road. The property is generally used for grazing. The land is zoned Rural Resource.

In accordance with the Planning Scheme the proposal is defined as “Utilities - Telecommunications Infrastructure”. The proposal is subject to several planning codes. Such matters are addressed in this report.

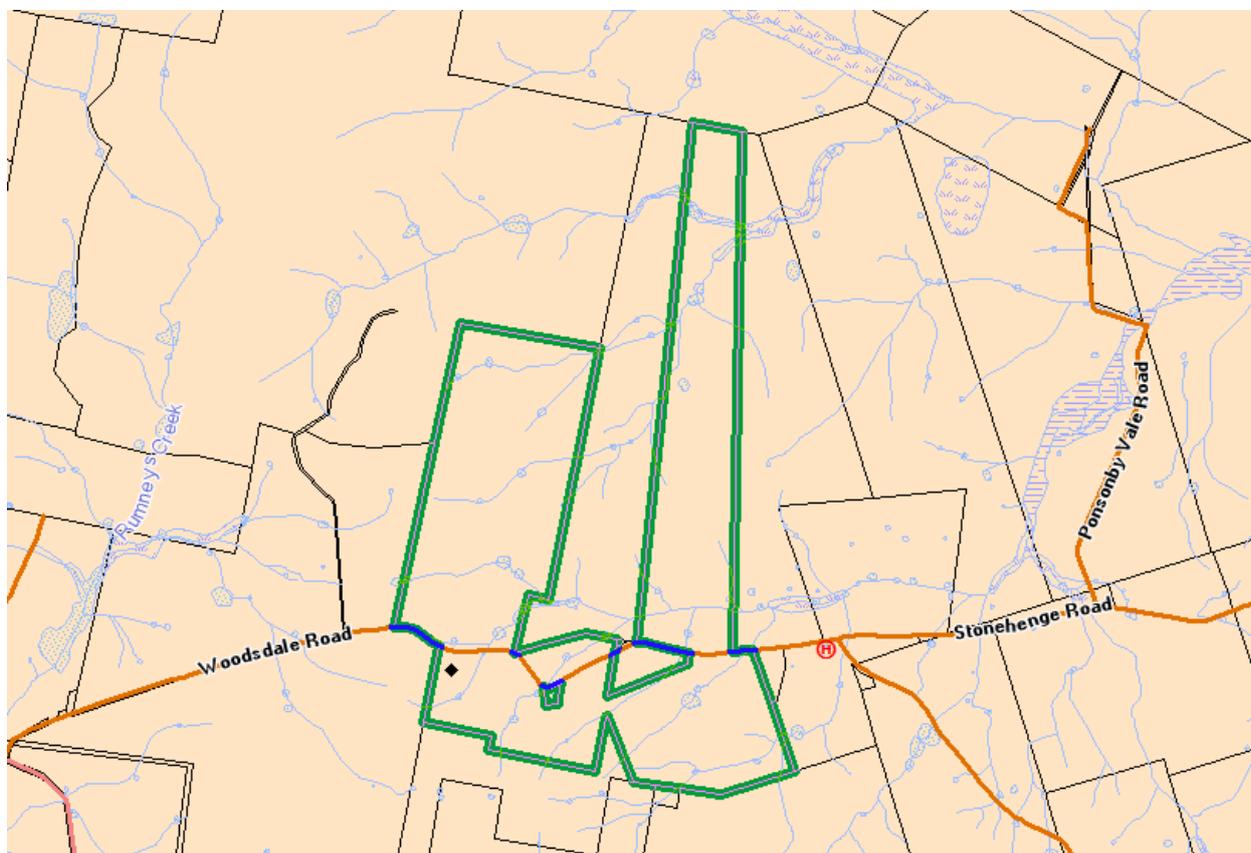
A permit for this type of “Telecommunications Infrastructure” is considered at the discretion of Council.

The Council gave notice of the application on the 12<sup>th</sup> October 2016. During the notification period, the Council received one (1) representation objecting to the granting of a permit.

This report will assess the proposal against the relevant provisions of the Act and the Scheme. The Application is recommended for approval subject to conditions and advice.

## THE SITE

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



Map 1: The land, coloured peach is the Rural Resource Zone. The four parcels making up the subject property are outlined in green. The location of the proposed telecommunications facility is marked by the black diamond. The blue stripes across the map are the location of creeks and waterways.



Map 2: Aerial image of the land. The red star marks the location of the proposed telecommunications facility. The red arrows show the locations of surrounding dwellings.

## THE APPLICATION

The Applicant has submitted the attached *Planning Assessment: Proposed Telstra Mobile Telecommunications Facility At: 3372 Woodsdale Road Whiteford Tas 7120* to accompany the Development Application form.

## USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as 'Utilities' and then further defined as 'Telecommunications Infrastructure'.

### ***Use/Development Status under the Planning Scheme***

Telecommunications Infrastructure is a discretionary use and development in the Rural Resource Zone. The use/development is subject to the "Telecommunications Code". The Interim Scheme determines that this code is used to assess telecommunications works. The provisions of a code prevail over any conflicting provisions (standards etc) in a zone.

It should also be noted that the Biodiversity Code, Landslide Hazard Code and Waterway and Coastal Protection Code all apply to the subject site. However, the development is either exempt, or the development footprint falls outside the overlays relating to these Codes and therefore they do not apply.

The proposal is a discretionary use and development and was advertised in accordance with Section 57 of the Act.

A permit, for this use/development may be granted by Council with or without conditions or Council may refuse to grant a permit.

### **PUBLIC NOTIFICATION AND REPRESENTATIONS**

The application was advertised on the 12<sup>th</sup> October 2016 for fourteen (14) days. One (1) representation was received raising concerns with the proposed location and the effectiveness of addressing the black spot issues.

| <b>Representation 1</b>   | <b>Council Officer Comment</b>  |
|---|---|
| <p>Objecting to the construction of this tower at the site for the following reasons:</p> <ol style="list-style-type: none"> <li>1. It is within 10m of the boundary of the adjoining property on a level ridge with an easterly aspect that looks through the Whitefoord-Stonehenge-Swanston Valley, with view to the Freycinet Peninsula, a site that has been selected as a future home site as it sheltered from all southerly and westerly weather.</li> <li>2. The tower was initially proposed to be on [another property] on a ridge at least 30m higher than the proposed site hidden among bush with the capability of clearing the skyline of the next ridge thus creating service to the larger blackspot area of Tunnack, Baden, Stonor, Rhyndaston, Hungry Flats, New Country marsh, Mt Seymour, Whitefoord and Stonehenge. Roads with enhanced coverage also include Oatlands - Mt Seymour Tunnack, Baden – Stonor – Midlands Hwy, Tunnack – Eldon- Colebrook, New Country marsh – Baden – Whitefoord – Stonehenge.</li> </ol> | <p><i>A detailed response to the representation was provided by the applicant and is attached to this report.</i></p> <p><i>The location of the tower was selected for a number of reasons, most significantly:</i></p> <ul style="list-style-type: none"> <li>• <i>Achieves the mobile coverage objectives for the blackspot Program and will improve coverage in a number of areas mentioned in the representation.</i></li> <li>• <i>Located amongst mature trees to reduce the visual impact on the area and to avoid fragmentation of agricultural land.</i></li> <li>• <i>Proximity to power supply.</i></li> <li>• <i>Reasonable separation from existing dwellings.</i></li> </ul> <p><i>Additionally, there is no building envelope on the adjoining property, nor a Development Application for a new house that would indicate the area within the proximity of the proposed tower on the adjoining land has been selected as a future house site. Residential amenity is not a consideration of the Rural Resource Zone and the proposal is considered to be able to satisfy the issues raised in the representation.</i></p> |

### **ASSESSMENT - THE SOUTHERN MIDLANDS INTERIM PLANNING SCHEME**

#### ***Rural Resource Zone***

Red Cotes is in the Rural Resource Zone. The proposal is a discretionary land use and development in this zone. The proposal must satisfy the requirements of the following relevant provisions of this zone:

| <b>Discretionary Use</b>   |  |  |
|--|--|--|
| Objective: To ensure that discretionary non-agricultural uses do not unreasonably confine or restrain the agricultural use of agricultural land. |  |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  | <b>OFFICER COMMENT</b>   |
| A1<br><br>No acceptable solution.  | P1<br><br>A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:<br><br>(a) the characteristics of the proposed non-agricultural use;<br><br>(b) the characteristics of the existing or likely agricultural use;<br><br>(c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use;<br><br>(d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use. | <i>It is unlikely the proposed telecommunications tower will fetter the current and potential agricultural use of this land.</i><br><br><i>There are many similar towers located on farm land across Australia. In many of these examples the land surrounding the tower is still used for grazing and cropping and other permitted agricultural land uses without incident or conflict. The tower requires only 96m<sup>2</sup> of land and a new access along an existing fence line.</i><br><br><i>The location of the tower is in the vicinity of existing established trees and is against the backdrop of She Oak Hill.</i><br><br><i>The tower is 10m from the nearest boundary of land in other ownership. This land is also in the Rural Resource Zone. It is highly unlikely the siting of the tower will fetter the ability for land in other ownership to be used for farming practices.</i> |

| <b>Height</b>   |   |   |
|---|---|---|
| To ensure that building height contributes positively to the rural landscape and does not result in unreasonable impact on residential amenity of land. |   |   |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   | <b>OFFICER COMMENT</b>  |
| <p>A1</p> <p>Building height must be no more than:</p> <p>9 m if for a residential use.</p> <p>10 m otherwise.</p>                                      | <p>P1</p> <p>Building height must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by overlooking and loss of privacy;</p> <p>(c) if for a non-residential use, the height is necessary for that use.</p> | <p><i>The height standards are overridden by the Telecommunications code.</i></p> |

| <b>Setback</b>  |  |  |
|---|--|--|
| To minimise land use conflict and fettering of use of rural land from residential use, maintain desirable characteristics of the rural landscape and protect environmental values in adjoining land zoned Environmental Management. |  |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  | <b>OFFICER COMMENT</b>   |
| <p>A1</p> <p>Building setback from frontage must be no less than:</p> <p>20 m.</p>  | <p>P1</p> <p>Building setback from frontage must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) minimise adverse impact on the rural landscape as viewed from the road;</p> <p>(c) be no less than:<br/>                     10 m or if there is an existing building set back less than this distance, the setback must not be less than the existing building</p> | <p><i>The tower is setback 105m from Woodsdale Road and complies with the acceptable solution.</i></p> |

|   |  |   |
|---|--|---|
| <p>A2</p> <p>Building setback from side and rear boundaries must be no less than:<br/><br/>40 m.</p>  | <p>P2</p> <p>Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following:</p> <p>(a) the topography of the site;</p> <p>(b) the size and shape of the site;</p> <p>(c) the location of existing buildings on the site;</p> <p>(d) the proposed colours and external materials of the building;</p> <p>(e) visual impact on skylines and prominent ridgelines;</p> <p>(f) impact on native vegetation.</p> | <p><i>The tower is setback approximately 17m from the western boundary and fails to satisfy the Acceptable Solution and therefore must be considered against the Performance Criteria.</i></p> <p><i>The proposed tower is located near the top of the hill amongst mature trees to achieve mobile coverage objectives and to reduce the visual impact.</i></p> <p><i>The location will also have the least impact on existing agricultural activities.</i></p> <p><i>There are no existing buildings on the site.</i></p> <p><i>The proposed colours and external finishes should be muted and non – reflective and are addressed further in the Design clauses below.</i></p> <p><i>There will be a visual impact; however a balance needs to be struck between achieving coverage objectives and height. The location amongst the mature trees will reduce the visual impact.</i></p> <p><i>The impact on native vegetation will be minimal.</i></p> <p><i>The proposal is considered to satisfy the Performance Criteria.</i></p> |
| <p>A3</p> <p>Building setback for buildings for sensitive use must comply with all of the following:<br/><br/>(a) be sufficient to provide separation</p> | <p>P3</p> <p>Building setback for buildings for sensitive use must satisfy all of the following:</p> <p>(a) be sufficient to prevent potential for land use conflict that would fetter non-sensitive use of adjoining land;</p> <p>(b) be sufficient to provide a separation distance no less</p>  | <p><i>The tower is not considered a sensitive use in this context or per the definition of “sensitive use” in the planning scheme.</i></p> <p><i>The standard is not applicable.</i></p>  |

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|--|---|---|
| <p>distance from a plantation forest, Private Timber Reserve or State Forest of 100 m;</p> <p>(b) be sufficient to provide a separation distance from land zoned Significant Agriculture of 200 m.</p> | <p>than:</p> <p>40 m from a plantation forest, Private Timber Reserve or State Forest;</p> <p>80 m from land zoned Significant Agriculture.</p>   |   |
| <p>A4</p> <p>Buildings and works must be setback from land zoned Environmental Management no less than:</p> <p>50 m.</p>   | <p>P4</p> <p>Buildings and works must be setback from land zoned Environmental Management to satisfy all of the following:</p> <p>(a) there is no impact from the development on the environmental values of the land zoned Environmental Management;</p> <p>(b) the potential for the spread of weeds or soil pathogens onto the land zoned Environmental Management is minimised;</p> <p>(c) there is no potential for contaminated or sedimented water runoff impacting the land zoned Environmental Management;</p> <p>(d) there are no reasonable and practical alternatives to developing close to land zoned Environmental Management.</p> | <p><i>The proposal complies with the acceptable solution.</i></p> |

| <b>Design</b>  |  |   |
|--|--|---|
| To ensure that the location and appearance of buildings and works minimises adverse impact on the rural landscape.   |  |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  | <b>OFFICER COMMENT</b>  |
| <p>A1</p> <p>The location of buildings and works must comply with any of the following:</p> <p>(a) be located within a building area, if provided on the title;</p> <p>(b) be an addition or alteration to an existing building;</p> <p>(c) be located in an area not requiring the clearing of native vegetation and not on a skyline or ridgeline.</p> | <p>P1</p> <p>The location of buildings and works must satisfy all of the following:</p> <p>(a) be located on a skyline or ridgeline only if:</p> <p>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</p> <p>(ii) significant impacts on the rural landscape are minimised through the height of the structure, landscaping and use of colours with a light reflectance value not greater than 40 percent for all exterior building surfaces;</p> <p>(b) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(c) be located in and area requiring the clearing of native vegetation only if:</p> <p>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</p> <p>(ii) the extent of clearing is the minimum necessary to provide for buildings,</p> | <p><i>The design standards and visual amenity are addressed in the Telecommunications Code.</i></p> |

|   |  |  |
|---|--|--|
|   | associated works and associated bushfire protection measures;  |  |
| A2<br><br>Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.                   | P2<br><br>The appearance of external finishes of buildings must not be incompatible with the rural landscape   | <p><i>To comply with the acceptable solution the recommendation is that a condition be included on the permit that ensures the proposed tower must comply with the acceptable solution.</i></p> <p><i>Accordingly the tower cannot have a reflectance value greater than 40%.</i></p> <p><i>It is recommended the developer provide an accurate colour and finishes schedule to the satisfaction of the Council prior to the submission of the application for a building permit. The schedule must then form a part of the approved plans.</i></p> <p><i>Council Officers recommend a dull grey colour that will absorb light greater than the 40% standard.</i></p> <p><i>The Visual amenity is further assessed in the “Telecommunications code”.</i></p> |
| A3<br><br>The depth of any fill or excavation must be no more than 2 m from natural ground level, except where required for building foundations. | P3<br><br>The depth of any fill or excavation must be kept to a minimum so that the development satisfies all of the following:<br><br>(a) does not have significant impact on the rural landscape of the area;<br><br>(b) does not unreasonably impact upon the privacy of adjoining properties;<br><br>(c) does not affect land stability on the lot or adjoining areas. | <p><i>The proposal will comply with the acceptable solution.</i></p>   |

**Parking and Access Code**

Part E6 of the Planning Scheme provides provisions for appropriate standards of access and parking for new land use and development.

The access to the tower (and tower compound area) is via an existing 4WD track to the land. The track will be upgraded to facilitate Officers do not consider any further works to the road access are necessary to facilitate this use and development.

As described in the Development Application, traffic movements are minimal, once a year, and any visits regarding technical faults etc would be ad hoc and as necessary.

It is recommended that a condition is included on any permit issued to ensure that Council roads are not damaged or soiled during construction operations and that any damage is repaired to the satisfaction of Council's Manager of Works and Technical Services.

**Telecommunications Code**

Part E19 of the Planning Scheme applies to the use and development of Telecommunications Infrastructure. The proposal must satisfy the standards of this code. The standards with a comment from the Planning Officer are below:

| <b>Shared Use and Co-Location</b>  |   |   |
|--|---|---|
| To minimise the total number of towers and antenna within the municipal area |   |   |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   | <b>OFFICER COMMENT</b>  |
| A1<br><br>A new antenna must be located on an existing tower.                | P1<br><br>A new antenna may be located on a new tower if it is impracticable to co-locate on an existing tower, having regard to the following:<br><br>(a) no existing tower is located within the telecommunications network area with technical capacity to meet the requirements for the antenna;<br>(b) no existing tower is located within the telecommunications network area with sufficient height to meet the requirements of the antenna;<br>(c) no existing tower is located within the telecommunications network area with sufficient structural strength to support the | <i>It is necessary to construct a new telecommunications tower, as there are no other existing towers in the area that are suitable for co-location to achieve the coverage objectives for the Black Spot Program.</i><br><br><i>The proposal complies with the performance criteria.</i> |

|  |  |  |
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|  | <p>proposed antenna and related equipment;<br/>                 (d) there is risk of electromagnetic interference between the antenna and an existing antenna on an existing tower;<br/>                 (e) there are other limiting factors that render existing towers unsuitable</p> |  |
| <p>A2</p> <p>A new tower or mast must be structurally and technically designed to accommodate comparable additional users, including by the rearrangement of existing antenna and the mounting of antenna at different heights</p> | <p>P2</p> <p>No performance criteria.</p>  | <p><i>The tower can further accommodate telecommunications facilities.</i></p> <p><i>The proposal complies with the Acceptable Solution.</i></p> |

**Visual Amenity**

To minimise detrimental impact upon the visual amenity of a locality by reducing prominence of telecommunications infrastructure.

| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   | <b>OFFICER COMMENT</b>  |
|--|---|---|
| <p>A1</p> <p>The location of telecommunications infrastructure must comply with all of the following:</p> <p>(a) be within existing utility corridors and sites and use existing infrastructure;<br/>                 (b) be externally finished and maintained in a neutral colour that minimises</p> | <p>P1</p> <p>The location of telecommunications infrastructure not complying with A1 must ensure any detrimental impact upon visual amenity is minimised by reducing the prominence of telecommunications infrastructure, and important public views such as vistas to significant public buildings, streetscapes and heritage areas are protected.</p> | <p><i>The proposed tower is not within an existing utility corridor or on land with existing utilities use rights.</i></p> <p><i>The proposal is reliant on the performance criteria for visual amenity.</i></p> <p><i>Concerns about visual amenity have been raised by persons that have lodged a representation.</i></p> <p><i>The tower does not detract from significant buildings, streetscapes and heritage areas.</i></p> <p><i>It will be visible from vantage points in the Whitefoord valley. It is considered however the</i></p> |

|   |  |   |
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| <p>visual intrusiveness;</p> <p>(c) not:</p> <p>(i) be located on skylines that can be seen in silhouette;</p> <p>(ii) be aligned diagonally to the principal slope of a hill;</p> <p>(iii) cross at a low point of a saddle between hills;</p> <p>(iv) be located around the base of a hill;</p> <p>(v) be along the edge of an existing clearing;</p> <p>(vi) be artificially lit unless required for air navigation safety;</p> <p>(vii) be used for signage purposes, other than necessary warning and equipment information,</p> <p>(d) aerial telecommunication lines or additional supporting structures are erected and operated in residential and commercial areas only where overhead cables exist;</p> <p>(e) equipment housing and other visually intrusive infrastructure is screened from public view.</p> |  | <p><i>backdrop of She Oak Hill and the surrounding mature vegetation soften the overall impact of the tower on the landscape.</i></p> <p><i>It is recommended that any permit issued includes a condition ensuring the pole is painted and coated in a material that will maximise light absorption to modern best practice and that applicant provide a schedule demonstrating the intended finish of the pole for approval prior to the granting of a building permit.</i></p> <p><i>The proposal will comply with this standard on the provision that the structure is suitably painted.</i></p> |
|---|--|---|

|  |  |   |
|--|--|---|
| <p>A2</p> <p>Height above natural ground level must be no more than:</p> <p>(a) 60 metres in the Environmental Management, Rural Resource and Significant Agriculture Zones;</p> <p>(b) 45 metres in the General Industrial or Port and Marine Zone;</p> <p>(c) 40 metres in the Central Business, Commercial, Environmental Living, General Business, Major Tourism, Rural Living and Utilities Zones;</p> <p>(d) 20 metres in the Community Purpose, General Residential, Inner Residential, Light Industrial, Local Business, Low Density Residential, Recreation, Urban Mixed Use and Village Zones.</p> | <p>P2</p> <p>Height above natural ground level not complying with A2 must satisfy all of the following:</p> <p>(a) the predominant height of existing infrastructure or vegetation in the immediate vicinity is above the specified height limit;</p> <p>(b) there is no adverse impact on heritage or ecological values, or visual amenity of the locality;</p> <p>(c) it is critical for the role of the facility within the telecommunications network.</p> | <p><i>The acceptable height, per the acceptable solution, is below 60m in the Rural Resource Zone. The proposed tower is 40m high.</i></p> <p><i>The height of the tower complies with the acceptable solution.</i></p> |
|--|--|---|

| <b>Environmental Values</b>   |  |  |
|---|--|--|
| To ensure that environmental values are protected   |  |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>  | <b>OFFICER COMMENT</b>   |
| A1<br><br>Telecommunications infrastructure must not be located in an area of environmental significance. | P1<br><br>Telecommunications infrastructure located in an area of environmental significance must ensure environmental and heritage values are not significantly impacted. | <i>This is not considered an area of environmental significance. The proposal complies with the Acceptable Solution.</i> |

| <b>Access</b>  |   |  |
|--|---|--|
| To ensure that telecommunications infrastructure does not impede movement of vehicular and other modes of transport. |   |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>   | <b>OFFICER COMMENT</b>                                     |
| A1<br><br>Telecommunications infrastructure must not impede movement of vehicular and other modes of transport.      | P1<br><br>Telecommunications infrastructure must provide for adequate clearance for vehicular traffic and must not pose a danger or encumbrance to users of other land or aircraft. | <i>The proposal complies with the acceptable solution.</i> |

| <b>Significant Agricultural Land</b>  |   |  |
|---|---|--|
| To protect the productive capacity and efficient farming operations of significant agricultural land.   |   |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   | <b>OFFICER COMMENT</b>   |
| A1<br><br>Telecommunications infrastructure within the Significant Agriculture Zone must be placed on or within 2 metres of property boundaries or fence lines. | P1<br><br>Telecommunications infrastructure within the Significant Agriculture Zone must not degrade or restrict the productive capacity of the land. | <i>The proposal is not within the Significant Agricultural Zone. The standard is not applicable.</i> |

## CONCLUSION

The report has assessed a Development Application for proposed Telecommunications Facility (Telstra tower) at “Pleasant View”, 3372 Woodsdale Road, Whitefoord (CT CT243649/1), owned by S R Hazelwood and F O Hazelwood.

One (1) representation was lodged with Council objecting to the location of the tower raising concerns with the proposed location and the effectiveness of addressing the black spot issues. The applicant has addressed the effectiveness of the network coverage in its response to the representation and has also addressed the location concerns.

To reduce the visual prominence of the proposed tower, Council Officers have recommended suitable conditions relating to the visual amenity to be placed on the permit.

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

## RECOMMENDATION

**THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council approve the application for proposed Telecommunications Infrastructure at “Pleasant View” 3372 Woodsdale Road, Whitefoord (CT243649/1), owned by S R Hazelwood and F O Hazelwood, Applicant Service Stream and that a permit be issued with the following conditions:**

## CONDITIONS

### *General*

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

### *Visual Amenity*

- 2) Before any work commences a schedule specifying the finish and colours of all external surfaces and samples must be submitted to and approved by the Council’s Manager of Development and Environmental Services. The schedule must provide for colours and surfaces, with a dull grey colour, with a light reflectance value not greater than 40 percent and to best practice. The light reflectance values of surfaces must be specified on the schedule. The schedule shall form part of this permit when approved.

### *Access*

- 3) The areas set-aside for parking on-site parking and vehicle manoeuvring:
  - a. The driveway access must be located over existing tracks or along natural contours to reduce visual impact through excavation and filling and erosion from water run-off.

- b. Have an all-weather pavement constructed and surfaced to the satisfaction of Council's Manager Development & Environmental Services.

**Services**

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

**Construction Amenity**

- 5) 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 7:00 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. |

- 6) 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 unsightly building used as part of the construction, 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.
- 7) The developer must make good and/or clean any road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manager of Works and Technical Services.

***The following advice applies to this permit:***

- a) This permit does not imply that any other approval required under any other legislation has been granted.
- b) Any requirements for aviation safety that necessitate modification to the proposed tower, such as safety lighting, should be brought to the attention of the Southern Midlands Council prior to its installation.
- c) This permit is in addition to a building permit. Construction and site works must not commence until a Building Permit has been issued in accordance with the Building Act 2000.

**DECISION**

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



Rec'd 20 SEP 2016

File no \_\_\_\_\_

PPF-14 \_\_\_\_\_

22 September 2016

Planning Department  
Southern Midlands Council  
PO Box 21  
Oatlands TAS 7120**ATTACHMENT**

Dear Sir/Madam

**Planning Permit Application – Proposed Telecommunications Facility****3372 Woodsdale Road, Whiteford Tas 7120**

Service Stream Mobile Communications has been engaged by Telstra to assist in the deployment of its mobile telephone network.

We refer to the enclosed Development Application for a new Telecommunications Facility. The proposal consists of the installation of a 40m high monopole, headframe, antennas, and associated works.

Please find enclosed the following information to satisfy Application Requirements of the Southern Midlands Interim Planning Scheme:

- A completed planning permit application form;
- A copy of the Certificate of Title;
- Three (3) copies of plans to scale, including site locality and proposed layout, site set out, site elevation and site analysis diagram;
- An EME (emissions) predictive report demonstrating compliance with the Australian Standard; and
- An accompanying written submission detailing all aspects of the proposal and assessment against relevant Commonwealth legislation and Planning Scheme requirements

A cheque for the appropriate fee will be submitted to Council on confirmation of amount payable.

This application has had regard to the relevant Southern Midlands Interim Planning Scheme requirements, as outlined in the accompanying submission.

As a Licensed Carrier under the Commonwealth Telecommunications Act 1997, Telstra is also obliged to comply with the Industry Code on the Deployment of Mobile Telephone Network Infrastructure, (the Code), in relation to this proposal. Sections 4.1 and 4.2 of the Code are relevant to the preparation of this Planning Application. We confirm that Telstra has applied the Precautionary Approach in selecting the proposed site in accordance with Section 4.1 of the Code. Further, the Precautionary Approach has also been applied to the design of this proposed installation in accordance with Section 4.2 of the Code.

**MOBILE COMMUNICATIONS – TOTAL COMMUNICATIONS INFRASTRUCTURE PTY LTD ABN 74 005 043 057**  
a subsidiary of SERVICE STREAM LIMITED

Level 4, 357 Collins Street, Melbourne VIC 3000

T +61 3 9677 8888 | F +61 3 9677 8877 | E info@servicestream.com.au | www.servicestream.com.au

Service Stream Limited ABN 46 072 369 870

CCD-C-LTR-T-0103 As of Right Letter - VIC | 1

**Further Information**

Further information on a range of issues relevant to the placement of mobile phone towers (including industry codes of practice and legislation) is available at <http://emr.acma.gov.au>. This web portal takes you directly to the Australian Communications and Media Authority (ACMA) website. ACMA is a government regulator of telecommunications and radiocommunications.

Should you require assistance with this matter, please contact Barbara Grinter on telephone number 03 9937 6555

Yours faithfully



**Barbara Grinter**  
Planning Consultant  
Service Stream Mobile Communications

**Enclosures:**

- Planning permit application form
- Certificate of Title
- Three (3) copies of plans
- EME predictive report
- Written submission

Rec'd 20 SEP 2016

File no

File no

|             |
|-------------|
| Office Use  |
| DA: 2016/84 |
| PID:        |
| Date Rec:   |

# Application for Planning Approval – Use and Development for Commercial, Industrial and other Non-Residential Development

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

Tick  if there has been a pre-application meeting with a Council officer:

Yes:  No:

Officer's name  Date:

### Applicant, Owner & Contact Details:

Provide details of the Applicant and Owner of the land. (Please print)

|                   |                                      |                   |               |
|-------------------|--------------------------------------|-------------------|---------------|
| <b>Applicant:</b> | TELSTRA C/SERVICESREAM               | Phone No:         | 03) 9937 6555 |
| <b>Address:</b>   | PO BOX 14570, MELBOURNE 8002         | <b>Mobile No:</b> |               |
| <b>Email:</b>     | barbara.grinter@servicestream.com.au |                   |               |
| <b>Owner:</b>     | STANLEY AND FRANCES HAZELWOOD        | Phone No:         | 03) 6254 7268 |
| <b>Address:</b>   | 3372 WOODSDALE ROAD, WHITEFORD       |                   |               |
| <b>Email:</b>     |                                      |                   |               |

### Present use of land/buildings:

Provide details of the land, including street address, title details and the existing use.

|                     |  |                |         |
|---------------------|--|----------------|---------|
| <b>Address:</b>     | 3372 WOODSDALE ROAD<br>WHITEFORD TAS. 7120 | <b>Volume:</b> | 243 649 |
| <b>Existing Use</b> | AGRICULTURE                                | <b>Folio:</b>  | 1       |

### Description of Proposed Development:

Provide details of the activities proposed to be carried out on the site.

|                     |   |   |
|---------------------|---|---|
| <b>Use</b>          | TELECOMMUNICATIONS (UTILITY)                    | Refer definitions in Clause 8.2 of the Southern Midlands Interim Planning Scheme 2015 |
| <b>Development:</b> | TELECOMMUNICATIONS FACILITY (40 METRE) MONOPOLE |   |

Tick  if proposed developed is to be staged:

Yes  No

Provide an estimate of the completed value of the proposed development works, including the value of all site works and any labour contributions by the Applicant or the Owner.

Est. value: \$ 250,000

Write 'Nil' if no works are proposed, e.g. a 'change of use'



# Personal Information Protection Statement

The personal information that Council is collecting from you is deemed personal information for the purposes of the Personal Information Protection Act 2004. The intended recipients of personal information collected by Southern Midlands Council may be:

- Officers within Southern Midlands Council;
- Data service providers engaged by Council from time to time;
- Any other agent/contractor of Southern Midlands Council;

The supply of the information by you is voluntary. If you cannot provide or do not wish to provide the information sought, Southern Midlands Council may be unable to process your application or request.

Council is collecting this personal information from you for the purposes of managing, assessing, advising upon and determining the relevant application, or other Council related matters.

You may make application for access or amendment to your personal information held by Council.

Enquiries concerning this matter can be addressed to the Freedom of Information Officer, Southern Midlands Council, PO Box 21 Oatlands 7120, email [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au).

| Applicant's / Owners Declaration   | APPLICANT |
|--|-----------|
| <p>I/we hereby apply for a planning permit to carry out the use and/or development described in this application and the accompanying plans. I/we declare that the information contained in the form is correct. By providing Council with the plans and documents attached to this application ("Documents"), I</p>   |           |
| <ol style="list-style-type: none"><li>1. warrant to Council I own all copyright in the Documents or am a licensee of the copyright owner with the right to grant the following authority;</li><li>2. authorise Council to copy the Documents, attach copies to Agendas for any relevant Council meetings and release copies to the public upon request; and</li><li>3. acknowledge Council is relying on my warranty and authorisation and may seek recovery of any damages suffered by it if my warranty and/or authority is incorrect.</li></ol> |           |
| <p>Signed (Applicant / Agent) <u>Barbara Grinder</u> / <u>BARBARA GRINDER</u></p> <p>Dated this <u>20</u> day of <u>SEPTEMBER</u> 20<u>16</u></p>  |           |

| Owner's Declaration   | OWNER                                    |
|---|--|
| <p>I/we hereby give my/our permission for the lodgment of this application.</p> |  |
| <p>Signed (Owner/s)</p> <p>.....</p>  | <p>Signed (Owner/s)</p> <p>.....</p>     |
| <p>Name/s (Please Print)</p>  | <p>Name/s (Please Print)</p>             |
| <p>Dated: ..... day of ..... 20.....</p>  | <p>Dated: ..... day of ..... 20.....</p> |
| <p><u>SEE ATTACHED STATUTORY DECLARATION</u></p>                                |  |

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

# STATUTORY DECLARATION

I, BARBARA GRINTER,  
[full name]

of SERVICESTREAM, 4 / 357 COLLIN ST, MELBOURNE,  
[address]

PLANNING CONSULTANT, do solemnly and sincerely declare that:-  
[occupation]

I HAVE NOTIFIED THE OWNERS OF  
3372 WOODSDALE ROAD, WHITEFOORD  
TAS, 7120 THAT I AM LODGING A  
DEVELOPMENT APPLICATION FOR A  
TELSTRA TELECOMMUNICATIONS FACILITY  
AT THE PROPERTY.

THE OWNERS ARE STANLEY AND FRANCES  
HAZELWOOD OF 3372 WOODSDALE ROAD,  
WHITEFOORD TAS. 7120 .

**I acknowledge that this declaration is true and correct, and I make it with the understanding and belief that a person who makes a false declaration is liable to the penalties of perjury.**

Declared at MELBOURNE -

in the State of Victoria, this 21ST day of

SEPTEMBER 20 16 .

Signature of person making this declaration  
[to be signed in front of an authorised witness]

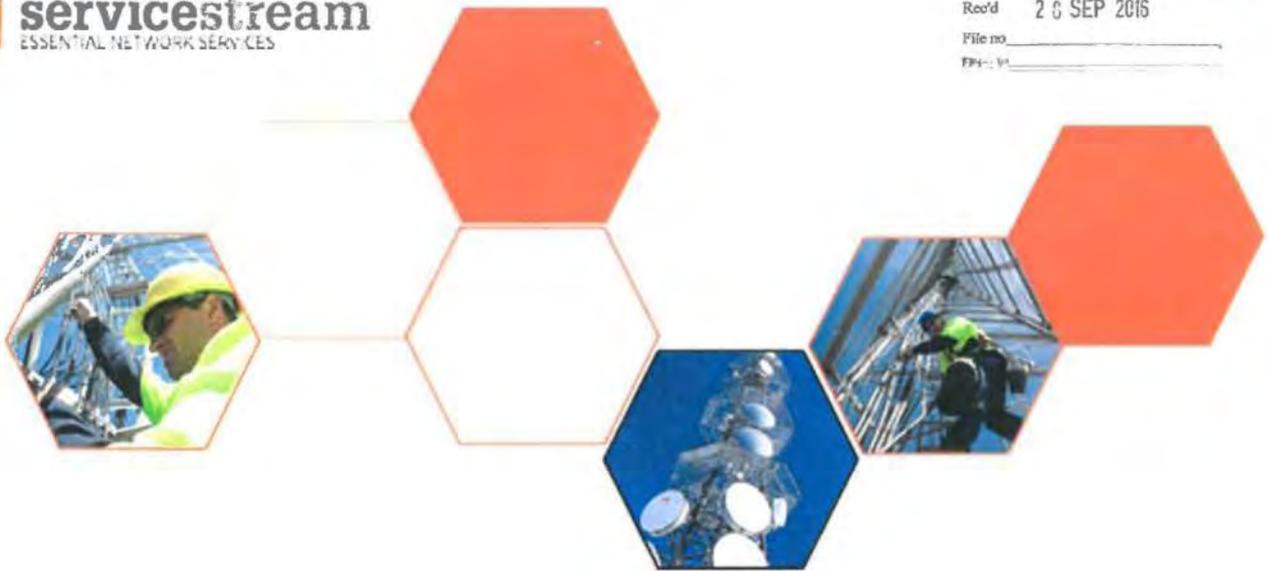
Before me,

Signature of authorised witness

**A. ALTUN**  
Constable 41010

Melbourne East  
Police Station  
226 Flinders Lane  
Melbourne 3000

The authorised witness must print or stamp his or her name, address, and title under section 107A of the Evidence Act 1958 [Vic.]  
(eg. Justice of the Peace, Pharmacist, Police Officer, Court Registrar, Bank Manager, Medical Practitioner, Dentist)



# PLANNING ASSESSMENT

Proposed Telstra Mobile Telecommunications Facility At:  
*3372 Woodsdale Road Whiteford Tas 7120*



# Document Control Record

|                             |                                    |                  |            |
|-----------------------------|------------------------------------|------------------|------------|
| <b>Document Description</b> | Development Application Submission |                  |            |
| <b>Site No.</b>             | VT16381.01                         | <b>Site Name</b> | Whitefoord |

|                    | <b>Name</b>     | <b>Signed</b>   | <b>Date</b>       |
|--------------------|-----------------|---|-------------------|
| <b>Prepared By</b> | Barbara Grinter |  | 20 September 2016 |

|                        |  |
|------------------------|--|
| <b>File Location</b>   | \\vicgcfp04\Data\TCI_Data\01 Customers\02 Telstra\02 Nat Sites\Whitefoord_TAS\01 SAED\VT16381.01 FY16-12\06 Planning |
| <b>Document Status</b> | Final  |

| <b>Prepared for</b>  | <b>Prepared by:</b>  |
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# 1 Executive Summary

This Planning Submission provides an assessment of a proposal by Telstra to establish a mobile network telecommunications facility to as part of the Federal Government Black Spot Programme to provide mobile telecommunications service within and around the Whitefoord area.

As part of this Black Spot Programme Telstra will support its existing national Next G™ wireless broadband network, which is geographically the world's largest national 3GSM network, and delivers unequalled customer reach and speed across the country. Telstra's Next G™ network covers 99.3 per cent of the Australian population and with a coverage footprint of more than 2.4 million square kilometres it is Australia's fastest national mobile network.

Telstra 4G LTE (Long Term Evolution technology) is now also an integral part of the Telstra Next G® network and is now available in all capital CBD's, many suburban areas of capital cities, their airports and in over more than 100 metropolitan and regional centres across the country. It currently covers 93% of the population and is still expanding.

The Federal Government along with Telstra have identified a need to provide coverage and services in the area of Whitefoord, requiring a new telecommunications facility to be established. For this proposal, investigations and an extensive site selection process around Whitefoord have been undertaken, taking into account planning, property, design and radio frequency engineering disciplines.

As a licensed telecommunications carrier in Australia, Telstra must operate under the provisions of the Telecommunications Act 1997 (The Act 1997) and the Telecommunications Code of Practice 1997. The Act 1997 exempts carriers from the requirements of State and Territory environmental and planning legislation when the proposed facility falls within the definition of a 'low-impact' facility as described under the Telecommunications (Low-impact Facilities) Determination 1997 (Amendment No. 1 of 1999). However, where a facility does not comply with the requirements of the Low-impact Facilities Determination, the facility is subject to State and Territory environmental legislation and a permit may be required.

In this case, the proposal is not deemed 'low-impact' under Commonwealth legislation. Telstra is therefore seeking a planning permit from the Southern Midlands Council to construct a telecommunications facility.

This report comprises a description of the need for this facility and an assessment of the planning/environmental impacts associated with the proposal. Telstra is seeking to establish low-impact solutions where possible however, in this instance no other viable solutions were found and therefore a planning permit is sought for this proposal.

The proposed development entails:

- A new 40m high monopole;
- A triangular headframe attached to the top of the monopole;
- Four (4) 2.8 metre long omni antennas (two extending up and two extending down) attached to the headframe at the top of the monopole;
- Two (2) 0.6m diameter parabolic dish antennas attached to the monopole at a height of 35m.
- Two TMA 's attached to the headframe between the antennas; and
- An equipment shelter (3m x 2.5m x 2.75m) located at the base of the pole within a secured and fenced 12m by 8m (96m<sup>2</sup>) compound.

---

## 2 Background to the Application

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### 2.1 The Federal Black Spot Programme

Inadequate mobile phone coverage is a significant issue for many people living across Australia, particularly for those living, working and travelling in regional areas. It has become not just a functionality issue but one of safety, particularly in remote areas and regions prone to high fire danger. Our emergency services are now relying on mobile phone access and communications to provide alerts and improve on emergency response services. The Black Spot Programme is the Australian Government's initiative to extend mobile phone coverage to areas of need, identified by the people of Australia.

Over \$380 million has been invested in this programme which is being run by the Federal Department of Communications (the Department). In December 2013, the Department released a discussion paper to obtain the views of stakeholders, including local communities, industry, State, Territory and local governments, businesses and other interested parties, on the best way to deliver the Programme. Guidelines were issued in 2014 as a result of these discussions which provided a set process in which candidates for the programme were chosen.

Locations were nominated by the public as part of an initial expression of interest. A total of 6,221 sites were identified. A competitive selection process with mobile network operators was then undertaken to determine how coverage would be best served to these locations what sites within the 'Black Spot' locations the operators were willing to fund. The Department then assessed these sites in accordance with specific government programme guidelines (Mobile Black Spot Programme Guidelines Version 1.1, December 2014) resulting in the confirmation of a total of 499 sites nationwide funded for build or upgrade. The criteria as part of the guidelines focused on the overall costs required for the works, the identified need for the service, the potential servicing benefits from the works, future service opportunities that could be provided and commitment to long term use of the facility from the service operators.

The Black Spot Programme is expected to run for 4 years with the development/upgrade of 429 Telstra sites and 70 Vodafone sites as part of Round 1 of the programme. The Federal Government has announced that it will also fund a Round 2 with an additional allocation of \$60 million. The competitive selection process for Round 2 is expected to commence in 2016, with announcement of chosen locations by the end of the year.

### 2.2 Mobile Network Services

Telstra has existing mobile network telecommunications facilities within the Southern Midlands Council area, but is currently undertaking work to supplement its network in Whitefoord to satisfy network capacity demands and "depth of coverage" objectives.

A mobile communications network is made up of multiple telecommunication network base stations ("facilities") covering a geographic area. They work by sending and receiving low power radio signals to mobile phones and other mobile devices by their antennas.

In general the location and height of a facility along with the size and number of antennas are balanced to ensure dedicated services to an intended geographic area. This area is largely defined by the number of customers using our network, their usage patterns (when and how they use connected devices) with a consideration for future growth. For example streaming a video to a mobile tablet device requires a lot more bandwidth than many users making a phone call or sending multiple text messages at one time. This means additional facilities are not only needed in areas where there is unreliable coverage but are also needed where there are multiple or high bandwidth users. A compromise in height or a location further away from its technically optimum position may result in service gaps and require additional or taller local facilities, to achieve the same level of service. Engineers use state of the art applications to record customer patterns of use and to predict future usage trends.

As the user moves around, their mobile device will usually communicate with the nearest facility. There are many factors which can cause a call drop-out or a slow data speeds while you are transferring content. First, the user may be too far away from a facility to pick up a phone signal, or there may be objects blocking the

signal from the nearest facility – such as hills, large buildings or even trees. Second, the facility may be handling as many calls as it can manage – call drop-outs and slower data speeds can occur when too many customers are using the available resources of a facility at once. Third, the depth of coverage (which affects the ability to make calls inside buildings), may be insufficient in some local areas.

The proposal detailed in this development application will form a part of Telstra's Next G® network solution in the area and will deliver essential mobile services (voice calling, SMS) as well as live video calling, video-based content services (like news, finance and sports highlights) and internet browsing via its Next G® network.

With a coverage footprint of more than 2.3 million square kilometres and covering 99.3 per cent of the Australian population, Telstra's Next G® network is Australia's largest and fastest national mobile broadband network and as such it requires more network facilities, located closer together to ensure a high quality signal strength to achieve reliable service and the fastest possible data transfer rates.

Telstra 4G LTE (Long Term Evolution technology) is also proposed for this development. It is now an integral part of the Telstra Next G® network, being available in all capital CBD's, many suburban areas of capital cities, their airports and in over more than 100 metropolitan and regional centres across the country. It currently covers 85% of the population and is still expanding.

Telstra's 4G devices provide Australians within 4G coverage areas with more consistent data speeds during peak and off-peak times, the ability to stream high-quality video and access to high definition video conferencing plus faster response times when accessing the mobile internet. More importantly this leading edge technology allows customers to do more things online at the same time with their device, giving Telstra the opportunity to efficiently meet user demand for mobile data, which is doubling every year.

## 2.3 Need for the Facility

This is a Federal Government Black Spot Program site where it has been identified that the area of Whitefoord is lacking vital mobile phone service and requires telecommunications facilities. The candidate site is a new greenfield site on a hill top within a rural property on the southern side of the Woodsdale Road, at 3372 Woodsdale Road, Whitefoord.

The Responsible Authority is the Southern Midlands Council who administer the Southern Midlands Interim Planning Scheme 2015 that applies to the site. Part E19 of the Planning Scheme is the Telecommunications Code, which sets out the planning requirements for telecommunications facilities in the area.

The Federal MP for Lyons nominated Whitefoord as an area requiring telecommunications infrastructure to service what was identified as a black spot area. This was in response to requests/communications made to government (state and local) on the poor mobile service provided in the area and communications between government, Telstra and the local community over the last 3 years.

In providing a facility at Whitefoord, which will be integrated into the existing network, Telstra also aims to improve mobile phone coverage to local businesses and along main traffic corridors, supporting the economic future of the small local communities of the area.

The site selected for the proposed telecommunications facility satisfies all of the relevant planning criteria with regard to preserving the amenity of the surrounding area. At the same time, and of equal importance, the proposal satisfies the Black Spot Programme and Telstra's coverage objectives, providing an effective and efficient solution to respond to the identified (growing) demand for Telstra's network services from the community, businesses and travellers. Furthermore, the site is ideally positioned to satisfy Telstra's future requirements in terms of providing 4G technology to the area including high speed network access.

<https://www.communications.gov.au/have-your-say/mobile-black-spot-programme-discussion-paper>

## 2.4 Assessment of Candidate Sites

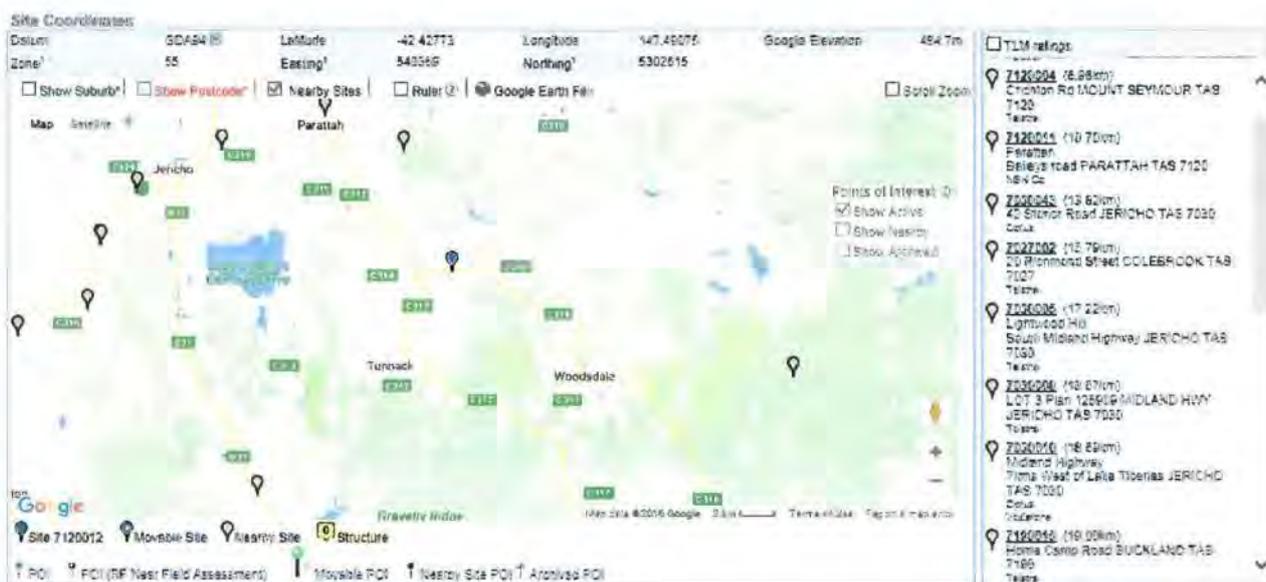
Wherever possible, Telstra actively pursues site sharing arrangements and the use of existing structures so as to prevent the proliferation of mobile phone towers and masts.

Being identified as a Black Spot location would indicate that existing telecommunications facilities for co-location opportunities would not be available, which, as demonstrated in Figure 1 below where the blue marker is the proposed site, is the case in Whitefoord.

The closest site is the existing telecommunications facility at Mount Seymour, approximately 7km north-west of the proposed site. This site is too distant to meet the coverage objectives of the Mobile Black Spot Programme. The next closest site is an NBN facility located at Parattah approximately 10km further north west. This facility is also too distant from the nominated Black Spot area to meet the coverage objectives of the project. To the south west is a Telstra facility located at Colebrook approximately 15km away, which was also discounted as the coverage objectives could not be achieved.

No other existing telecommunications infrastructure within the area would be suitable for supporting telecommunications facilities. Therefore a new facility is required.

Figure 1 below shows the location of existing telecommunications infrastructure in the Whitefoord area in relation to the proposed black spot site at Whitefoord.



**Figure 1: Subject site and location of existing infrastructure considered for colocation marked (Source: RFNSA)**

### 2.4.1 Greenfield Options

In considering appropriate greenfield options for location of the facility, the parameters of the Commonwealth Government Black Spot Programme, and in particular the specific location identified as the black spot are the key determinant for siting. Figure 2 shows the location and extent of the Whitefoord mobile phone spot, and the surrounding search area.

This location at the coordinates -42.4293, 147.488 has been identified by radio engineers as the optimal position from which to service the mobile phone black spot at Whitefoord.

The Whitefoord search area is centred on the hilltop south-west of the small Whitefoord settlement, an elevated position on the south side of Woodsdale Road that allows coverage to be provided to the east towards Whitefoord and south-west towards the Baden township. The majority of the search area is located within highly vegetated rural properties south of Woodsdale Road, which include 10 Davis Road, Baden (Candidate A) and the selected site located at 3372 Woodsdale Road, Whitefoord (Candidate B).

As the rural property (Candidate B) presents most favourably in terms of optimal extent and quality of coverage, least impact on amenity and vegetation, it was selected as the preferred candidate.

Figures 2 on the following page shows the location of the extent of the Whitefoord search area.



Figure 2: Mobile Phone Black Spot Search Area: Whitefoord (Source: LISTMap)

## 2.5 Subject Site and Surrounds

The site for the proposed development is located at 3372 Woodsdale Road, Whitefoord, TAS 7120 (Refer Certificate of Title at Appendix A). The site is situated within a rural area approximately 1.7km west of Whitefoord and approximately 1.8km north east of the Baden township centre.

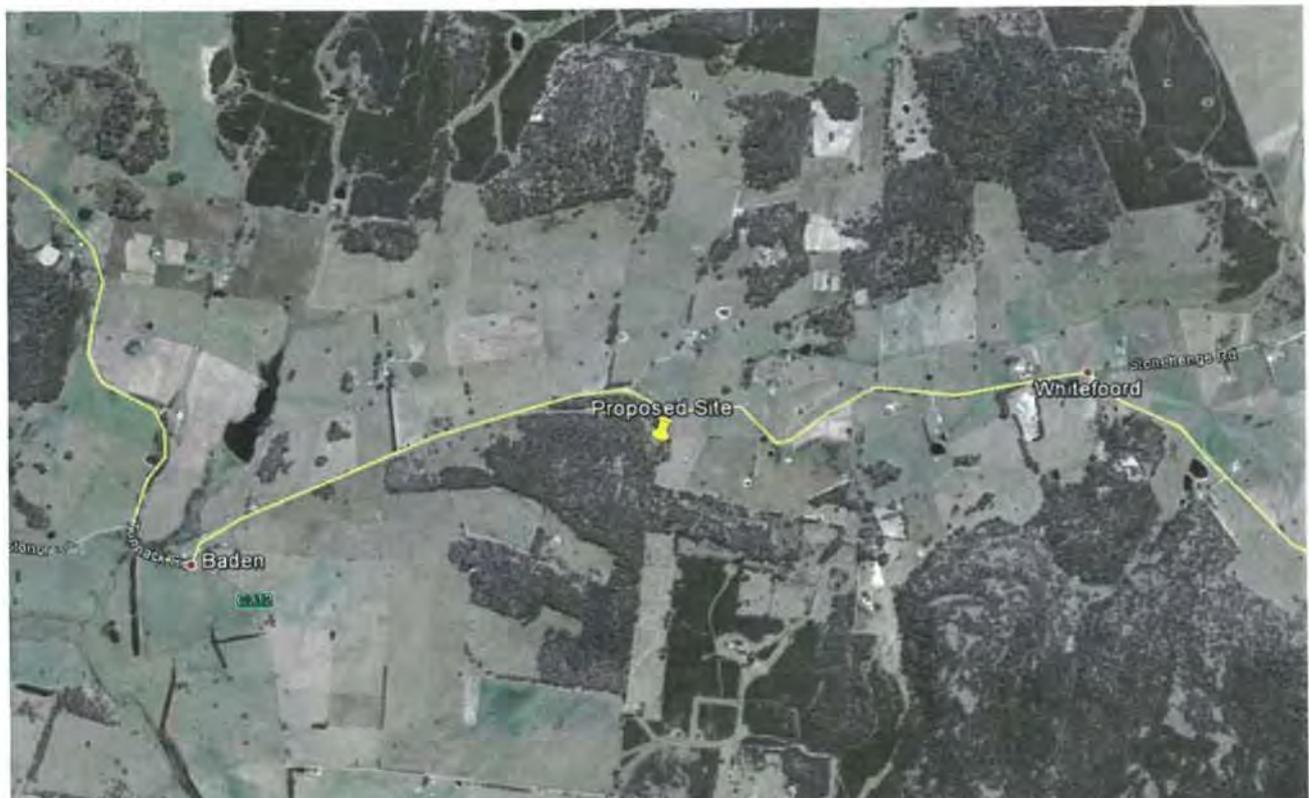


Figure 3: Location of Subject Site at 3372 Woodsdale Road, Whitefoord (Source: LIST Map)



**Figure 4: Location of Subject Site at 3372 Woodsdale Road, Whitefoord (Source: LIST Map)**

The subject property is located on the south-western side of the small settlement of Whitefoord. Whitefoord includes several rural properties bordering Woodsdale Road. The land is generally undulating and utilised for agricultural purposes. There are large areas of cleared pasture, plantation forests and areas of native vegetation.

The land rises in elevation to the south west, forming She Oak Hill, and falls towards Woodsdale Road.

The subject property is irregular in shape and fronts Woodsdale Road to the north and several privately owned properties to the west, south and east. It has a total area of approximately 34ha.

The property comprises a generally cleared farm paddock except for clusters of trees along the western boundary and along the eastern side of the property. There are scattered trees throughout the property and bordering Woodsdale Road. The property is divided into several paddocks, and includes three small dams but is otherwise undeveloped. A small parcel of land has been subdivided from this larger parcel and comprises a rural residence surrounded by mature vegetation. The property abuts heavily vegetated properties to the west and south.

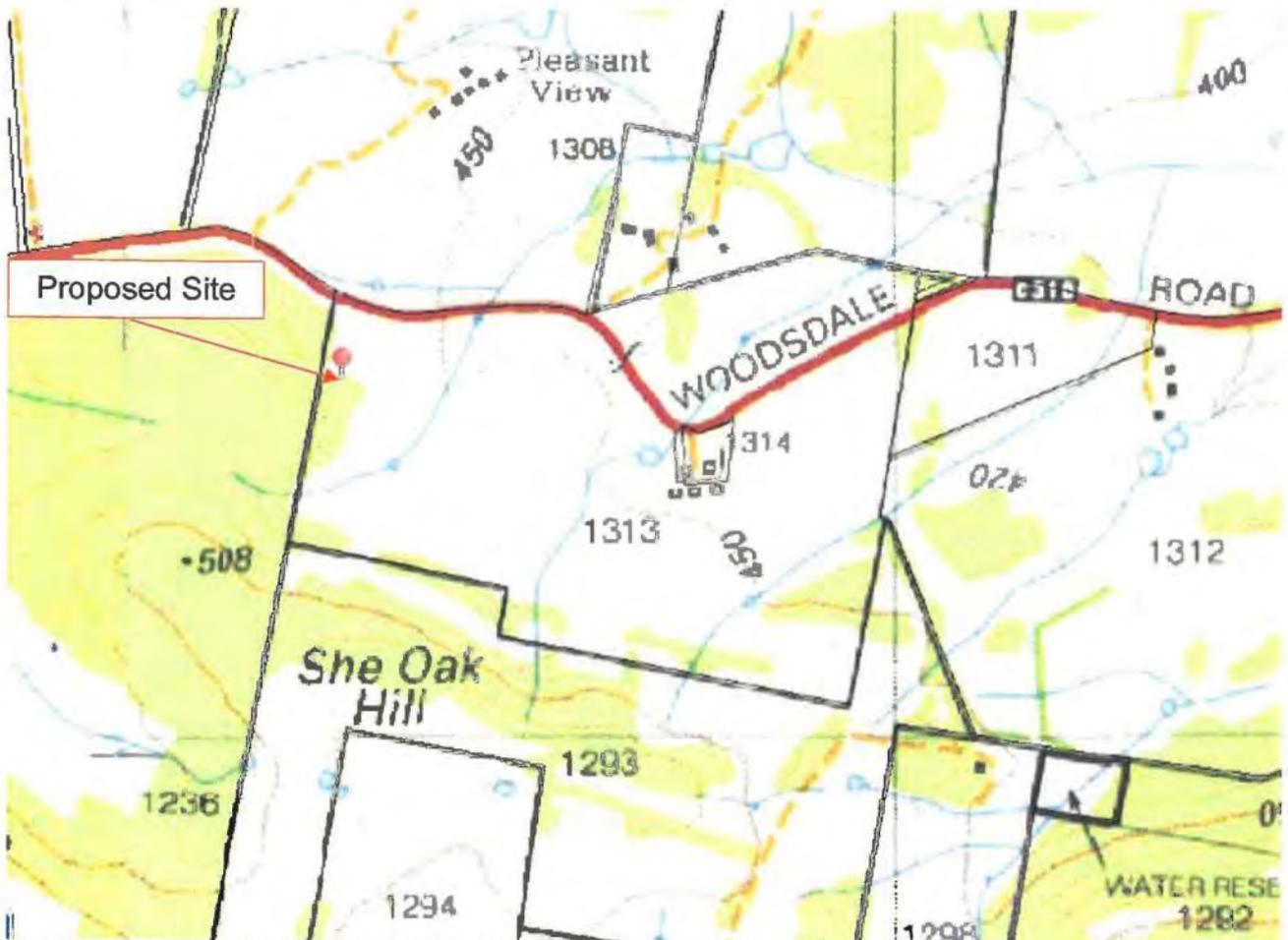


Figure 5: Location of subject Site at 3372 Woodsdale Road, Whitefoord (Source: LIST Map)

There are three houses situated near the subject property, although due to its large size, the closest is over 400m away from the proposed telecommunications facility.

Figure 6 on the following page shows the setback distance from the proposed telecommunications to nearby houses with the nearest dwelling 370m from the site.



**Figure 6: Location of Subject Site at 3372 Woodsdale Road, Whitefoord, showing distance to nearest neighbouring dwellings (Source: LIST Map)**

The subject property is zoned Rural Resource under the provisions of the Southern Midlands Interim Planning Scheme 2015. It is also partially affected by the Landslide Hazard and Biodiversity Protection Overlay.

A portion of the proposed track will fall within the Landslide Hazard area however no proposed works are proposed for the track.

The proposed compound will not be affected by the Biodiversity Protection Overlay and is thus not relevant to the proposal.

## 2.6 Summary of Proposal

Drawings accompanying this application for planning permit (Drawing No T110871 – dated 07.06.16) illustrate the site locality and proposed layout, site set out, site elevation, and contextual information (refer Appendix B).

The proposal comprises the following:

- A new 40m high monopole;
- A triangular headframe attached to the top of the monopole;
- Four (4) 2.8 metre long omni antennas (two extending up and two extending down) attached to the headframe at the top of the monopole;
- Two (2) 0.6m diameter parabolic dish antennas attached to the monopole at a height of 35m.
- Two TMA 's attached to the headframe between the antennas; and
- An equipment shelter (3m x 2.5m x 2.75m) located at the base of the pole within a secured and fenced 12m by 8m (96m<sup>2</sup>) compound.

Access to the proposed facility will be via the existing access gates from Woodsdale Road. This track will be upgraded to facilitate access requirements.

Power to the facility will be established via an underground power route from the existing power pole on Woodsdale Road (Refer to the plans in Appendix B).

The proposed facility will comprise a range of natural and muted colours and finishes.

## 3 Regulatory Framework

### 3.1 Commonwealth Regulatory Framework and Telecommunications Act

In 1991, the Commonwealth Government initiated a major reform of the communications industry in Australia. The reforms allowed limited competition until July 1997 at which time full competition was permitted. In July 1997, the Telecommunications Act 1997 was introduced, replacing the 1991 Act, which facilitated this competition.

Under the 1997 Act, the Government established the Telecommunications Code of Practice 1997 (Commonwealth Code of Practice), which sets out the conditions under which a carrier must operate. Carrier, as a licensed telecommunications carrier, must comply with the Telecommunications Act 1997 and the Telecommunications Code of Practice 1997 for all telecommunication facilities. Under the 1997 Act, provisions have been made for telecommunications carriers to be subject to State and Territory environmental and planning laws where the proposed facility does not fall within the definition of the Telecommunications (Low-impact Facilities) Determination 1997 (Amendment no. 1 of 1999).

### 3.2 Commonwealth Telecommunications Code of Practice 1997

Section 2.11 of the Telecommunications Code of Practice 1997 requires carriers to ensure that the design, planning and installation of facilities are in accordance with industry "best practice". This is required to [2.11(3)]:

*"...minimise the potential degradation of the environment and the visual amenity associated with the facilities".*

"Best Practice" involves the carrier complying with any relevant industry code or standard, which is registered by the ACMA under Part 6 of the Act. The planning and siting of the current proposal has taken place in accordance with Section 3 (Planning and Siting) of the Australian Standard, Siting of Radiocommunications Facilities (AS 3516.2).

### 3.3 Telecommunications (Low-Impact Facilities) Determination

A *Low-Impact* Telecommunications Facility is a Facility which meets with the requirements of the *Telecommunications (Low-impact Facilities) Determination 1997*, which was established by the Federal Minister for Communications utilising the provisions of the *Telecommunications Act 1997*.

The Determination criteria only relate to the size and purpose of the equipment proposed, the type of supporting structure used, and the existing land use category where the facility is proposed. The Determination does not specifically relate to the power levels of the proposed equipment to be used. The Background to the Determination (Section 1.2 Page 3) explains as follows:

*A facility cannot be a low-impact facility unless it is specified in this determination. Therefore overhead cabling and new mobile telecommunications towers are not low-impact facilities.*

*Also, a facility will be a low-impact facility only if it is installed in particular areas identified in this determination. The areas have an order of importance, based on zoning under State or Territory laws, so that any area only has its "highest" possible zoning. The order of priority is:*

- *Area of environmental significance*
- *Residential areas*
- *Commercial areas*
- *Industrial areas*
- *Rural areas.*

Telecommunications development, which is classified as low-impact, does not require planning permit approval from Local Government. Telecommunications development, which is not classified as low-impact, requires planning permit approval. Due to the proposed facility being an installation of a new telecommunications tower or pole, the development is not a low-impact facility.

It is the visible physical characteristics of the equipment and supporting structures, rather than radio-frequency emissions which determine a proposal status as either low-impact or not low-impact.

### 3.4 Industry Code C564:2011

The Industry Code (Mobile Base Station Deployment) is a national Code implemented in July 2012 by licensed telecommunications Carriers. The aim of the Code is to address the concerns of the community about the risks of radiofrequency EMR exposure by allowing the community and the Councils to have greater participation in decisions made by Carriers and encouraging a more collaborative approach between carriers, local councils and the community alike to mobile base station deployment. As part of this, Carriers are required to adopt a Precautionary Approach in planning, installing and operating radio-communications infrastructure.

The Code however does not change the existing regulatory regime at Local, State or Federal level and is a supplement to existing requirements imposed on Carriers. This proposal is compliant with the Industry Code and Telstra has applied the Precautionary Approach in the Selection and Design of the proposed site in accordance with Sections 4.1 and 4.2 of this Code.

### 3.5 Southern Midlands Planning Scheme Provisions

The proposed site at 3372 Woodsdale Road is included within the Rural Resource Zone pursuant to the Southern Midlands Interim Planning Scheme 2015.

The planning scheme has regard to the Southern Tasmanian Regional Land Use Strategy 2010, which provides strategic context at a regional level. The strategy notes that resource rich lands are included in the Rural Resource Zone to support productive agricultural lands, natural resource and environmental (non-urban) landscaped areas and to protect this land from inappropriate (mainly urban) development.

The Strategy sets out 10 'strategic directions' for the region:

- *Adopting a more integrated approach to planning and infrastructure.*
- *Holistically managing residential growth.*
- *Creating a network of vibrant and attractive activity centres.*
- *Improving our economic infrastructure.*
- *Supporting our productive resources.*
- *Increasing responsiveness to our natural environment*
- *Improving management of our water resources.*
- *Supporting strong and healthy communities.*
- *Making the region nationally and internationally competitive.*
- *Creating liveable communities.*

The proposed site at 3372 Woodsdale Road, Whitefoord is within the Rural Resource Zone. The planning scheme specifies the need to comply with the primary controls for use and development of the relevant zone as well as additional provisions set out under specific codes that apply to overlays on the site. There is also a specific code for development of Telecommunications facilities that will be used as the primary performance standard **compliance checklist for this planning permit application.**

# 4 Assessment of Application

## 4.1 Statutory Controls

### 4.1.1 Zoning

The proposed site at 3372 Woodsdale Road, Whitefoord is included in the Rural Resource Zone under the provisions of the Southern Midlands Interim Planning Scheme (see Figure 7).

The following Zone Purpose Statements must be considered if conducting buildings or works within a Rural Resource Zone:

- *To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.*
- *To provide for other use or development that does not constrain or conflict with resource development uses.*
- *To provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry, mining and other primary industries.*
- *To allow for residential and other uses not necessary to support agriculture, aquaculture and other primary industries provided that such uses do not:*
  - (a) *fetter existing or potential rural resource use and development on other land;*
  - (b) *add to the need to provide services or infrastructure or to upgrade existing infrastructure;*
  - (c) *contribute to the incremental loss of productive rural resources.*
- *To provide for protection of rural land so future resource development opportunities are not lost.*
- *To provide for economic development that is compatible with agricultural and other rural resource activities.*

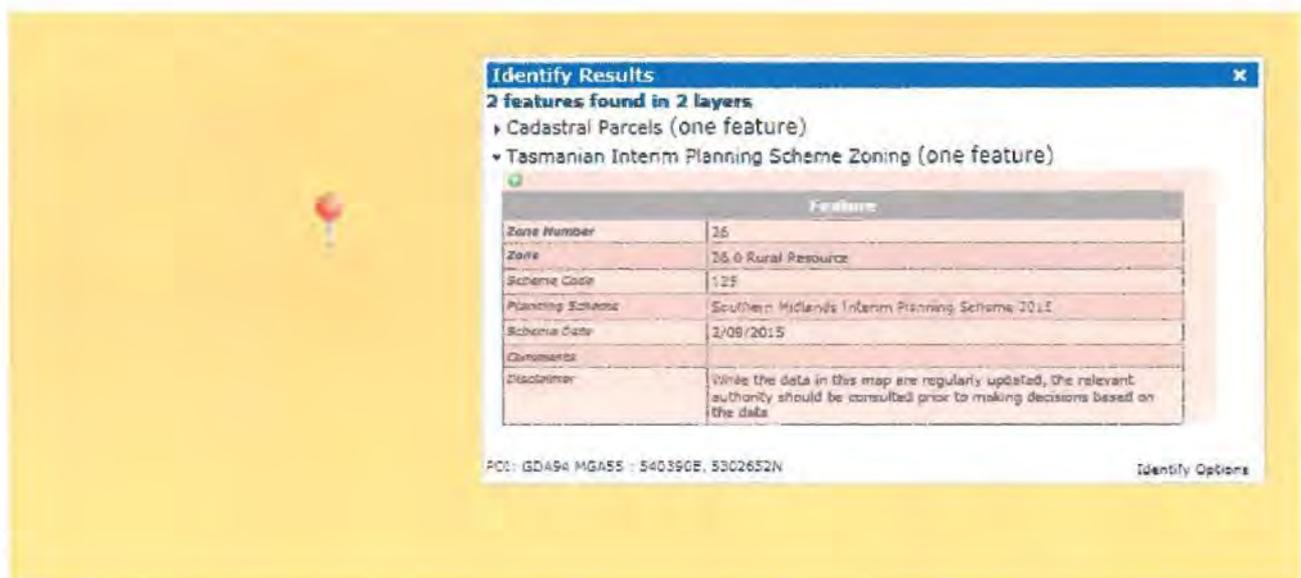


Figure 7: Zoning Map for the subject Site at 3372 Woodsdale Road, Whitefoord (Source: ListMap)

Section 26.4.3 of the planning scheme relates to design of building and works within a Rural Resource Zone. These Development Standards specify requirements associated with building height, setback and siting.

A more detailed planning assessment of these issues is provided in Section 4.1.2 in accordance with the planning scheme's Telecommunications Code and site overlay controls.

#### 4.1.2 Overlays

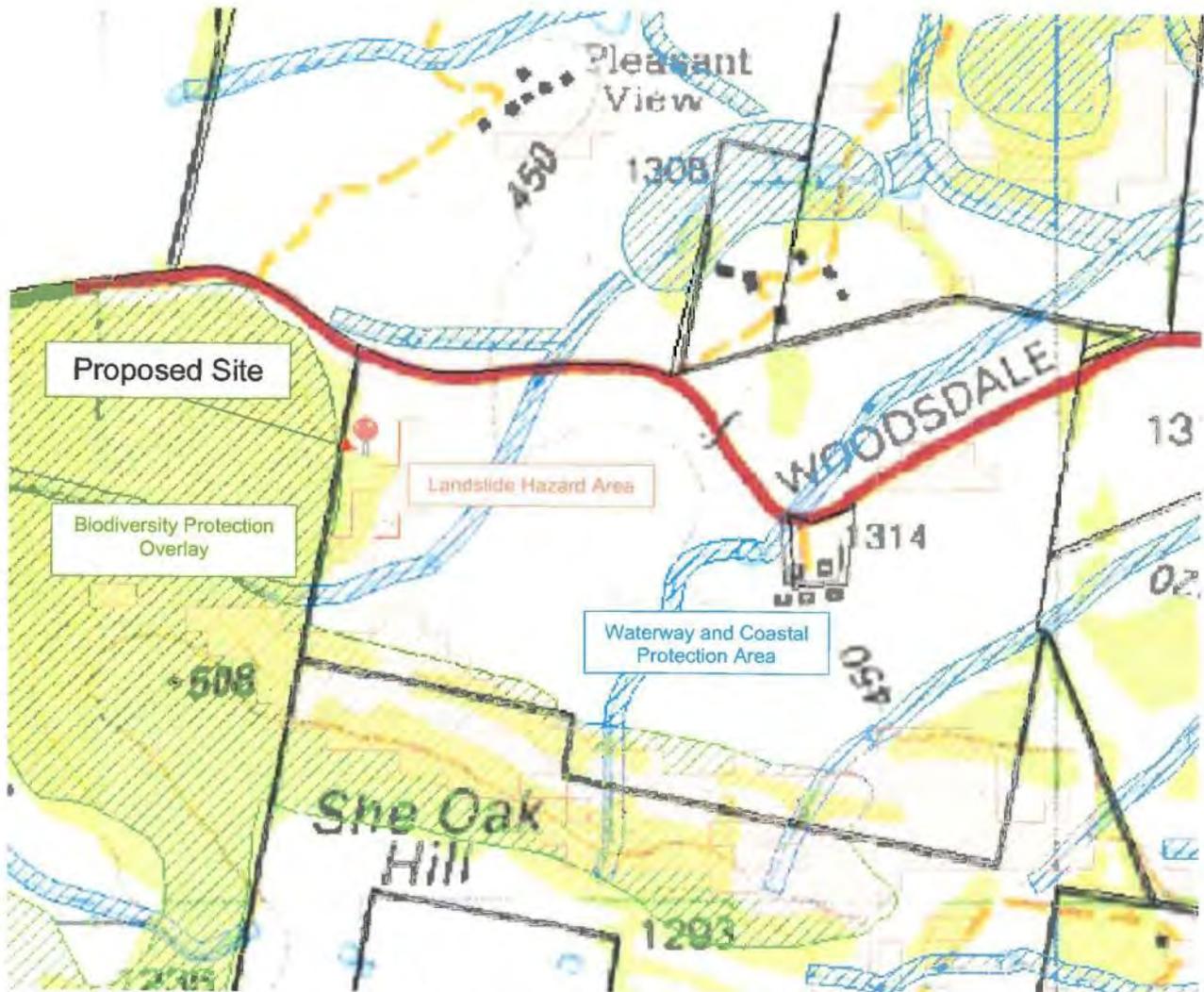


Figure 8: Overlay Map for the subject Site at 3372 Woodsdale Road, Whitefoord (Source: ListMap)

A small area along the western boundary of the subject property is affected by the Biodiversity Protection Overlay, however, the proposed works are not affected by this overlay.

A watercourse crosses through the subject property and a Waterway and Coastal Protection Area affects the land. However the location of the proposed site and access is on elevated terrain more than 100m west of this watercourse and avoids impacting on this protection area.

The subject property is also affected by a Landslide Hazard Area. The proposed access to the facility will cross over land which is affected by this overlay. However the proposed access will be via 4WD vehicles and the track will not require any upgrading, excavation or resurfacing. As no works are proposed for the track, a permit is therefore not triggered under this overlay.

#### 4.1.3 The Telecommunications Code

Section E19.0 of the Southern Midlands Interim Planning Scheme 2015 contains provisions under the Telecommunications Code relating specifically to telecommunications infrastructure and contains development standards for telecommunications infrastructure, such as that proposed at Whitefoord. This planning permit application has been prepared having particular focus to this purpose and the development standards of this code. The proposed development of the facility has been assessed directly in accordance with the objective, acceptable solution and performance criteria identified in Sections E19.7.1 – E19.7.2 which form the development standards for the Telecommunications Code.

The purpose of the Telecommunications Code is to:

- (a) *facilitate equitable provision and access to high-speed broadband and telecommunication networks as services essential for the prosperity, security and welfare of the community;*
- (b) *encourage new telecommunication and digital facilities to form part of a local or regional telecommunications network for all carriers;*
- (c) *encourage shared use and co-location of facilities to minimise the number of towers within the municipal area;*
- (d) *minimise likely adverse impact of communication systems on community health and safety;*
- (e) *minimise adverse visual impact of towers and antennae.*

An assessment of the proposed telecommunications facility against the development standards of the Telecommunications Code are provided in Table 1.

Table 1 Development Standard for a Telecommunications Facility

|   |                             |                 |
|---|-----------------------------|-----------------|
| <b>E19.7.1 Shared Use and Co-Location</b>                                     |                             |                 |
| <b>Objective</b>  |                             |                 |
| To minimise the total number of towers and antenna within the municipal area. |                             |                 |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b> | <b>Response</b> |

|  |   |   |
|--|---|---|
| <p><b>A1</b></p> <p>A new antenna must be located on an existing tower.</p>  | <p><b>P1</b></p> <p>A new antenna may be located on a new tower if it is impracticable to co-locate on an existing tower, having regard to the following:</p> <ul style="list-style-type: none"> <li>(a) no existing tower is located within the telecommunications network area with technical capacity to meet the requirements for the antenna;</li> <li>(b) no existing tower is located within the telecommunications network area with sufficient height to meet the requirements of the antenna;</li> <li>(c) no existing tower is located within the telecommunications network area with sufficient structural strength to support the proposed antenna and related equipment;</li> <li>(d) there is a risk of electromagnetic interference between the antenna and an existing antenna on an existing tower;</li> <li>(e) there are other limiting factors that render existing towers unsuitable.</li> </ul> | <p><b>A1 Compliant</b></p> <p>As detailed in Section 2.4 no existing telecommunications facilities were identified within the Telstra "search ring", or in the immediate surrounding area.</p> <p>As depicted in Figure 1 above, a number of existing telecommunications facilities were identified in the wider surrounding area, however are considered not suitable as a potential co-location option.</p> |
| <p><b>A2</b></p> <p>A new structure or mast must be structurally and technically designed to accommodate comparable additional users, including by the rearrangement of existing antenna and the mounting of antenna at different heights.</p> | <p><b>P2</b></p> <p>No performance criteria</p>   | <p><b>A2 Compliant</b></p> <p>The new monopole will have the capacity to allow for additional users on application with Telstra.</p>  |

| <b>E19.7.2 Visual Amenity</b>  |  |  |
|--|--|--|
| <b>Objective</b><br>To minimise detrimental impact upon the visual amenity of a locality by reducing prominence of telecommunications infrastructure.  |  |  |
| <b>Acceptable Solutions</b>  | <b>Performance Criteria</b>  | <b>Response</b>  |
| <p><b>A1</b></p> <p>The location of telecommunications infrastructure must comply with all of the following;</p> <ul style="list-style-type: none"> <li>(a) be within existing utility corridors and sites and use existing infrastructure;</li> <li>(b) be externally finished and maintained in a neutral</li> </ul> | <p><b>P1</b></p> <p>The location of the telecommunications infrastructure not complying with A1 must ensure any detrimental impact upon visual amenity is minimised by reducing the prominence of telecommunications infrastructure, and important public views such as vistas to significant public buildings, streetscapes and heritage areas are protected.</p> | <p><b>A1 Compliant, P1 Compliant</b></p> <p>In this instance no suitable co-location option was identified, and the subject site was selected as the best available in terms of balancing visual amenity impacts and satisfying Telstra's coverage and network capacity requirements on the basis that the site:</p> <ul style="list-style-type: none"> <li>• It is located within an agricultural area and will support the uses within this area. The area is sparsely populated primarily with</li> </ul> |

|  |  |   |
|--|--|---|
| <p>colour that minimises visual intrusiveness;</p> <p>(c) not:</p> <p>(i) be located on skylines that can be seen in silhouette;</p> <p>(ii) be aligned diagonally to the principal slope on a hill;</p> <p>(iii) cross a low point of a saddle between hills;</p> <p>(iv) be located around the base of a hill;</p> <p>(v) be along the edge of an existing clearing;</p> <p>(vi) be artificially lit unless required for air navigation safety.</p> <p>(vii) be used for signage purposes, other than necessary warning and equipment information.</p> <p>(viii) aerial telecommunication lines or additional supporting structures are erected and operated in residential and commercial areas only where overhead cables exist;</p> <p>(ix) equipment housing and other visually intrusive infrastructure is screened from public view.</p> |  | <p>large rural properties, however vertical infrastructure (power poles,) that support the land uses of this precinct, will help to minimise the visual impact of the proposal.</p> <ul style="list-style-type: none"> <li>• It is well set back (~105m) from the street frontage to Woodsdale Road.</li> <li>• Has relatively good separation from other sensitive land uses including residential dwellings on Woodsdale Road and will not interfere with the heritage values of listed properties in the area.</li> <li>• The topography in the area is that the proposed facility, although on elevated land, will be located on a hillside rather than on a ridgeline.</li> <li>• Satisfies engineering, design and construction criteria and has the capacity to meet Telstra's network objectives for Whitefoord.</li> <li>• Development footprint will be minimised with the inclusion of the equipment within a proposed equipment shelter in the small compound area.</li> <li>• The height of proposed monopole has been limited to 40m in an area where height limits are 60m.</li> <li>• The proposed materials and finishes are sympathetic to the site context and are subject to Council's discretion.</li> <li>• No trees or vegetation are proposed to be removed as part of this application.</li> </ul> |
|--|--|---|

|   |  |  |
|---|--|--|
| <p><b>A2</b></p> <p>Height above natural ground level must be no more than:</p> <ul style="list-style-type: none"> <li>(a) 60 metres in the Environmental Management, Rural Resource and Significant Agricultural Zones;</li> <li>(b) 45 metres in the General Industrial or Port and Marine Zone;</li> <li>(c) 40 metres in the Central Business, Commercial, Environmental Living, General Business, Major Tourism, Rural Living and Utilities Zones;</li> <li>(d) 20 metres in the Community purpose, General Residential, Inner Residential, Light Industrial, Local Business, Low Density Residential, Recreation, Urban Mixed Use and Village Zones.</li> </ul> | <p><b>P2</b></p> <p>Height above natural ground level not complying with A2 must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) the predominant height of existing infrastructure or vegetation in the immediate vicinity is above the specified height limit;</li> <li>(b) there is no adverse impact on heritage or ecological values, or visual amenity of the locality;</li> <li>(c) it is critical for the role of the facility within the telecommunications network.</li> </ul> | <p><b>A1 Compliant, P1 Compliant</b></p> <p>The proposed telecommunications facility is within a Rural Resource Zone.</p> <p>The overall height of the facility of 40m complies with all A2 height restrictions under this section of the code.</p> <p>It is noted that the site is not within an identified Heritage Area under the planning scheme. The visual intactness of a Heritage Area is therefore not relevant in this case.</p> <p>The site has been selected on the basis that it achieves Telstra's coverage objectives for the Federal Government Blackspot Programme. The site also achieves an appropriate setback from sensitive uses, neighbouring residences and the road. The facility will be located in a cleared area with surrounding vegetation to a height of 30m which will provide screening and a backdrop to the structure, resulting in minimal impact on the existing amenity of the area.</p> |
|---|--|--|

| E19.7.3 Environmental Values  |  |   |
|---|--|---|
| Objective   |  |   |
| To ensure that environmental values are protected.  |  |   |
| Acceptable Solutions  | Performance Criteria   | Response  |
| <p>A1<br/>Telecommunications infrastructure must not be located in an area of environmental significance.</p> | <p>P1<br/>Telecommunications infrastructure located within an area of environmental significance must ensure environmental and heritage values are not significantly impacted.</p> | <p><b>A1 Compliant, P1 Compliant</b><br/>The proposal is located in a clearing in a rural property.</p> <p>Furthermore, no trees or vegetation are proposed to be removed as part of this application.</p> <p>Although a Biodiversity Protection Overlay affects a small portion of the western boundary of the property, the proposed site and track will not be affected by this overlay.</p> <p>The proposal comprises a relatively discreet building footprint and will not adversely impact on the existing environmental values of the land.</p> <p>An EPBC Act Protected Matters Report has been prepared for the subject site. Whilst the report indicates that a number of listed threatened and migratory species may be found within 1km of the subject site, by virtue of the nature of the proposal and modest building footprint, the proposal is not expected to have any adverse impact on these species.</p> |

| E19.7.4 Access  |   |  |
|---|---|--|
| Objective   |   |  |
| To ensure that telecommunications infrastructure does not impede movement of vehicular and other modes of traffic.  |   |  |
| Acceptable Solutions  | Performance Criteria  | Response   |
| <p>A1<br/>Telecommunications infrastructure must not impede movement of vehicular and other modes of transport.</p> | <p>P1<br/>Telecommunications infrastructure must provide for adequate clearance for vehicular traffic and must not pose a danger or encumbrance to users of other land or aircraft.</p> | <p><b>A1 Compliant, P1 Compliant</b><br/>Access to the proposed site will be via an existing driveway entered from Woodsdale Road.</p> <p>The location of the proposal provides for adequate vehicular access and will not pose a danger or encumbrance to other land users or aircraft.</p> |

|   |   |  |
|---|---|--|
| E19.7.5 Significant Agricultural Land   |   |  |
| <b>Objective</b>  |   |  |
| To protect the productive capacity and efficient farming operations of agricultural land.   |   |  |
| <b>Acceptable Solutions</b>   | <b>Performance Criteria</b>   | <b>Response</b>  |
| A1<br>Telecommunications infrastructure within the Significant Agriculture Zone must be placed on or within 2 metres of property boundaries or fence lines. | P1<br>Telecommunications infrastructure within the Significant Agriculture Zone must not degrade or restrict the productive capacity of the land. | <b>A1 Compliant, P1 Compliant</b><br>The proposed facility is not located within the Significant Agriculture Zone. |

## 4.2 Other Planning Considerations

### 4.2.1 Maintenance

Once established the site will operate like other utility installations. In the normal course of events the base station would be subject to routine maintenance checks, a maximum of once a month or as required in an electricity outage or similar event.

### 4.2.2 Access

Access to the site will in most cases be undertaken in a standard 4WD motor vehicle. Access is available from the existing access gates off Woodsdale Road.

### 4.2.3 Utilities

The site will have power connected via an underground cable to the existing power supply on Woodsdale Road.

### 4.2.4 Management of Weeds

In establishing the facility, Telstra and its contractors will:

- Ensure machinery and vehicles working on site have been washed down prior to entering the property;
- Use materials sourced from sites known to be free from declared weeds.

### 4.2.5 Noise

Construction activity will generate some noise however this will be temporary and in accordance with relevant guidelines for construction site noise as per State Environment Protection Policies.

The only noise emitted by the facility once completed is associated with an air conditioning unit attached to the equipment shelter which emits a noise level similar to that of a domestic air conditioner. These operational noise levels would not be noticeable outside of the area immediately surrounding the site. As noted the site is provided with a significant degree of separation from residential properties and consequently the noise from the facility is unlikely to disturb adjacent users.

Operation of the base station will not generate any odour emissions, or solid waste, nor discharge any liquid waste.

### 4.2.6 Standards for exposure to radio emissions will be met.

Certain reports have suggested that EME (electromagnetic energy) emissions from mobile phone base stations and radiocommunications facilities (including handsets) may have adverse health consequences for users and the community. Telstra is committed to being open and transparent on all issues relating to EME. Telstra complies with all relevant radio frequency standards and has comprehensive policies and procedures to ensure the health and safety of the community and its employees.

Telstra relies on the expert advice of national and international health authorities such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and the World Health Organisation (WHO) for overall assessments of health and safety impacts. The consensus is that there is no substantiated scientific evidence of health effects from the EME generated by radio frequency technology, including mobile phones and base stations, when used in accordance with applicable standards.

On 1 March 2003 the ACMA introduced new regulations setting limits for human exposure to EME for all types of radio communication, broadcast and telecommunications transmitters. Previous regulations only applied to telecommunications transmitters. The limits for public human exposure to EME are based on the Radiation Protection Standard – Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz, developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) referred to as the ARPANSA Standard. The proposed facility will be designed and installed to comply with maximum human exposure levels to radio frequency emissions as defined by this standard.

Telstra is required to complete and make available an EME report which predicts the maximum environmental EME level the facility will emit (refer Appendix D). The EME is calculated with the facility

operating at maximum power. However, mobile networks are specifically designed to use the lowest possible power from base stations and mobile phones necessary to ensure quality voice or data services. The network automatically adjusts the base station transmitter power according to how far away the mobile phone users are. With the optimal network design, base stations are located close to mobile phone users and produce the lowest possible EME. The further away base stations are located from mobile phone users, the higher the power required, resulting in higher EME levels. The maximum environmental EME level predicted from the Proposed Facility is within the allowable limit under the standard.

Telstra does not consider the emission of electromagnetic fields relevant to the assessment of the planning merits of a site where the facility operates in accordance with prescribed standards. The proposed facility operates well within the prescribed health standards (Refer Appendix D EME Environmental Reports)

The case of *Blake Dawson Waldron obo Telstra Corporation v West Tamar Council* [2004] TASRMPAT 201 (20 Aug 2004) confirms the Tasmanian Tribunal's position on compliance with Australia's safety standards for RF EME. The following paragraphs are relevant:

*41. The Tribunal is satisfied on the evidence presented by Mr Boon which included a summary table of predicted EME levels around the proposed mobile phone base station at Legana that they are well within the Australian standard requirements for radiation emission levels. It was Mr Boon's evidence that the calculated exposure limit represented 0.016 per cent of the maximum exposure limit for the general public 2RS-EME from mobile phone base stations as mandated by the Australian Communications Authority. Mr Boon commented that in his experience the electromagnetic emissions from infrastructures such as that proposed are generally thousands of times below the permitted level.*

*42. Whilst the Tribunal understands the concerns of the residents whose houses are located in close proximity to the proposed infrastructure, there is no objective evidence by which the Tribunal is able to affirm their concerns. The fact sheets produced by an Australian Government Agency and tendered in evidence by the residents stated that research has indicated that there is no substantiated evidence that living near a mobile phone antenna causes adverse health effects.*

*43. The Victorian Civil and Administrative Tribunal in Sinclair v. Lodden SC (1999) VCAT 241 stated at page 3 ... "It was Mr Rolley's evidence that the electromagnetic emissions from this tower were some thousand times less than the emissions limit set by the above standard. This standard and the previous standard, upon which the current standard is based, have been accepted by this Tribunal and a number of other courts and tribunals in Australia and New Zealand. Mr Rolley's evidence referred to a number of such cases. It is true that no person can say that there is no risk associated with the electromagnetic radiation emitted from this facility, but this is not a very significant observation; there is almost no aspect of human life which can be said to be without risk. While it cannot be said that there are no risks in this case, equally there is no rational or scientific basis for saying there is a risk, given the extraordinarily safety margins which apply."*

Further information on the regulation of radio emissions and a range of other issues relevant to the placement of mobile phone facilities (including industry codes of practice and legislation; and a video clip on mobile phones and health) is available from the Australian Communications and Media Authority (ACMA) website at <http://emr.acma.gov.au>.

#### 4.2.7 Design and Construction

The facility is designed and certified by qualified engineers engaged by Telstra. The design of the installation will be carried out in accordance with all relevant current Australian Standards.

During the construction period there will be trucks, a crane and other associated construction vehicles and equipment on site. All construction activities will be carried out in compliance with relevant regulations and Council requirements within the shortest possible timeframe.

#### 4.2.8 Effect on Other Transmission Frequencies

The base transceiver station will operate at a unique frequency allocated by the Federal Government. In addition the facility operates on a low power output. As a result its operation will not have any effect on the operation of any other transmission frequencies including AM/FM radio, amateur radio, television, satellite, sky channel, CB, or any emergency service frequency.

#### 4.2.9 Redundant Facilities and Rehabilitation

Telstra has a policy of removal of facilities and rectification and reinstatement of sites when they become redundant. All building works and associated clean up works will be carried out to ensure that the site is left in a similar condition to that when the facility was installed. The site and the surrounds will be reinstated, and appropriate landscaping will be undertaken by contractors.

## 5 Conclusion

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This report provides the necessary information to support the application for a planning permit to use and develop land at 3372 Woodsdale Road, Whitefoord for a Telecommunications facility.

A detailed assessment of the proposed site has been undertaken with a view to ensuring that the proposal complies with relevant Commonwealth, State and Local planning policies as applicable.

It is submitted that the proposal will not conflict with surrounding land uses, nor will it decrease the general amenity of the area or have a detrimental impact on the local environment.

The proposal is compliant with the Southern Midlands Interim Planning Scheme 2015 controls and will assist Telstra in its commitment to ensuring that telecommunications infrastructure and services are provided in an efficient and cost effective manner to meet community needs, whilst having a minimal impact on the amenity of any given area.

Importantly the proposed facility will be designed and installed to comply with maximum human exposure levels to radio frequency emissions as defined by the ARPANSA RPS3 standard.

Approval of this facility is consistent with:

- The discretionary elements of the Southern Midlands Interim Planning Scheme 2015 concerning the subject land and proposal;
- The general zoning of the land;
- The overlay controls on the and the development standards of the planning scheme's Telecommunications Code;
- Maintaining the general amenity of the area;
- Protecting the environmental and heritage characteristics of the locality;
- Complying with the ARPANSA RPS3 - Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3 kHz to 300 GHz (2002); and
- Improving and maintaining the quality of mobile telecommunications services in the Whitefoord area.

The proposal, which supports the delivery of and access to important, contemporary and reliable telecommunications network services for Whitefoord and the surrounding area, will moreover have important local and regional benefits and is consistent with current State planning directives and regional planning initiatives to improve strategic planning for Tasmania.

It is therefore submitted that the proposal is both consistent and compliant with the relevant planning legislation and should be supported.

# Appendix A

Certificate of Title



SEARCH OF TORRENS TITLE

|                  |                              |
|------------------|------------------------------|
| VOLUME<br>243649 | FOLIO<br>1                   |
| EDITION<br>1     | DATE OF ISSUE<br>21-Mar-1995 |

SEARCH DATE : 09-Feb-2016

SEARCH TIME : 02.36 PM

DESCRIPTION OF LAND

Parish of WHITEFOORD, Land District of MONMOUTH  
 Lot 1 on Plan 243649  
 Derivation : Part of Lot 12455 Gtd to J W Barwick & Anor and  
 Part of Lot 10425 Gtd to J S Rawlings  
 Prior CT 4115/84

SCHEDULE 1

A944717 TRANSFER to STANLEY RALPH HAZELWOOD and FRANCES OLIVE  
 HAZELWOOD as tenants in common in equal shares

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 A923260 ADHESION ORDER under Section 477A of the Local  
 Government Act 1962 Registered 18-Sep-1984 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OS D 435  
ANNEXURE TO CERTIFICATE OF TITLE  
FOLIO OF REGISTER

VOL. 4115 FOL. 84

REGISTERED NUMBER

243649

*E. R. Thorpe*  
Recorder of Titles



Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

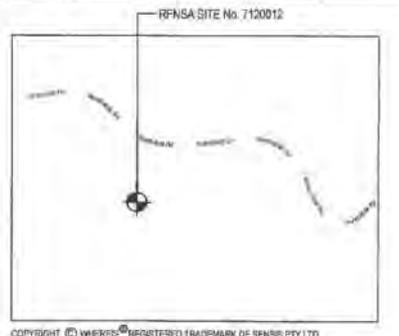
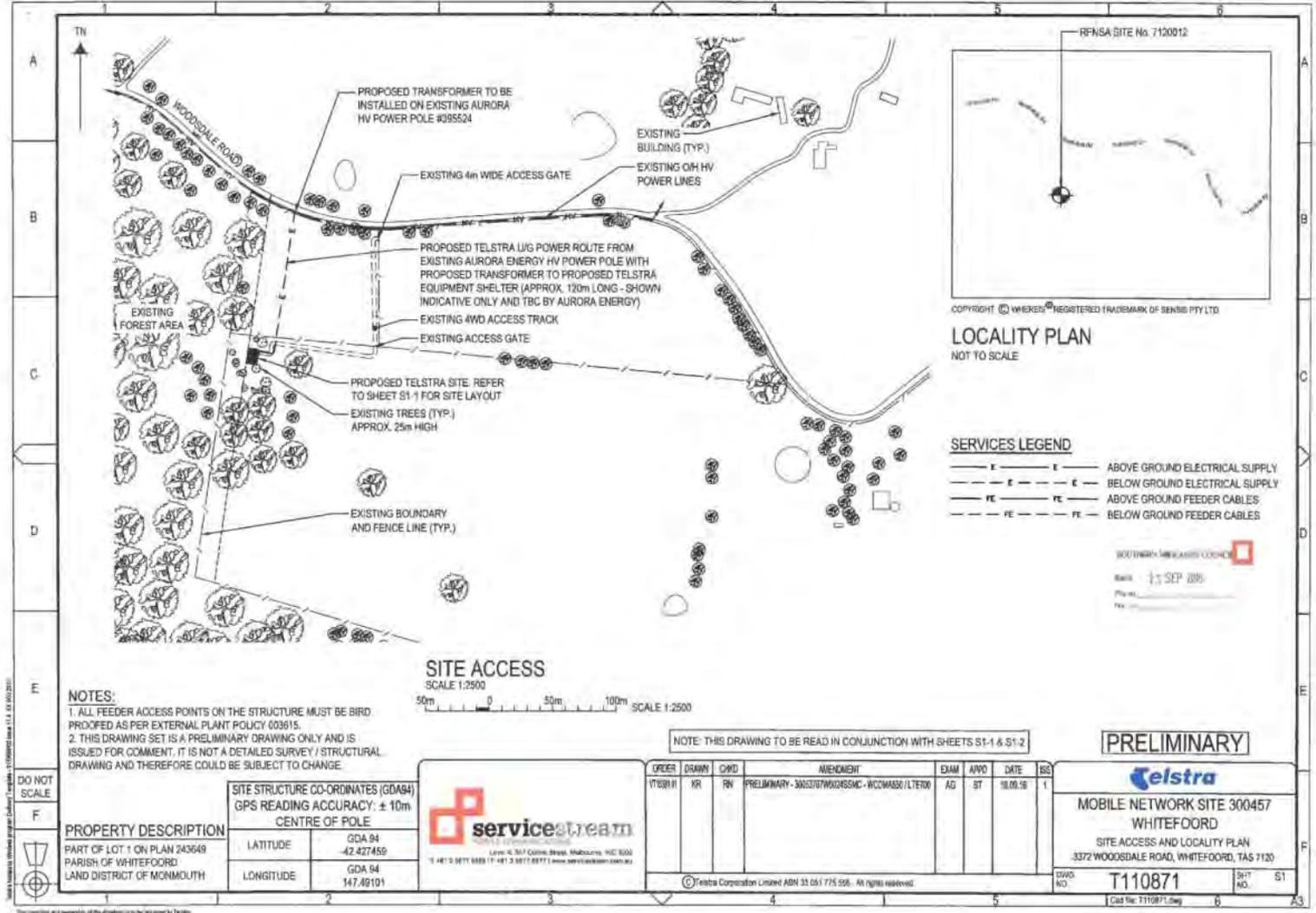
PH. WHITEFOORD  
MEAS. IN METRES



## Appendix B

Plans of the Proposal



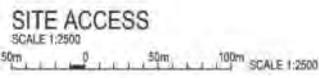


LOCALITY PLAN  
NOT TO SCALE

**SERVICES LEGEND**

|                |                                |
|----------------|--------------------------------|
| —E—E—          | ABOVE GROUND ELECTRICAL SUPPLY |
| - - - E - - -  | BELOW GROUND ELECTRICAL SUPPLY |
| —FE—FE—        | ABOVE GROUND FEEDER CABLES     |
| - - - FE - - - | BELOW GROUND FEEDER CABLES     |

SOUTHERN CROSS CONSULTING  
 11 SEP 2015  
 11 SEP 2015



- NOTES:**
1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
  2. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1-1 & S1-2

**PRELIMINARY**

DO NOT SCALE  
 F  
 PROPERTY DESCRIPTION  
 PART OF LOT 1 ON PLAN 243649  
 PARISH OF WHITEFOORD  
 LAND DISTRICT OF MONMOUTH

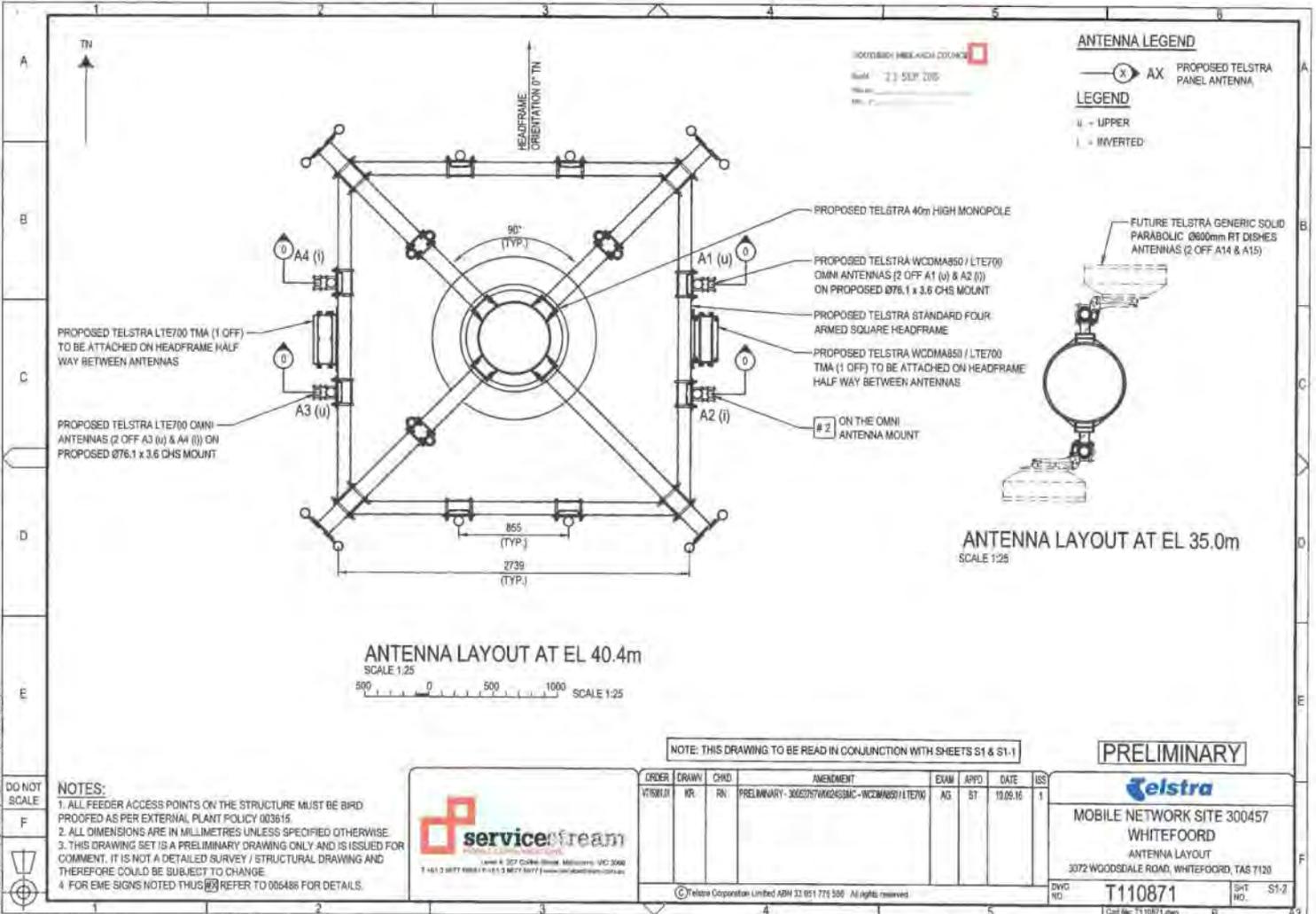
|                                     |                      |
|-------------------------------------|----------------------|
| SITE STRUCTURE CO-ORDINATES (GDA94) |                      |
| GPS READING ACCURACY: ± 10m         |                      |
| CENTRE OF POLE                      |                      |
| LATITUDE                            | GDA 94<br>-42.427459 |
| LONGITUDE                           | GDA 94<br>147.48101  |

| ORDER   | DRAWN | CHKD | AMENDMENT  | EXAM | APPO | DATE     | ISS |
|---------|-------|------|--|------|------|----------|-----|
| V102011 | KR    | RN   | PRELIMINARY - 30652/07WIXD2SSMC - WCOMASSO/L1/T600 | AD   | ST   | 10.09.15 | 1   |

MOBILE NETWORK SITE 300457  
 WHITEFOORD  
 SITE ACCESS AND LOCALITY PLAN  
 3372 WOODSDALE ROAD, WHITEFOORD, TAS 7120

DAWG NO. **T110871** SHEET NO. S1  
 Cat No: T110871.dwg





**ANTENNA LEGEND**  
 AX PROPOSED TELSTRA PANEL ANTENNA  
**LEGEND**  
 u - UPPER  
 i - INVERTED

**ANTENNA LAYOUT AT EL 35.0m**  
 SCALE 1:25

**ANTENNA LAYOUT AT EL 40.4m**  
 SCALE 1:25

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1 & S1-1

**PRELIMINARY**

**DO NOT SCALE**

**NOTES:**  
 1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.  
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.  
 3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.  
 4. FOR EME SIGNS NOTED THUS [X] REFER TO 006486 FOR DETAILS.

service stream  
 1464 4 327 Colina Street, Melbourne VIC 3048  
 3 461 3 8877 8888 / 3 461 3 8877 8877

| ORDER   | DRAWN | CHD | REVISION                                     | DATE     | ISS |
|---------|-------|-----|--|----------|-----|
| VT081/1 | NR    | RN  | PRELIMINARY - 3062071W24G3AC-WCDMA850/LTE700 | AS       | ST  |
|         |       |     |  | 19.09.16 | 1   |

**MOBILE NETWORK SITE 300457**  
**WHITEFORD**  
 ANTENNA LAYOUT  
 3072 WOODSDALE ROAD, WHITEFORD, TAS 7120

DWG NO. **T110871** SH1 NO. S1-2

Conf No: T110871.dwg

PROPOSED TELSTRA 850mm HIGH MOUNT STUB ABOVE THE MONOPOLE FOR PROPOSED HEADFRAME

PROPOSED TELSTRA STANDARD FOUR ARMED SQUARE HEADFRAME

PROPOSED TELSTRA LTE700 / WCDMA850 TMA (1 OFF) TO BE ATTACHED ON HEADFRAME HALF WAY BETWEEN ANTENNAS

PROPOSED TELSTRA LTE700 TMA (1 OFF) (BEHIND) TO BE ATTACHED ON HEADFRAME HALF WAY BETWEEN ANTENNAS

▽ E.L. 43.8m (±100mm) R.L. 520.8m AHD  
OVERALL HEIGHT

# 2 BASE OF EACH OMNI ANTENNA

▽ E.L. 40.4m (±100mm) R.L. 517.4m AHD  
BASE OF PROPOSED TELSTRA WCDMA850 / LTE700 (2 OFF A1 & A2) ON PROPOSED HEADFRAME MOUNTS  
TOP OF PROPOSED TELSTRA LTE700 OMNI ANTENNAS (2 OFF A3 & A4) ON PROPOSED HEADFRAME MOUNTS

▽ E.L. 40.0m (±100mm) R.L. 517.0m AHD  
TOP OF PROPOSED TELSTRA MONOPOLE

▽ E.L. 35.0m (±100mm) R.L. 512.0m AHD  
CL FUTURE TELSTRA PARABOLIC Ø600mm RT DISHES (2 OFF)

**NOTES:**

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
3. FOR EME SIGNS NOTED THUS [X] REFER TO 005488 FOR DETAILS.
4. FOUNDATIONS ARE SHOWN INDICATIVE ONLY. FINAL DESIGN IS SUBJECT TO RESULTS OF GEOTECHNICAL INVESTIGATION.

▽ E.L. 25.0m (±100mm) R.L. 502.0m AHD  
TOP OF EXISTING TREES



PROPOSED TELSTRA 40m HIGH MONOPOLE

PROPOSED TELSTRA FEEDER CABLES (4 OFF) TO RUN INTERNALLY TO MONOPOLE

PROPOSED TELSTRA 2.4m HIGH COMPOUND SECURITY FENCE WITH 3m WIDE DOUBLE GATE

**SITE EME SIGNAGE**

- # 2 EME TELSTRA #2 SIGN  
PROPOSED SIGNS TO BE UV STABLE STICKERS AND FIXED TO BASE OF ALL OMNI ANTENNAS (4 OFF)
- # 6 EME TELSTRA #6 SIGN  
PROPOSED SIGN SECURED 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS
- # 13 EME TELSTRA #13 SIGN  
PROPOSED SIGN SECURED TO TELSTRA COMPOUND GATE USING STAINLESS STEEL STRAPS

PROPOSED TELSTRA 600W CABLE LADDER WITH SUPPORT POST TO ACCOMMODATE PROPOSED TELSTRA FEEDERS (4 OFF)

PROPOSED TELSTRA GPS ANTENNA (1 OFF A16) MOUNTED ON PROPOSED ANTENNA BRACKET NEAR FEEDER WINDOW ON SHELTER ROOF

PROPOSED TELSTRA LOW IMPACT ICS EQUIPMENT SHELTER TYPE 2 (3000 L x 2500 W x 2750 H) COLOURED PAPERBARK ON CONCRETE PIERS

# 13 PROPOSED SIGN SECURED TO TELSTRA COMPOUND GATE

▽ E.L. 3.3m (±100mm) R.L. 480.3m AHD  
BASE OF PROPOSED TELSTRA GPS ANTENNAS (1 OFF A16)

PROPOSED TELSTRA MONOPOLE FOOTING (SHOWN INDICATIVE ONLY)

**EAST ELEVATION**

SCALE 1:150

SCALE 1:150

PROPOSED TELSTRA U/G POWER LINE FROM EXISTING AURORA ENERGY HV LV POWER POLE WITH PROPOSED TRANSFORMER TO TELSTRA EQUIPMENT SHELTER (APPROX. 120m LONG - SHOWN INDICATIVE ONLY AND TBC BY AURORA ENERGY)

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3-1

**PRELIMINARY**

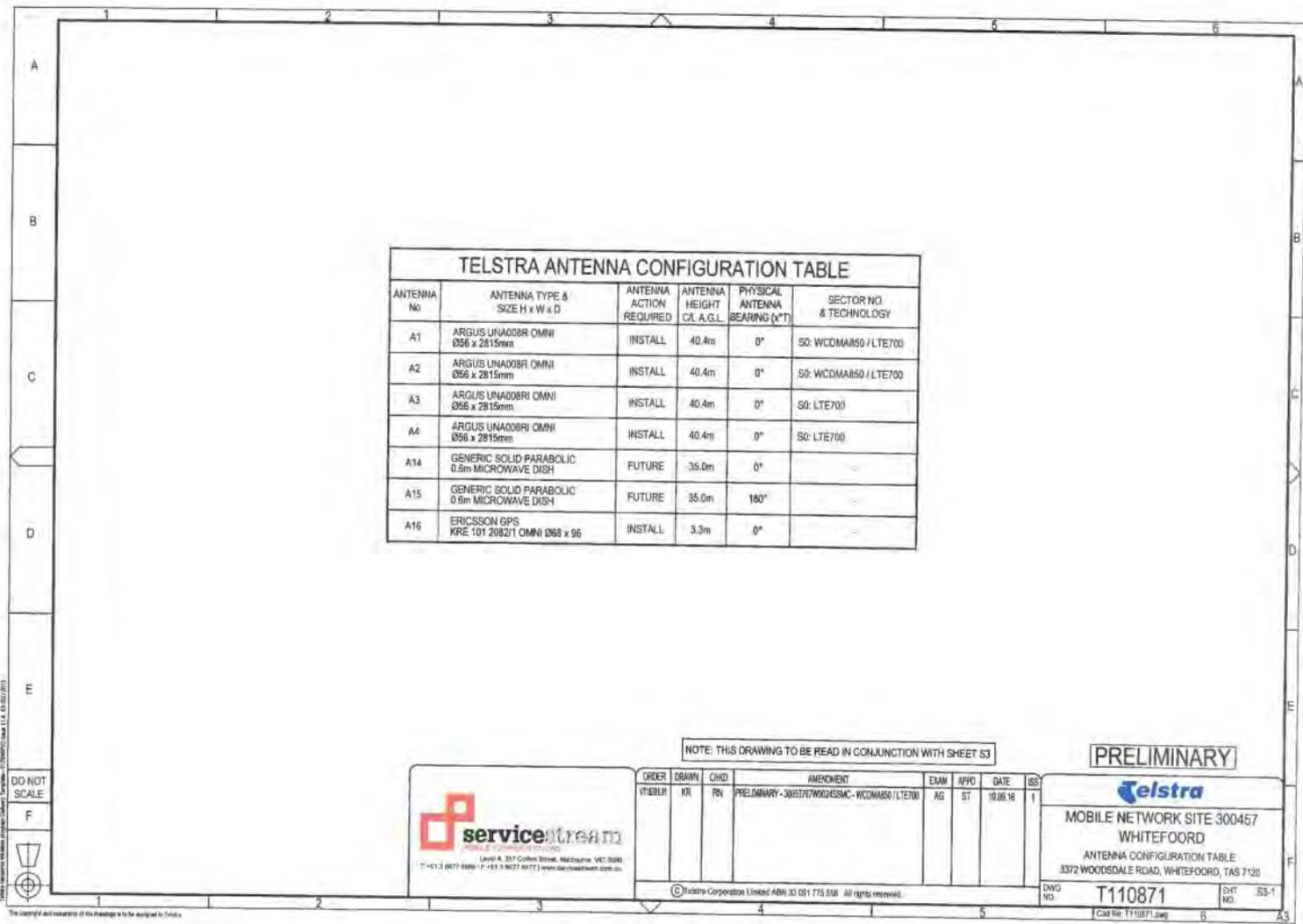
| ORDER     | DRAWN | CHKD | AMENDMENT   | EXAM | APPD | DATE     | ISS |
|-----------|-------|------|---|------|------|----------|-----|
| VT1638101 | KR    | RN   | PRELIMINARY - 30053767V0024SSMC - WCDMA850 / LTE700 | AG   | ST   | 19.09.16 | 1   |

**Telstra**

MOBILE NETWORK SITE 300457  
WHITEFOORD  
EAST ELEVATION  
3372 WOODSDALE ROAD, WHITEFOORD, TAS 7120

**service stream**  
MOBILE NETWORK SERVICES

Level 4, 357 Collins Street, Melbourne VIC 3000  
T +61 3 9677 8888 F +61 3 9677 8977 | www.servicestream.com.au



### TELSTRA ANTENNA CONFIGURATION TABLE

| ANTENNA No | ANTENNA TYPE & SIZE H x W x D               | ANTENNA ACTION REQUIRED | ANTENNA HEIGHT CL A.G.L. | PHYSICAL ANTENNA BEARING (°T) | SECTOR NO. & TECHNOLOGY |
|------------|---|-------------------------|--------------------------|-------------------------------|-------------------------|
| A1         | ARGUS UNAD08R OMNI 056 x 2815mm             | INSTALL                 | 40.4m                    | 0°                            | S0: WCDMA850 / LTE700   |
| A2         | ARGUS UNAD08R OMNI 056 x 2815mm             | INSTALL                 | 40.4m                    | 0°                            | S0: WCDMA850 / LTE700   |
| A3         | ARGUS UNAD08R OMNI 056 x 2815mm             | INSTALL                 | 40.4m                    | 0°                            | S0: LTE700              |
| A4         | ARGUS UNAD08R OMNI 056 x 2815mm             | INSTALL                 | 40.4m                    | 0°                            | S0: LTE700              |
| A14        | GENERIC SOLID PARABOLIC 0.5m MICROWAVE DISH | FUTURE                  | 35.0m                    | 0°                            | -                       |
| A15        | GENERIC SOLID PARABOLIC 0.5m MICROWAVE DISH | FUTURE                  | 35.0m                    | 180°                          | -                       |
| A16        | ERICSSON GPS KRE 101 2082/1 OMNI 088 x 96   | INSTALL                 | 3.3m                     | 0°                            | -                       |

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3

**PRELIMINARY**

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| ORDER  | DRAWN | CHKD | AMENDMENT   | EXAM | APPRO | DATE     | ISS |
|--------|-------|------|---|------|-------|----------|-----|
| VT/BLH | KR    | PN   | PRELIMINARY - 30837670024534C - WCDMA850 / LTE700 | AG   | ST    | 18.06.16 | 1   |

**MOBILE NETWORK SITE 300457  
 WHITEFOORD**  
 ANTENNA CONFIGURATION TABLE  
 3372 WOODSDALE ROAD, WHITEFOORD, TAS 7120

DWG NO. **T110871** SHEET NO. **SS-1**

DO NOT SCALE  
 F

# Appendix C

Site Photos





**Photograph 1 – Proposed site location, looking south**



**Photograph 2 – View from the proposed site towards Woodsdale Road, looking north**



**Photograph 3 – View from the proposed site, looking to the east. Mature trees to a height of 30m provide visual screening.**



**Photograph 4 – View from the proposed site, looking to the south. Backdrop of mature trees to a height of 30m provide visual screening and a backdrop to the facility.**



**Photograph 5 – View to the proposed site, looking to the south west. Photograph taken ~360m away on Woodsdale Road. Backdrop of 30m high mature trees will provide screening and a backdrop to the facility. Powerlines shown in the foreground.**

## Appendix D

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### Environmental EME Report

# Environmental EME Report

## 3372 Woodsdale Road, WHITEFOORD TAS 7120

This report provides a summary of Calculated RF EME Levels around the wireless base station

Date 12/9/2016

RFNSA Site No. 7120012

### Introduction

The purpose of this report is to provide calculations of EME levels from the existing facilities at the site and any proposed additional facilities.

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 3372 Woodsdale Road WHITEFOORD TAS 7120. These levels have been calculated by Telstra using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

The maximum EME level calculated for the proposed systems at this site is 0.048% of the public exposure limit.

### The ARPANSA Standard

ARPANSA, an Australian Government agency in the Health and Ageing portfolio, has established a Radiation Protection Standard specifying limits for general public exposure to RF transmissions at frequencies used by wireless base stations. The Australian Communications and Media Authority (ACMA) mandates the exposure limits of the ARPANSA Standard.

### How the EME is calculated in this report

The procedure used for these calculations is documented in the ARPANSA Technical Report "Radio Frequency EME Exposure Levels - Prediction Methodologies" which is available at <http://www.arpansa.gov.au>.

RF EME values are calculated at 1.5m above ground at various distances from the base station, assuming level ground.

The estimate is based on worst-case scenario, including:

- wireless base station transmitters for mobile and broadband data operating at maximum power
- simultaneous telephone calls and data transmission
- an unobstructed line of sight view to the antennas.

In practice, exposures are usually lower because:

- the presence of buildings, trees and other features of the environment reduces signal strength
- the base station automatically adjusts transmit power to the minimum required.

Maximum EME levels are estimated in 360° circular bands out to 500m from the base station.

These levels are cumulative and take into account emissions from all mobile phone antennas at this site.

The EME levels are presented in three different units:

- volts per metre (V/m) – the electric field component of the RF wave
- milliwatts per square metre (mW/m<sup>2</sup>) – the power density (or rate of flow of RF energy per unit area)
- percentage (%) of the ARPANSA Standard public exposure limit (the public exposure limit = 100%).

### Results

The maximum EME level calculated for the proposed systems at this site is 0.83 V/m; equivalent to 1.83 mW/m<sup>2</sup> or 0.048% of the public exposure limit.

## Radio Systems at the Site

There are currently no existing radio systems for this site.

It is proposed that this base station will have equipment for transmitting the following services:

| Carrier | Radio Systems                          |
|---------|--|
| Telstra | LTE700 (proposed), WCDMA850 (proposed) |

## Calculated EME Levels

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined.

| Distance from the antennas at 3372 Woodsdale Road in 360° circular bands | Maximum Cumulative EME Level – All carriers at this site |                                 |                           |                    |                                 |                           |
|--|--|---------------------------------|---------------------------|--------------------|---------------------------------|---------------------------|
|  | Existing Equipment                                       |                                 |                           | Proposed Equipment |                                 |                           |
|  | Electric Field V/m                                       | Power Density mW/m <sup>2</sup> | % ARPANSA exposure limits | Electric Field V/m | Power Density mW/m <sup>2</sup> | % ARPANSA exposure limits |
| 0m to 50m  |  |                                 |                           | 0.68               | 1.24                            | 0.033%                    |
| 50m to 100m  |  |                                 |                           | 0.67               | 1.19                            | 0.032%                    |
| 100m to 200m   |  |                                 |                           | 0.78               | 1.6                             | 0.042%                    |
| 200m to 300m   |  |                                 |                           | 0.83               | 1.83                            | 0.048%                    |
| 300m to 400m   |  |                                 |                           | 0.77               | 1.55                            | 0.04%                     |
| 400m to 500m   |  |                                 |                           | 0.6                | 0.96                            | 0.025%                    |
| <b>Maximum EME level</b>   |  |                                 |                           | 0.83               | 1.83                            | 0.048                     |
|  | 229.65 m from the antennas at 3372 Woodsdale Road        |                                 |                           |                    |                                 |                           |

## Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest that have been identified through the consultation requirements of the Communications Alliance Ltd Deployment Code C564:2011 or via any other means. The calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

| Additional Locations    | Height / Scan relative to location ground level | Maximum Cumulative EME Level All Carriers at this site Existing and Proposed Equipment |                                 |                              |
|-------------------------|---|--|---------------------------------|------------------------------|
|                         |   | Electric Field V/m   | Power Density mW/m <sup>2</sup> | % of ARPANSA exposure limits |
| No locations identified |   |  |                                 |                              |

## RF EME Exposure Standard

The calculated EME levels in this report have been expressed as percentages of the ARPANSA RF Standard and this table shows the actual RF EME limits used for the frequency bands available. At frequencies below 2000 MHz the limits vary across the band and the limit has been determined at the Assessment Frequency indicated. The four exposure limit figures quoted are equivalent values expressed in different units – volts per metre (V/m), watts per square metre (W/m<sup>2</sup>), microwatts per square centimetre (µW/cm<sup>2</sup>) and milliwatts per square metre (mW/m<sup>2</sup>). Note: 1 W/m<sup>2</sup> = 100 µW/cm<sup>2</sup> = 1000 mW/m<sup>2</sup>.

| Radio Systems            | Frequency Band  | Assessment Frequency | ARPANSA Exposure Limit (100% of Standard)   |
|--------------------------|-----------------|----------------------|---|
| LTE 700                  | 758 – 803 MHz   | 750 MHz              | 37.6 V/m = 3.75 W/m <sup>2</sup> = 375 µW/cm <sup>2</sup> = 3750 mW/m <sup>2</sup>    |
| WCDMA850                 | 870 – 890 MHz   | 900 MHz              | 41.1 V/m = 4.50 W/m <sup>2</sup> = 450 µW/cm <sup>2</sup> = 4500 mW/m <sup>2</sup>    |
| GSM900, LTE900, WCDMA900 | 935 – 960 MHz   | 900 MHz              | 41.1 V/m = 4.50 W/m <sup>2</sup> = 450 µW/cm <sup>2</sup> = 4500 mW/m <sup>2</sup>    |
| GSM1800, LTE1800         | 1805 – 1880 MHz | 1800 MHz             | 58.1 V/m = 9.00 W/m <sup>2</sup> = 900 µW/cm <sup>2</sup> = 9000 mW/m <sup>2</sup>    |
| LTE2100, WCDMA2100       | 2110 – 2170 MHz | 2100 MHz             | 61.4 V/m = 10.00 W/m <sup>2</sup> = 1000 µW/cm <sup>2</sup> = 10000 mW/m <sup>2</sup> |
| LTE2300                  | 2302 – 2400 MHz | 2300 MHz             | 61.4 V/m = 10.00 W/m <sup>2</sup> = 1000 µW/cm <sup>2</sup> = 10000 mW/m <sup>2</sup> |
| LTE2600                  | 2620 – 2690 MHz | 2600 MHz             | 61.4 V/m = 10.00 W/m <sup>2</sup> = 1000 µW/cm <sup>2</sup> = 10000 mW/m <sup>2</sup> |
| LTE3500                  | 3425 – 3575 MHz | 3500 MHz             | 61.4 V/m = 10.00 W/m <sup>2</sup> = 1000 µW/cm <sup>2</sup> = 10000 mW/m <sup>2</sup> |

## Further Information

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is a Federal Government agency incorporated under the Health and Ageing portfolio. ARPANSA is charged with responsibility for protecting the health and safety of people, and the environment, from the harmful effects of radiation (ionising and non-ionising).

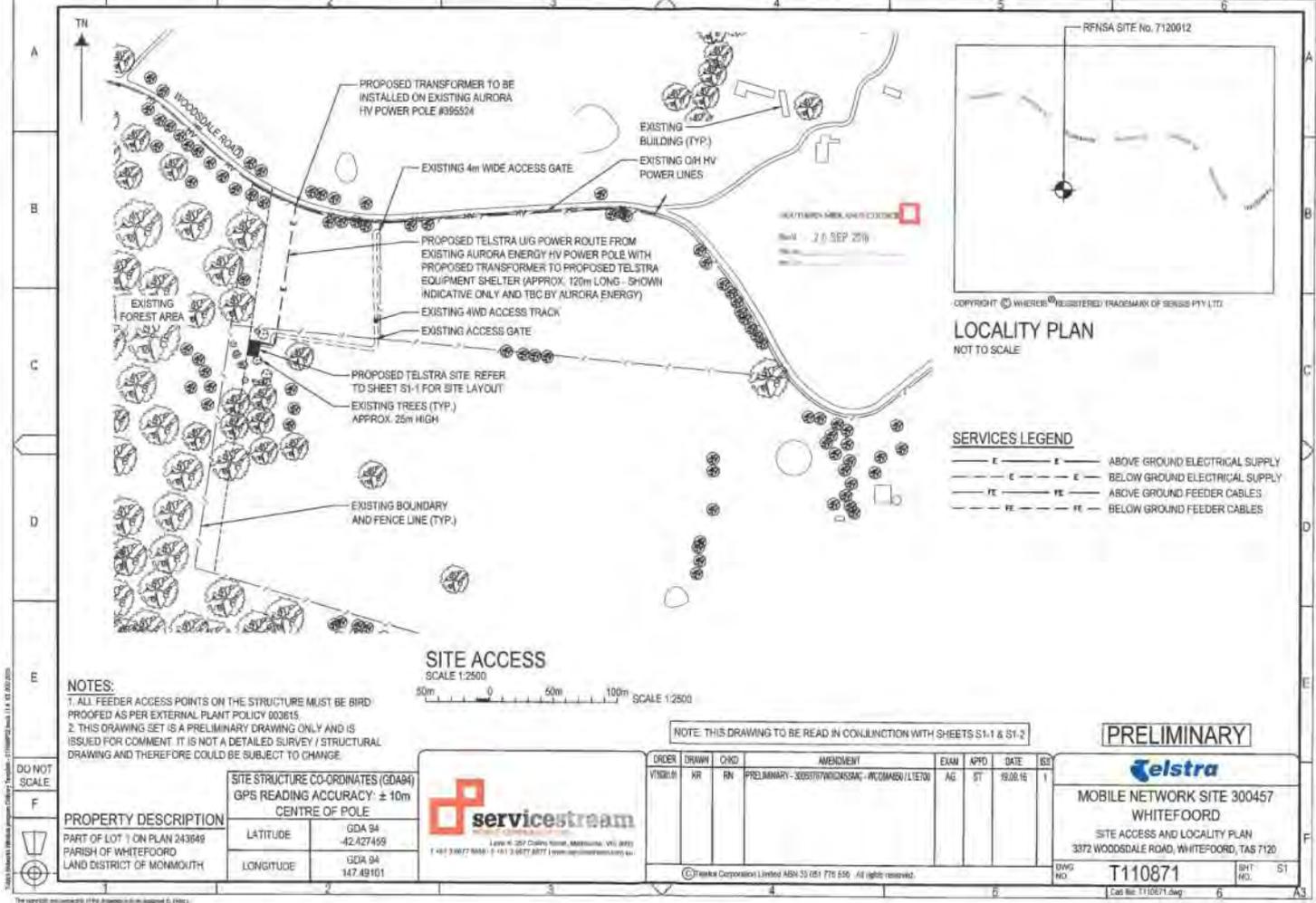
Information about RF EME can be accessed at the ARPANSA website, <http://www.arpansa.gov.au>, including:

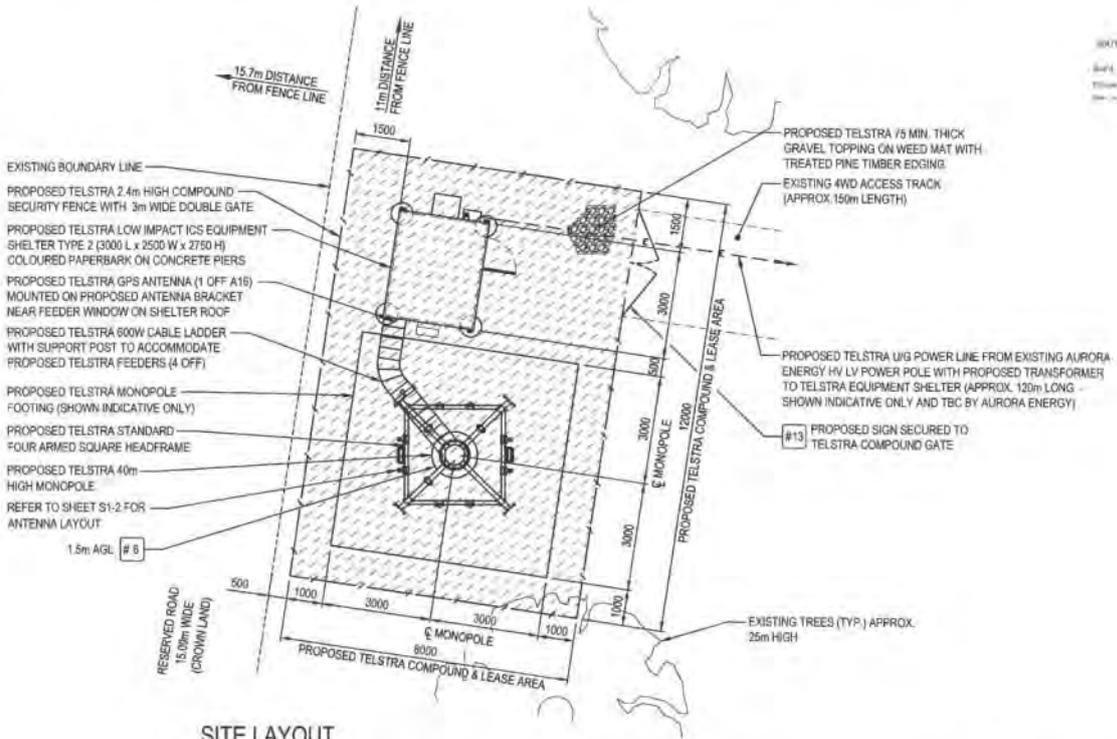
- Further explanation of this report in the document "Understanding the ARPANSA Environmental EME Report"
- The procedure used for the calculations in this report is documented in the ARPANSA Technical Report; "Radio Frequency EME Exposure Levels - Prediction Methodologies"
- the current RF EME exposure standard  
Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), 2002, 'Radiation Protection Standard: Maximum Exposure Levels to Radiofrequency Fields — 3 kHz to 300 GHz', Radiation Protection Series Publication No. 3, ARPANSA, Yallambie Australia.  
[Printed version: ISBN 0-642-79400-6 ISSN 1445-9760] [Web version: ISBN 0-642-79402-2 ISSN 1445-9760]

The Australian Communications and Media Authority (ACMA) is responsible for the regulation of broadcasting, radiocommunications, telecommunications and online content. Information on EME is available at <http://emr.acma.gov.au>

The Communications Alliance Ltd Industry Code C564:2011 'Mobile Phone Base Station Deployment' is available from the Communications Alliance Ltd website, <http://commsalliance.com.au>

Contact details for the Carriers (mobile phone companies) present at this site and the most recent version of this document are available online at the Radio Frequency National Site Archive, <http://www.rfnsa.com.au>





**SITE LAYOUT**  
 SCALE 1:100  
 1m 2m 3m 4m 5m SCALE 1:100

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEETS S1 & S1-2

**PRELIMINARY**

- NOTES:**
1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
  2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE.
  3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
  4. FOR EME SIGNS NOTED THIS DRAWING REFER TO 005486 FOR DETAILS.
- PROPOSED TELSTRA LEASE AREA.

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| ORDER   | DRAWN | CHD | AMENDMENT   | EXAM | APPD | DATE     | ISS |
|---------|-------|-----|---|------|------|----------|-----|
| 1708114 | KR    | RN  | PRELIMINARY - 300457WOODSDALE- WOODSDALE / LTE700 | AG   | ST   | 19/09/16 | T   |

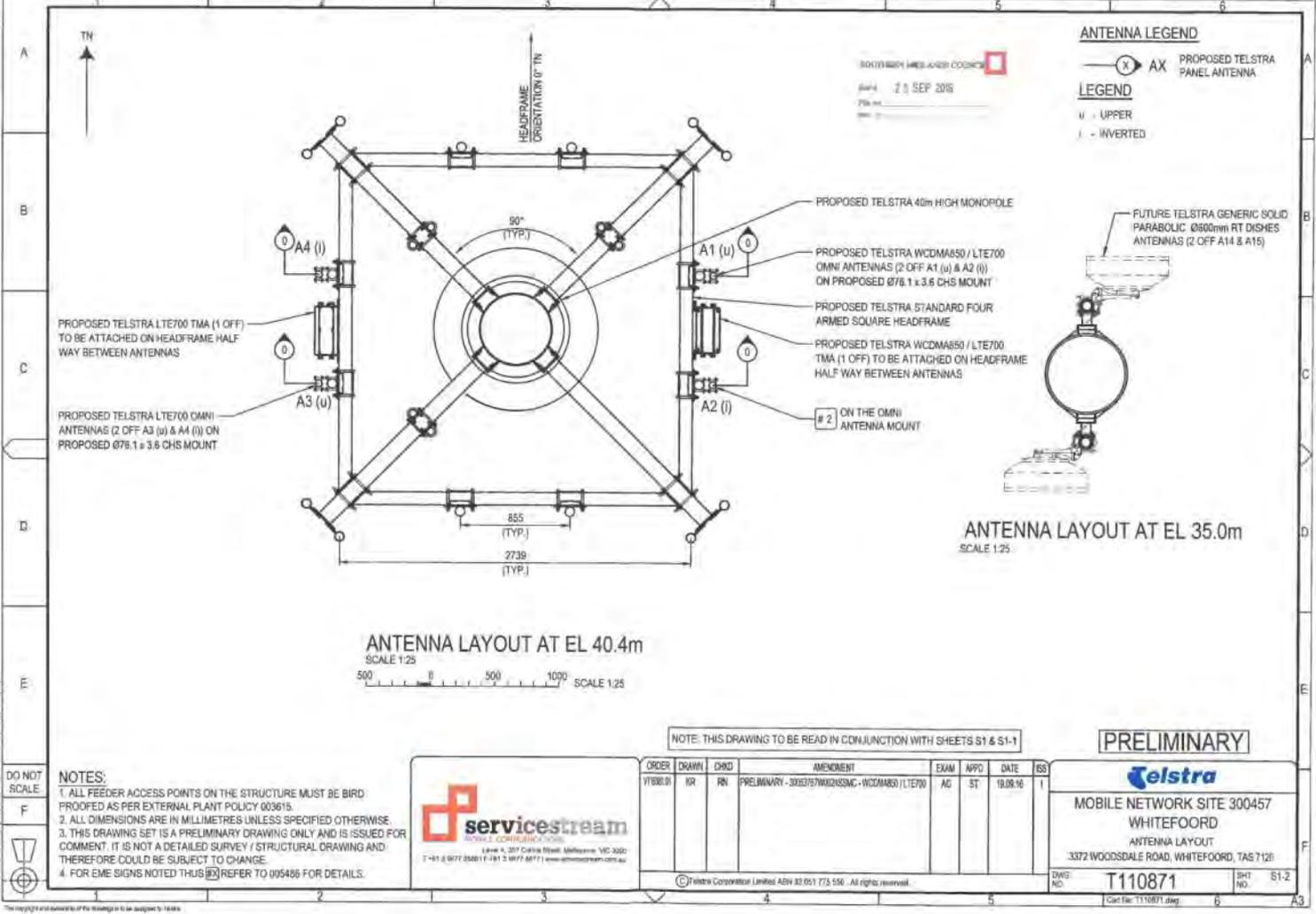
**MOBILE NETWORK SITE 300457**  
**WHITEFOORD**  
 SITE LAYOUT  
 3372 WOODSDALE ROAD, WHITEFOORD, TAS 7120

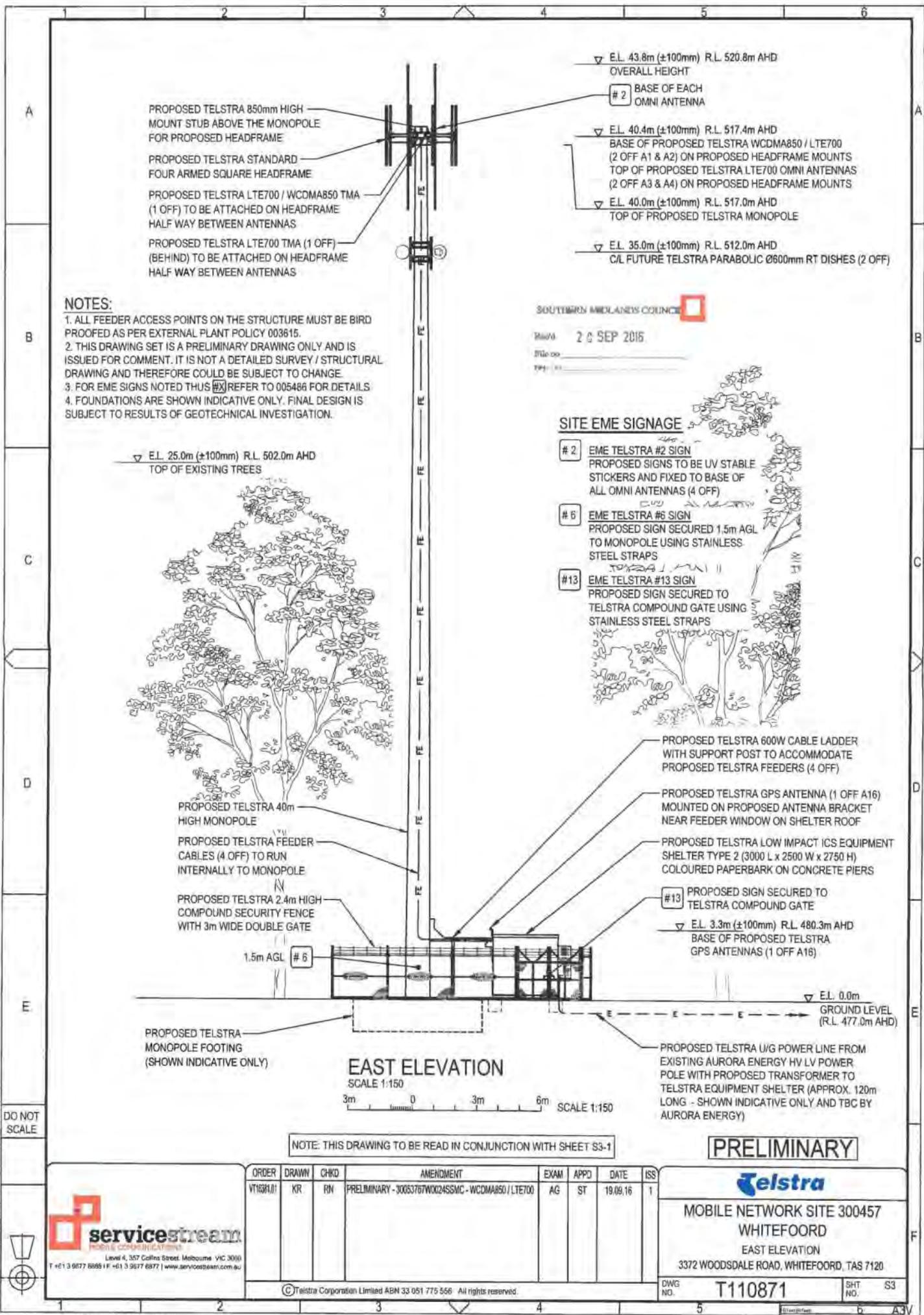
DWG NO: **T110871** | SHEET NO: S1-1

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File: T110871.dwg

Author: [Name] | Designer: [Name] | Checker: [Name] | Date: 19/09/16 | Scale: 1:100 | Drawing No: T110871 | Sheet No: S1-1





**NOTES:**

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003815.
2. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
3. FOR EME SIGNS NOTED THUS [X] REFER TO 005486 FOR DETAILS
4. FOUNDATIONS ARE SHOWN INDICATIVE ONLY. FINAL DESIGN IS SUBJECT TO RESULTS OF GEOTECHNICAL INVESTIGATION.

SOUTHERN RANGELANDS COUNCIL

Rev'd 2 SEP 2015

File no

Proj no

**SITE EME SIGNAGE**

- # 2 EME TELSTRA #2 SIGN  
PROPOSED SIGNS TO BE UV STABLE STICKERS AND FIXED TO BASE OF ALL OMNI ANTENNAS (4 OFF)
- # 6 EME TELSTRA #6 SIGN  
PROPOSED SIGN SECURED 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS
- #13 EME TELSTRA #13 SIGN  
PROPOSED SIGN SECURED TO TELSTRA COMPOUND GATE USING STAINLESS STEEL STRAPS

PROPOSED TELSTRA 600W CABLE LADDER WITH SUPPORT POST TO ACCOMMODATE PROPOSED TELSTRA FEEDERS (4 OFF)

PROPOSED TELSTRA GPS ANTENNA (1 OFF A16) MOUNTED ON PROPOSED ANTENNA BRACKET NEAR FEEDER WINDOW ON SHELTER ROOF

PROPOSED TELSTRA LOW IMPACT ICS EQUIPMENT SHELTER TYPE 2 (3000 L x 2500 W x 2750 H) COLOURED PAPERBARK ON CONCRETE PIERS

#13 PROPOSED SIGN SECURED TO TELSTRA COMPOUND GATE

E.L. 3.3m (±100mm) R.L. 480.3m AHD  
BASE OF PROPOSED TELSTRA GPS ANTENNAS (1 OFF A16)

PROPOSED TELSTRA U/G POWER LINE FROM EXISTING AURORA ENERGY HV LV POWER POLE WITH PROPOSED TRANSFORMER TO TELSTRA EQUIPMENT SHELTER (APPROX. 120m LONG - SHOWN INDICATIVE ONLY AND TBC BY AURORA ENERGY)

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3-1

**PRELIMINARY**

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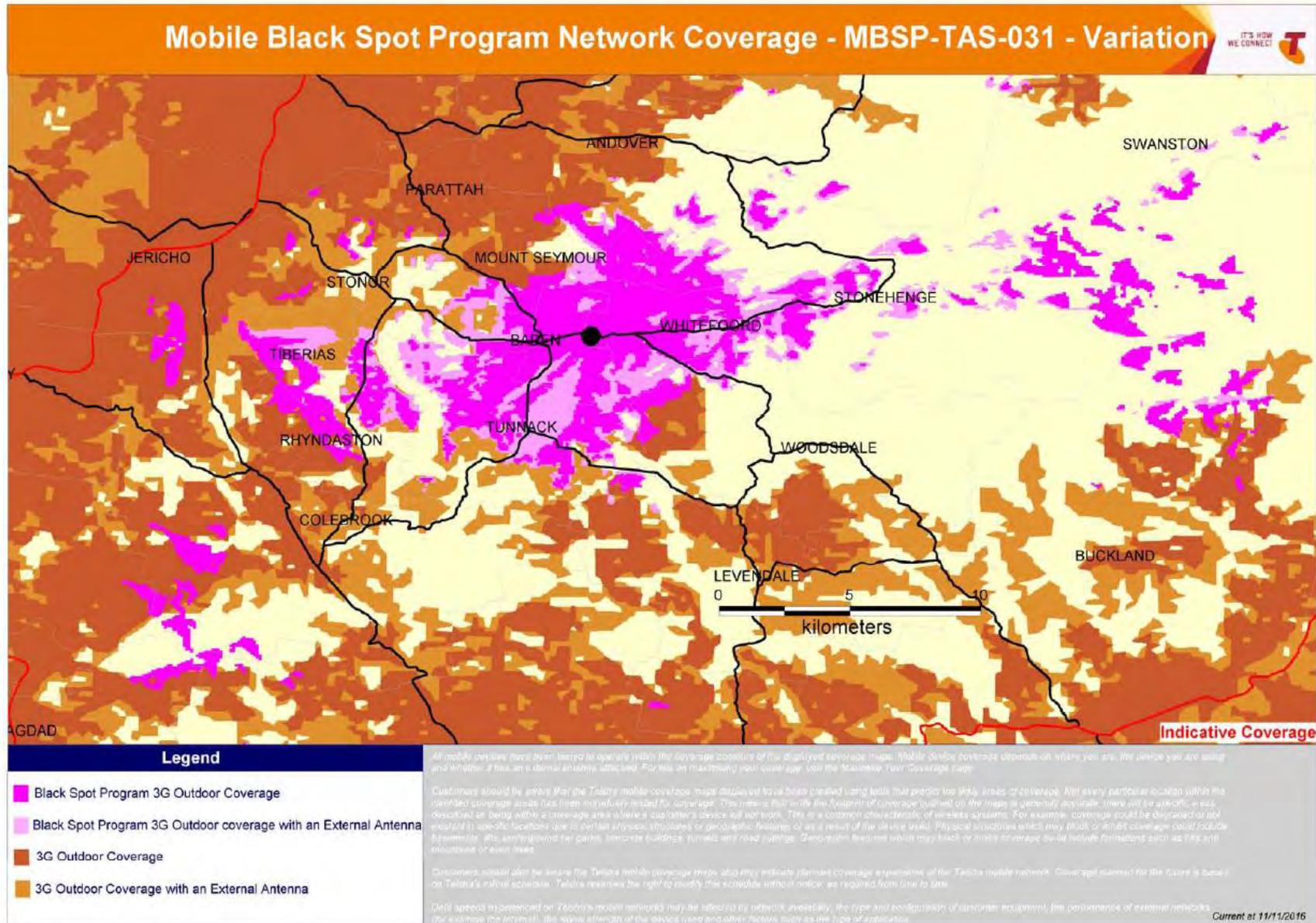
| ORDER    | DRAWN | CHKD | AMENDMENT   | EXAM | APPD | DATE     | ISS |
|----------|-------|------|---|------|------|----------|-----|
| VT16RMJ1 | KR    | RN   | PRELIMINARY - 30053767W0024SSMC - WCDMA850 / LTE700 | AG   | ST   | 19.09.16 | 1   |

**Telstra**  
MOBILE NETWORK SITE 300457  
WHITEFOORD  
EAST ELEVATION  
3372 WOODSDALE ROAD, WHITEFOORD, TAS 7120

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DWG NO. **T110871** SHT NO. S3





**12.2 SUBDIVISIONS**

Nil.

**12.3 MUNICIPAL SEAL (Planning Authority)**

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

Nil.

**12.4 PLANNING (OTHER)**

Nil.

## 13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

### 13.1 Roads

|   |
|---|
| <b>Strategic Plan Reference – Page 14</b> |
|---|

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

#### 13.1.1 REDUCTION OF THE SPEED LIMIT THROUGH THE VILLAGE OF COLEBROOK

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

**Date:** 17 NOVEMBER 2016

#### ISSUE

Council has been working with the residents of the Colebrook Village on a number of occasions in the last nine months, specifically, with a Community workshop plus a Community Survey in association with the Colebrook Progress Association.

On those occasions there has been considerable discussion about the safety of both residents, children and visitors alike in the Colebrook Village based around dangerous driving in the Village precinct from excessive speed to hooning. The residents believe that some traffic calming measures and reduced speed limits could assist the Village to be a safer space and therefore they have requested that Council consider reducing the speed limit through the Village from 60km/h to 50 km/h. The outcome of this measure would;

- reduce conflict between vulnerable road users and motor vehicles by reducing speeds in shared spaces;
- increase the safety of all road users including pedestrians;
- improve the quality of the road environment for all users; and
- enhance safety in towns and shared spaces.

#### BACKGROUND

*[Extract - Department of State Growth, Transport, Road Safety, Safer Speeds website]*

*On 1 May 2002, general urban speed limits were reduced from 60 km/h to 50 km/h in Tasmania. The State Government introduced this initiative to reduce both the number and severity of crashes in suburban areas in Tasmania.*

*By reducing the speed limit by just 10 km/h it is expected at least 80 Tasmanians will be spared death or serious injury. Our road rules are there to protect everyone, especially our more vulnerable road users - our children, our older community and pedestrians.*

---

#### Frequently Asked Questions

##### **1. Why have 50 km/h speed limits?**

*50 km/h general urban speed limits were introduced to reduce both the number and severity of crashes in suburban areas. There are around 800 casualty crashes in suburban streets each year before 50km/h limits were introduced. 50 km/h*

*speed limits create a safer road environment, especially for vulnerable road users such as the elderly, children and cyclists.*

*While media attention focuses on high speed crashes on highways, statistics show that 70 percent of all crashes (including 20 percent of fatalities) occurred on roads zoned at 60 km/h. Based on interstate survey results, Tasmania expected a reduction of at least 10 percent in casualty crashes in suburban streets from introducing a 50km/h general urban speed limit, resulting in 80 road users being spared death or serious injury each year. This initiative is about protecting our community.*

*By reducing this road trauma, as well as saving individual lives, there is a potential saving to the community and the State Government of \$8 million each year.*

## **2. How do 50 km/h speed limits reduce crashes?**

*A small reduction in speed makes a big difference to the chances of a crash occurring and the consequences of the crashes that do occur. The stopping distance at 50km/h is 12-14 metres shorter than at 60km/h, and this translates to reduced impact speeds and better chances that a crash will be avoided altogether. A pedestrian hit by a vehicle travelling at 60km/h has only a 15% chance of survival, whereas at 50km/h the chances of survival are better than 50%.*

*Australia's high urban casualty burden has come about because of a four-fold association between speed and road crashes. The higher the speed:*

- 1. The greater the chance of losing control of the vehicle and consequently running off the road or into an on-coming vehicle*
- 2. The greater the impact forces in the event of an accident and the more severe the casualty outcomes. Even small increases in speed can produce substantial increases in the amount of consequent energy to be dissipated; and*
- 3. The more unpredictable the speeding driver becomes to other drivers and hence the greater the chances of causing an accident.*
- 4. A reduction in speed to a maximum of 50km/h moderates these factors.*

## **3. Where did the idea to introduce 50 km/h speed limits come from?**

*The National Road Safety Strategy 2001-2010, developed by the Australian Transport Council (which comprises Federal and all State and Territory Ministers with transport responsibilities), had a target to reduce the number of road fatalities by 40% by 2010.*

*Tasmania then developed the Tasmanian Road Safety Strategy 2002-2006, to set a strategic direction for improving road safety and reducing fatalities and injuries in Tasmania. During the development of the Tasmanian Strategy, the Government released the Tasmanian Road Safety Strategy Discussion Paper, early in 2001, for public comment and consultation and the Department of State Growth received responses from many individuals and organisations.*

*A number of major issues were of particular concern to respondents, with the introduction of lowered urban speed limits as the most significant of these issues (23.4% of respondents supported this measure). In addition, this initiative has been endorsed by Local Government and the Tasmanian Road Safety Council, which includes membership from the Local Government Association of Tasmania, RACT, Tasmania Police, the Coroner's Office, the Department of State Growth, Monash University Accident Research Centre (MUARC) and the community.*

*On 17th December 2001, the Tasmanian Government approved the introduction of a 50 km/h speed limit in suburban streets. The lower speed limit, which was introduced on 1 May 2002, is one of the most significant road safety initiatives to be undertaken in Tasmania in recent years.*

*The research evidence from Australia and elsewhere strongly supports the claim that a reduced urban speed limit will produce substantial road safety benefits.*

#### **4. Why is Tasmania (and Australia) heading in this direction?**

*Australia is one of the few countries to persist with a general urban speed limit of 60 km/h. Australia's decision in the 1970s to 'round up rather than down' from the 35 mph limit prior to metrication has cost many thousands of lives and serious injuries over the intervening years. Many countries that have urban speed limits not exceeding 50 km/h also have an average pedestrian fatality rate 30% lower than the average for countries with an urban speed limit of 60 km/h.*

#### **5. Why a Statewide 50 km/h speed limits model?**

*A number of other Australian jurisdictions have implemented reduced urban speed limits, and various models have been applied. Victoria has implemented a Statewide reduction, WA has announced a Statewide reduction, while NSW and Queensland have implemented reductions in limited areas or specific municipalities.*

*The Statewide model simplifies the approach for motorists, as all urban roads are 50km/h unless they are signed at a higher speed. Arterial roads where the speed limit remains at 60km/h or higher are identified by signs. A Statewide approach also makes it easier to educate the community about the change, and prevents motorists having to watch for changed speed limits as they cross municipal boundaries.*

*Similar to the situation prior to 1 May 2002, there is a default speed limit and suburban streets are not signed, but now you are asked to remember this simple rule, "No signs - Drive 50".*

#### **6. Has there been any evaluation of the effectiveness of 50 km/h speed limits in Australia?**

*A 50 km/h default speed limit in built up areas was introduced in Victoria in January 2001 and WA in December 2001. As in Tasmania, if there is no sign, the default speed limit is 50 km/h.*

*Monash University Accident Research Centre (MUARC) in Victoria has conducted an independent evaluation of the new speed limit's effectiveness. MUARC investigated casualty crash data reported by police on streets in both Victoria and WA rezoned 50 km/h and examined it against data collected in other speed zones.*

*Both reviews found sustained reductions in crashes, including serious casualty crashes. 50km/h speed limits are producing significant road safety benefits to the Victorian and West Australian communities.*

*Tasmania has conducted an evaluation of the introduction of 50 km/h after two years of operation. While there are limitations on the data available this evaluation shows a strong positive effect of 50 km/h general urban speed limit, with a significant reduction in casualty crashes.*

### **7. What do I need to know about 50 km/h speed limits?**

*The State Government went to great lengths to ensure that motorists did not suffer any confusion about speed limits when general urban speed limits were reduced to 50 km/h on 1 May 2002. The State Government has undertaken an extensive public education campaign supporting the introduction of 50 km/h speed limits, "50 in our streets saves lives".*

*Under the new scheme, very few 50 km/h signs will be used. The key message for drivers is that if you do not see a sign in built up areas, you must assume the speed limit is 50 km/h. Major roads that will keep the 60 km/h limit will have a large number of 60 km/h limit signs but other roads will not generally be signposted. The message to remember is "No sign, Drive 50".*

*In short:*

- *The "default" speed limit for urban streets changed from 60 to 50 km/h*
- *The 50 km/h speed limits applied from 1 May 2002*
- *Major roads that retain the 60 km/h speed zone are signposted at 60 km/h.*

### **8. Won't 50 km/h speed limits increase travel times and cause traffic congestion?**

*The following information is based on research conducted in other Australian jurisdictions, and provided by Austroads.*

*Studies have indicated that most people support reduced speed limits in their own streets. If the needs of those who live in local streets are to be given greater weight than those who drive through them, the speed limit in that street should be lower than that applying to the arterial network. Otherwise, not only are the needs of drivers taking precedence over residents' needs, but there will be little scope for lower speeds in the local network.*

*Both the time spent and distance travelled in local streets is relatively small for most drivers, so the disadvantages to drivers of lower speed limits should be relatively small. In practice the parts of the journey when a driver is delayed (by other traffic, negotiating corners, or giving way at intersections) will be largely unaffected by a lower speed limit.*

*The people likely to be disadvantaged by a reduction in speeds in local streets without any compensating gain in amenity are drivers who use local streets to avoid arterial roads whenever possible, even for longer journeys. A South Australian discussion paper points out that, to the extent that such people observed a lower speed limit, their journey times will be affected more than a similar journey on the arterial network. However, these are the very people who cause much of the traffic problem in local streets, which in turn makes expensive traffic calming treatments necessary. Keeping out of local streets, because of increased travel times, might represent a cost to these individuals but would be a benefit for the rest of the community.*

*The potential impact of lowered urban speed limits on public transport vehicles was considered. Assuming a speed limit on bus routes was reduced from 60 km/h to 50 km/h, bus travel time would increase by a maximum of 8 to 10 seconds per kilometre of travel within local streets. Based on this estimate, the travel time on a typical route of 14 km length, 6 km of which is within local streets, would increase by 50 to 60 seconds at most over the whole route.*

*Delivery vehicles, taxis and other public vehicles are subject to similar influences and only have their travel times increased in proportion to that part of the journey*

spent travelling at speeds greater than 50 km/h off the arterial system. This is likely to be small. Australian studies indicate that, based on an estimate of 15,200 million kilometres for travel on urban local streets, when averaged over the entire population, a delay of between 5 and 20 seconds per person per day will be experienced.

Mobility is maintained due to arterial and collector roads retaining a 60 km/h speed limit. When all factors are taken into account, research indicates that individual drivers are relatively unaffected by the introduction of 50 km/h speed limits in urban areas.

#### **10. Aren't reduced speed limits bad for the environment?**

*It is, in fact, likely that reduced speed limits reduce noise and vehicle emissions as well as providing safer access to roads for vulnerable road users.*

*The question of which speed limit produces more emissions is a complex one. Research results are, as yet, inconclusive. Research indicates that under normal suburban driving conditions where cruising opportunities are limited, higher speeds produce the potential for more emissions as acceleration tends to dominate differences in different cruising speeds.*

*The driving phases (acceleration, cruise, deceleration and idle) during the journey become critical in the consideration of emissions. The length of the street is emerging as a critical factor and the type of emission being considered is also important. Engine cold starts also create increased emissions and again the mix of driving phases whilst the engine reaches a stable operating temperature is critical. It has also been demonstrated that on local streets, maintaining a steady speed of 50 km/h used 4.2 per cent less fuel than it did at 60 km/h. This equates to a saving in total fuel consumption of between .04 per cent and .3 per cent. Although the expected benefits from reduced fuel consumption are therefore small, they nevertheless support the case for using speed limits rather than physical devices to lower speeds.*

*As with air emissions, measuring noise emissions is not entirely straightforward. For a single average passenger vehicle passing a point at a constant speed, each 10 km/h increase in speed increases the noise by 3dB(A). Therefore, vehicles passing a house at 60 km/h are likely to be louder than vehicles travelling by at 50 km/h. One aspect of acoustics is that sound intensity is logarithmic. In order for apparent loudness to double there has to be a tenfold increase in the traffic volume. The nature of the noise itself is a complicating factor. Freely flowing vehicles in a residential street are unlikely to cause any unusual disturbance, however a heavily accelerating vehicle in the middle of the night is likely to generate complaints. Therefore the time at which the noise occurs and the nature of the noise are the important factors when considering annoyance.*

#### **11. Aren't tourists confused about 50 km/h speed limits?**

*It's unlikely that interstate or overseas visitors to the State are confused by the new speed limits. Most of Australia, and much of the rest of the world, now has 50 km/h speed limits. Signage, advising that there are 50 km/h speed limits in suburban areas in Tasmania, has been installed at entry points to the State, and at various other sites around the State.*

**[End of Extract - Department of State Growth, Transport, Road Safety, Safer Speeds website]**

## DETAIL

Richmond Road through the Village is fed by Mud Walls Road to the North and South which has a speed limit of 100km/h. The Northern approach along Mud Walls Road is 3.2km of straight road, and the Southern approach along Mud Walls Road is in the order of the same distance. These two factors combined serve to encourage the inattentive driver to not correct his/her speed through the Village to the lesser speed of 60km/h however the recognition of a 50km/h sign, which is not the normal conditions could act as a visual cue to correct their speed. The width of the road through Colebrook, along Richmond Road is 14m wide (between kerbs) and does not serve to deter excessive speed (refer to the image below) in any way what so ever. There is a public park which fronts Richmond Road and even though it is fenced and gated there is always the possibility of a young person running from the park across the road into the face of oncoming traffic moving at excessive speed.



The residents of Colebrook have taken a proactive approach to structuring the environment in which they live, with this request to reduce the speed limit in their Village and with the addition of the streetscape project as a traffic calming measure / environmental gentrification, which would overall enhance their quality of life creating a safer space for pedestrian and vehicle users alike.

## CONCLUSION

The reduction of the speed limit to 50km/h through the Colebrook Village is commended to Council for consideration.

**Priority - Implementation Time Frame - As soon as possible**

## RECOMMENDATION

### That Council

1. **Note the Report;**
2. **Support the Community request that a 50km/h speed limit would be appropriate for Richmond Road through the Colebrook Village; and**
3. **Write to the Department of State Growth requesting the change in the speed limit through the Colebrook Village from 60km/h to 50km/h.**

## DECISION

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

## 13.2 Bridges

**Strategic Plan Reference – Page 14**

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

Nil.

## 13.3 Walkways, Cycle ways and Trails

**Strategic Plan Reference – Page 14**

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

Nil.

## 13.4 Lighting

**Strategic Plan Reference – Page 14**

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

Nil.

## 13.5 Buildings

**Strategic Plan Reference – Page 15**

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

Nil.

## 13.6 Sewers

**Strategic Plan Reference – Page 15**

1.6.1 Increase the capacity of access to reticulated sewerage services.

Nil.

## 13.7 Water

**Strategic Plan Reference – Page 15**

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

Nil.

## 13.8 Irrigation

**Strategic Plan Reference – Page 15**

1.8.1 Increase access to irrigation water within the municipality.

Nil.

## 13.9 Drainage

**Strategic Plan Reference – Page 16**

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

Nil.

## 13.10 Waste

**Strategic Plan Reference – Page 17**

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

Nil.

## 13.11 Information, Communication Technology

**Strategic Plan Reference – Page 17**

1.11.1 Improve access to modern communications infrastructure.

### 13.11.1 VODAFONE NETWORK PTY LTD – SITE LEASE (LOT 5 NATIVE CORNERS ROAD, CAMPANIA PID 3140690)

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

**Date:** 17 NOVEMBER 2016

**Attachment:**

*Map showing indicative location tower – Lot 5 Native Corners Road, Campania*

## ISSUE

Council to consider and endorse (subject to any amendments) the draft Lease Agreement between the Southern Midlands Council and Vodafone Network Pty Limited for siting of a telecommunications tower.

## BACKGROUND

The property, referred to as Lot 5 Native Corners Road is owned by the Southern Midlands Council. The property was the site of the previous Campania Waste Disposal Site, which has since been closed-out and rehabilitated.

Firstly, whilst the property adjoins the Campania Bush Reserve, it is not classified as 'Public Land' under section 177A of the *Local Government Act 1993*, hence there is no requirement to adhere to the public notification requirements etc.

There is an existing site lease on the property for a NBN tower.

## DETAIL

The proposed lease site consists of approximately 96m<sup>2</sup> (12 m x 8m). A map showing the indicative location of the tower is included as an attachment.

The initial term of the lease is ten (10) years, with the ability to extend for a further ten (10) years.

Consistent with the requirements of section 177 'Sale and Disposal of Land' of the *Local Government Act 1993*, a valuation of the property was undertaken in July 2016 by the Opteon Property Group (Registered Valuers). That valuation report indicated a market net rent of \$10,500 per annum.

Through negotiations, a lease amount of \$10,000 per annum (GST excl.) has been proposed, indexed at 3% per annum.

The telecommunications tower does require development approval, and Council has previously provided consent for an application to be submitted. The DA has yet to be formally submitted, so any decision in relation to the draft lease would be subject to securing development approval.

Abetz Curtis Lawyers, acting on behalf of Council, has been requested to review the draft lease to provide confirmation (and advice) regarding all terms and conditions. This will be available prior to the meeting.

**Human Resources & Financial Implications** – annual lease payment of \$10,000 (GST excl) indexed at 3% per annum.

**Community Consultation & Public Relations Implications** – The installation of an additional telecommunications tower is consistent with Council's objective of improving access to modern communications infrastructure.

**Priority - Implementation Time Frame** – no specific timeframe

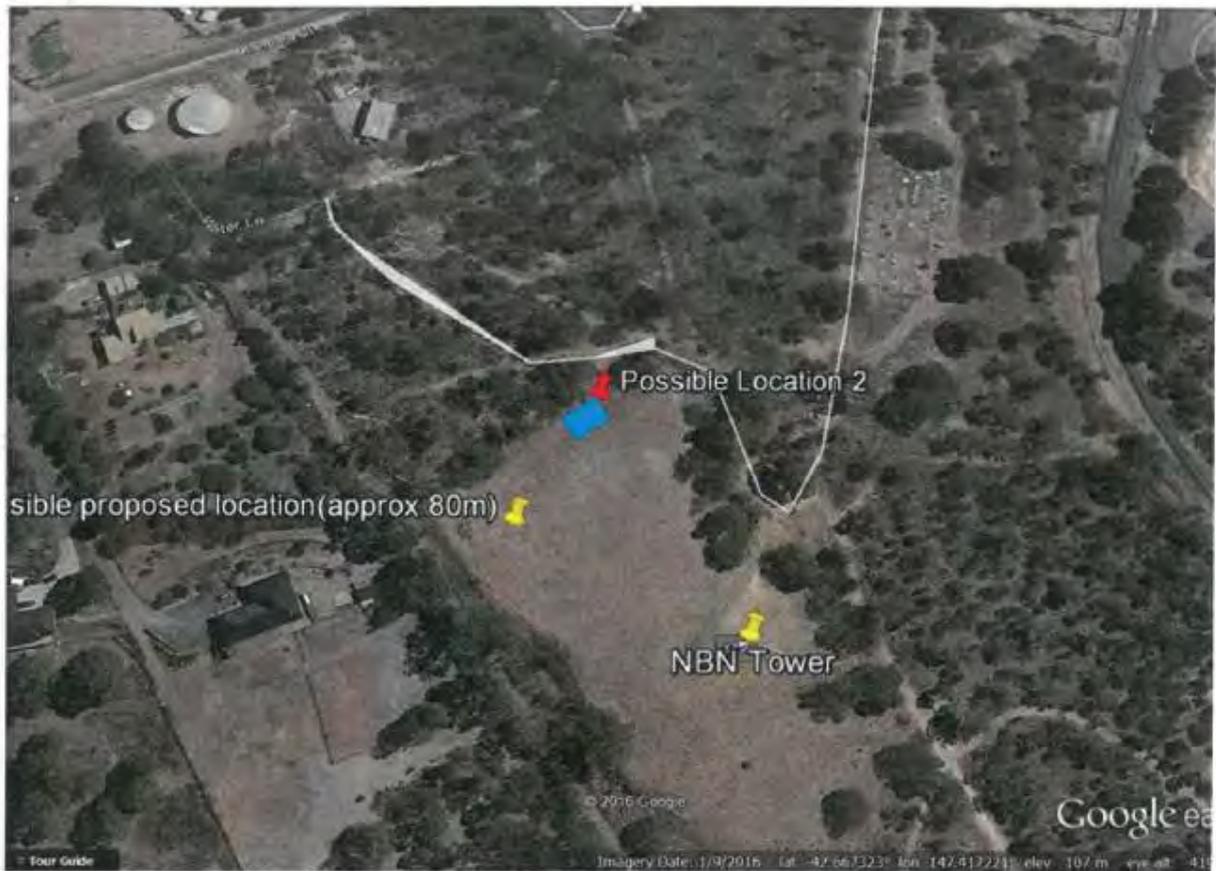
## RECOMMENDATION

**THAT, subject to securing development approval for the construction of the Vodafone telecommunications tower, and subject to the advice received from Abetz Curtis Lawyers, Council approve the draft Lease and provide authority to sign and seal the document following confirmation of all necessary approvals.**

## DECISION

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

**Attachment**



**13.12 Officer Reports – Works & Technical Services (Engineering)**

**13.12.1 MANAGER - WORKS & TECHNICAL SERVICES REPORT**

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

**Date:** 17 NOVEMBER 2016

**ROADS PROGRAM**

Maintenance grading is underway in the Swanston area (flood repair) and also Bluff Road, Elderslie.

Roadside slashing will commence in the near future as grass matures.

The Annual Reseal and Road Reconstruction tenders close on Tuesday 22<sup>nd</sup> November 2016. These will be assessed and report provided to the meeting.

**WASTE MANAGEMENT PROGRAM**

All sites are operating well.

**TOWN FACILITIES PROGRAM**

Grass cutting in townships is taking extra resources due to excessive spring growth.

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

**RECOMMENDATION**

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

**DECISION**

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

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

### 14.1 Residential

**Strategic Plan Reference – Page 18**

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

Nil.

### 14.2 Tourism

**Strategic Plan Reference – Page 19**

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

#### 14.2.1 MIDLAND HIGHWAY SIGNAGE AT OATLANDS – POLICY POSITION

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

**Date:** 17 NOVEMBER 2016

#### ISSUE

The recently installed Oatlands Midland Highway signs were designed to accommodate the insertion of *coreflute* temporary Community Event signs, eg Bullock Festival. A policy position needs to be determined by Council in respect of cost and usage.

#### BACKGROUND

The following signs were erected earlier this year on the Midland highway and were funded through the Department of State Growth.



x1 4400x2400mm reflective sign on aluminium



x1 4400x2400mm reflective sign on aluminium with x4 2000x600mm coreflute inserts

The upper sign is the same as the lower sign; however the lower sign image shows where the Community Event *coreflute* inserts are slipped into the furring channels on the main signs. These are inserted before the event and then removed following the completion of the event. When they are removed the upper image is what the travelling public see, with no blank spaces. Therefore Oatlands always has something on.



x1 4400x2400mm reflective sign on aluminium with x4 2000x600mm coreflute inserts

## DETAIL

A number of Community Event signs have been purchased; they are 2000mm by 600mm in size and as mentioned previously they are *corflute* as opposed to aluminum, with the cost in the order of \$80.00 each (GST excl.) with two required (one at each end of Oatlands).

Once the initial *corflute* sign is purchase the next year a “sticker” will be placed over the previous year’s date / day / time. Those stickers will cost in the order of \$ for each successive year.

This new signage raises two issues which need Council consideration and a formal policy developed;

1. Who pays for the Community Event signs and their updating?; and
2. Where does Council draw the line as to what organisation can advertise on the Community Event slots?

### 1. Who Pays

To date no charge has been levied to a Community Event proponent and it is envisaged that most of the Community Events have been covered off with their corflute signs.

The following signs have been purchased and used in the Community Event slots.

- Bullock Festival
- Heritage Arts & Craft Festival
- Oatlands School Fair
- Oatlands Farmer’s Market
- Whole Town Garage Sale
- Oatlands Christmas Pageant

There would not be many more Community Events for Council to cover, so maybe the remaining signs could continue to be covered by Council. Or alternatively, close off at a maximum of ten (ie four more) provided by Council with any others being paid for by the organisation requesting the display rights.

The “overlay sticker” for the ensuing years could be covered by the organisation. Given that this “overlay sticker” will be a minor cost maybe Council should cover that as well in support of the Community organisation.

### 2. Who can use the Community Event slots on the Highway signs

It has always been envisaged that not-for-profit Community organisations would be able to use the “slots” for annual events that add value to the Village and that have the potential to bring people off the highway and into Oatlands. The term not-for-profit Community organisation clearly identifies the difference from a private sector organisation, which would not be permitted to use the “slots”.

**Human Resources & Financial Implications** - A budget item needs to be established for these signs.

**Community Consultation & Public Relations Implications** - This signage is a very good public relations service for the not-for-profit sector in our region.

**Policy Implications** - Review a new policy in two years from date of commencement.

**Priority - Implementation Time Frame** - As soon as possible.

## RECOMMENDATION

*For Discussion*

## DECISION

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

### 14.3 Safety

**Strategic Plan Reference – Page 31**

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

Nil.

### 14.4 Business

**Strategic Plan Reference – Page 20**

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

2.3.1b Increase employment within the municipality.

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

Nil.

### 14.5 Industry

**Strategic Plan Reference – Page 21**

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

Nil.

### 14.6 Integration

**Strategic Plan Reference – Page 21**

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

2.5.2 The Bagdad Bypass and the integration of development.

Nil.

## **15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)**

### **15.1 Heritage**

#### **Strategic Plan Reference – Page 22**

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

#### **15.1.1 HERITAGE PROJECT PROGRAM REPORT**

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

**Date:** 18 NOVEMBER 2016

#### **ISSUE**

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

#### **DETAIL**

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

- Work is progressing on the Oatlands Commissariat and 79 High Street, with stonemasonry works and the roof shingling well underway. Demolition of the skillion to commence in early December 2016.
- Ongoing liaison and supervision of volunteer and Artist in Residence programs.
- Finalisation of the Town Hall Cinema project and uploading of website content.
- On-going promotion of Oatlands and Southern Midlands area as a heritage tourism destination through presentation to various community groups.
- Refining and final implementation of Oatlands Gaol interpretation installations.
- Co-ordination of volunteers conserving Victoria Hall, Kempton collection for curation and exhibition focusing on visiting cinemas.
- Site visit with Artist-in-Residence to Patterdale (Nile) for comparative building fabric analysis.
- Investigation of Commissariat shop building for interior finishes to be re-instated as part of re-development project.
- Co-ordinating with Linda Clarke and Simon Blight for long-term cataloguing, storage and display of SMC's expanding historic surface finishes collection. Planning for use of above in 2017 National Trust Heritage Festival.
- Input into the SMC annual report and drafting the heritage program annual report (to be presented to the December 2016 council meeting for information).
- Brad Williams is on leave for the last week of November/first week of December 2016.

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

- Continued input into heritage aspects of various projects, including the formulation of a conservation management plan for a large estate in the Derwent Valley.
- Quoting on a number of projects around the southern Tasmania region.

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

- Strategic planning for future phases of the 5x5x5 project – a revised project plan has been developed which aims to rectify some recruiting issues.

## **RECOMMENDATION**

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

## **DECISION**

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

## 15.2 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 LANDCARE UNIT, GIS & CLIMATE CHANGE – GENERAL REPORT

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

**Date:** 14 NOVEMBER 2016

#### ISSUE

Southern Midlands Landcare Unit Monthly Report.

#### DETAIL

- Works relating to the Tasmanian Community Fund Dulverton Walking Track project have commenced. The week of 7<sup>th</sup> November 2016 saw 5 days of large sections of the track being resurfaced. The areas for works were selected according to the current track surface condition, with any cross slope areas, or sections with high amounts of 20mm blue metal surfaces were targeted. Poor drainage areas were also targeted. The aim is to increase the safety of the track for walkers and push bike users. Very fine blue metal, and the high quality gravel from the Stonehenge quarry were the two materials used to recoat many sections. Resurfacing the majority of the track areas needing an upgrade has been achieved, although the surface works are not totally completed. The safety railing for the area near the aquatic club building has been ordered. Quotes for the proposed additional shelter shed have been sought.
- Helen Geard has been working with the equipment used for providing traffic reports (road traffic counter). The counter was placed in Stanley Street, Oatlands. A report was then prepared on the outcome of the relevant traffic figure results. The report was sent to Council's Works & Technical Services Department.
- A meeting of the Lake Dulverton & Callington Park Management Committee was held at the end of October. Considerable time was spent researching information on toilet blocks in public places, the costs of the various designs and the regulations. This information was provided to the committee in light of the proposed refurbishment / upgrade of the block currently on the foreshore at Oatlands.
- The current Lake Dulverton and Dulverton Walking Track Action Plan 2013 has been updated ready for a new edition in 2017. The plan will need to go out for public consultation.
- Providing information for Council's 2015-2016 Annual Report in respect of NRM and Irrigation matters has been completed.
- A newsletter article on Boneseed was written and published in the recent Council Newsletter. On other weed matters, there are a number of reports coming in regarding Pattersons Curse beginning to get a hold in various locations. The roadsides have been dealt with, but private landholders are now being contacted to request that they act on outbreaks that occur on their own properties..

## RECOMMENDATION

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

## DECISION

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

### **15.3 Cultural**

**Strategic Plan Reference – Page 24**

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

Nil.

### **15.4 Regulatory (Other than Planning Authority Agenda Items)**

**Strategic Plan Reference – Page 25**

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

Nil.

### **15.5 Climate Change**

**Strategic Plan Reference – Page 25**

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

Nil.

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

### **16.1 Community Health and Wellbeing**

**Strategic Plan Reference – Page 26**

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

Nil.

### **16.2 Youth**

**Strategic Plan Reference – Page 26**

4.2.1 Increase the retention of young people in the municipality.

Nil.

### **16.3 Seniors**

**Strategic Plan Reference – Page 27**

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

Nil.

### **16.4 Children and Families**

**Strategic Plan Reference – Page 27**

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

Nil.

### **16.5 Volunteers**

**Strategic Plan Reference – Page 27**

4.5.1 Encourage community members to volunteer.

Nil

### **16.6 Access**

**Strategic Plan Reference – Page 28**

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

Nil.

### **16.7 Public Health**

**Strategic Plan Reference – Page 28**

4.7.1 Monitor and maintain a safe and healthy public environment.

Nil.

## 16.8 Recreation

**Strategic Plan Reference – Page 29**

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

Nil.

## 16.9 Animals

**Strategic Plan Reference – Page 29**

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

Nil.

## 16.10 Education

**Strategic Plan Reference – Page 29**

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

Nil.

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

### **17.1 Retention**

**Strategic Plan Reference – Page 30**

5.1.1 Maintain and strengthen communities in the Southern Midlands.

Nil.

### **17.2 Consultation and Communication**

**Strategic Plan Reference – Page 31**

5.4.1 Improve the effectiveness of consultation and communication with the Community.

Nil.

## **18. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)**

### **18.1 Improvement**

#### **Strategic Plan Reference – Page 32**

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

Nil.

### **18.2 Sustainability**

#### **Strategic Plan Reference – Page 33 & 34**

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

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

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

**Date:** 18 NOVEMBER 2016

**Attachment:**

*Southern Midlands Common Service Joint Venture Update – October 2016*

### **ISSUE**

To inform Council of the Joint Venture's activities for the month of October 2016.

### **BACKGROUND**

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

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

### **DETAIL**

Refer 'Common Services Joint Venture Update – October 2016 attached.

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

Councillors will note that the Southern Midlands Council provided 127 hours of service to six Councils: - Brighton, Central Highlands, Derwent Valley, Glamorgan/Spring Bay, Sorell and Tasman; and received 68 hours of services from other Councils.

Details of services provided are included in the attachment.

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

**Policy Implications – N/A**

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

**RECOMMENDATION**

**THAT the information be received.**

**DECISION**

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

## Local Government Shared Services – Council Update

### Council

Southern Midlands

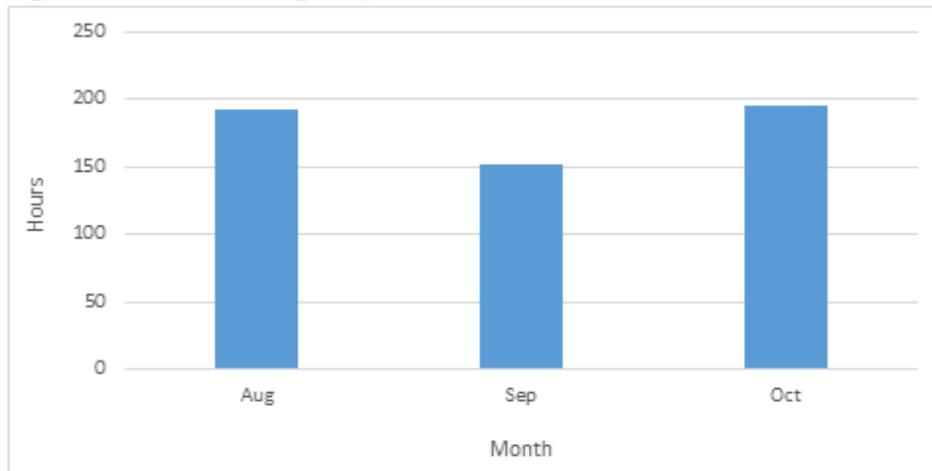
### Shared Service Participation in October 2016

195 hours

### Summary

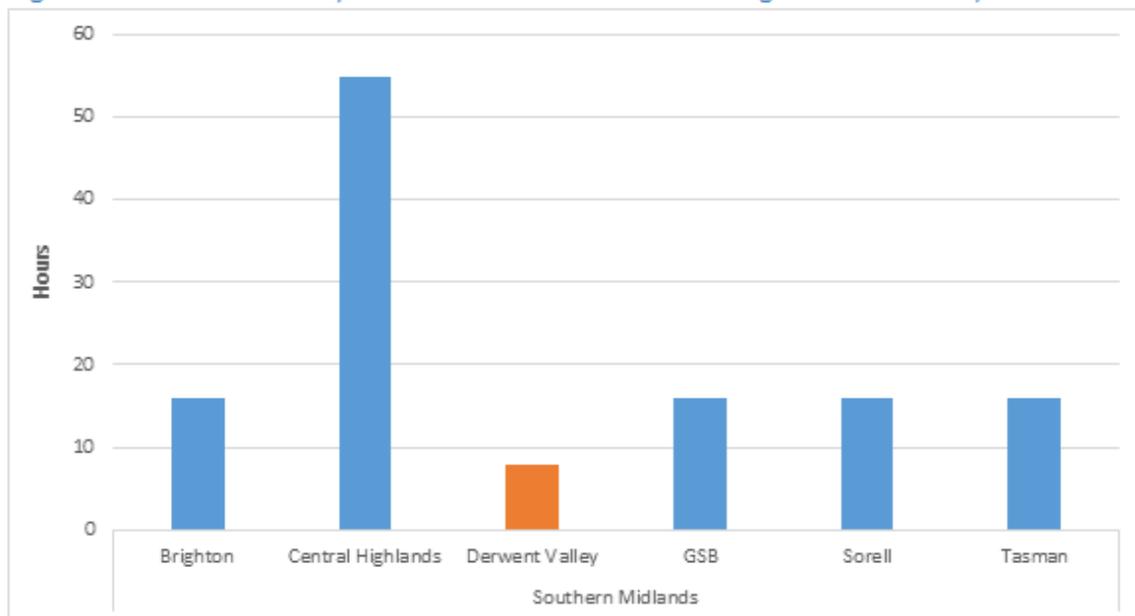
In October 2016, 195 hours of shared services were exchanged by the Southern Midlands Council. From this total, Southern Midlands provided 127 hours of services to other Councils, and received 68 hours of services from other Councils.

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



### Services Provided by Southern Midlands Council

Fig 2 - Services Provided by Southern Midlands Council during October 2016 by Council



\* Council not currently a member of LG Shared Services

Fig 3 - Services Provided by Southern Midlands Council during October 2016 by Service Category

| Southern Midlands        | 127       | Summary of Services Provided |
|--------------------------|-----------|------------------------------|
| <b>Brighton</b>          | <b>16</b> |                              |
| WHS / Risk Management    | 16        | WHS Advice                   |
| <b>Central Highlands</b> | <b>55</b> |                              |
| Planning                 | 55        | Regulatory Planning          |
| <b>Derwent Valley</b>    | <b>8</b>  |                              |
| Planning                 | 8         | Senior Planner               |
| <b>GSB</b>               | <b>16</b> |                              |
| WHS / Risk Management    | 16        | WHS Advice                   |
| <b>Sorell</b>            | <b>16</b> |                              |
| WHS / Risk Management    | 16        | WHS Advice                   |
| <b>Tasman</b>            | <b>16</b> |                              |
| WHS / Risk Management    | 16        | WHS Advice                   |

### Services Received by Southern Midlands Council

Fig 4 - Services Received by Southern Midlands Council during October 2016 by Service Category

| Southern Midlands       | 68.40        | Summary of Services Received       |
|-------------------------|--------------|------------------------------------|
| <b>Brighton</b>         | <b>68.40</b> |                                    |
| Development Engineering | 0.25         | Kevin Tubb - Bagdad Golf Club      |
| Permit Authority        | 27           | Relief Plumbing Inspector          |
| Planning                | 21.25        | Relief Planner                     |
| LGSS Administration     | 20           | Coordination of LGSS Feb - Aug '16 |

### Cost Benefits Achieved by Southern Midlands and Other Councils

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

In the month of October it is estimated, Council have achieved a net benefit of approximately \$6,100. This was a result of increasing the utilisation of its current staff to earn additional revenue from providing services to other Councils, and from utilising Shared services from within Local Government as opposed to external consultants (on average LG Shared Services rates can be procured at significant discount to external consultant fees).

It is estimated that Southern Midlands Council's direct involvement in Shared services saved participating Councils (including Southern Midlands Council) approximately \$12,600 for the month of October.

# LG Shared Services Joint Venture Update

October 2016

## Summary of Recent Shared Services Activity

1151 hours of Shared Services were exchanged between Councils during October 2016, which is a slight decrease when compared to hours exchanged last month (September 2016).

Fig 1 - Shared Service Exchange Hours in Recent Months

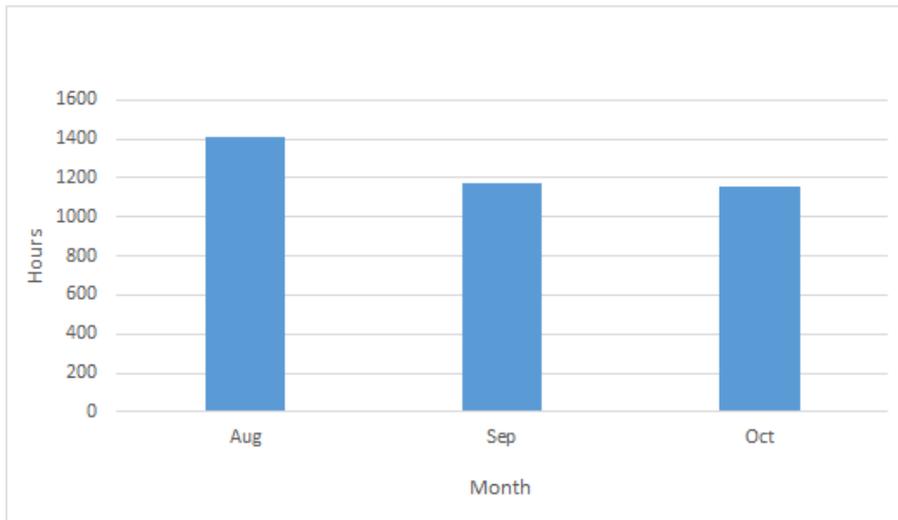
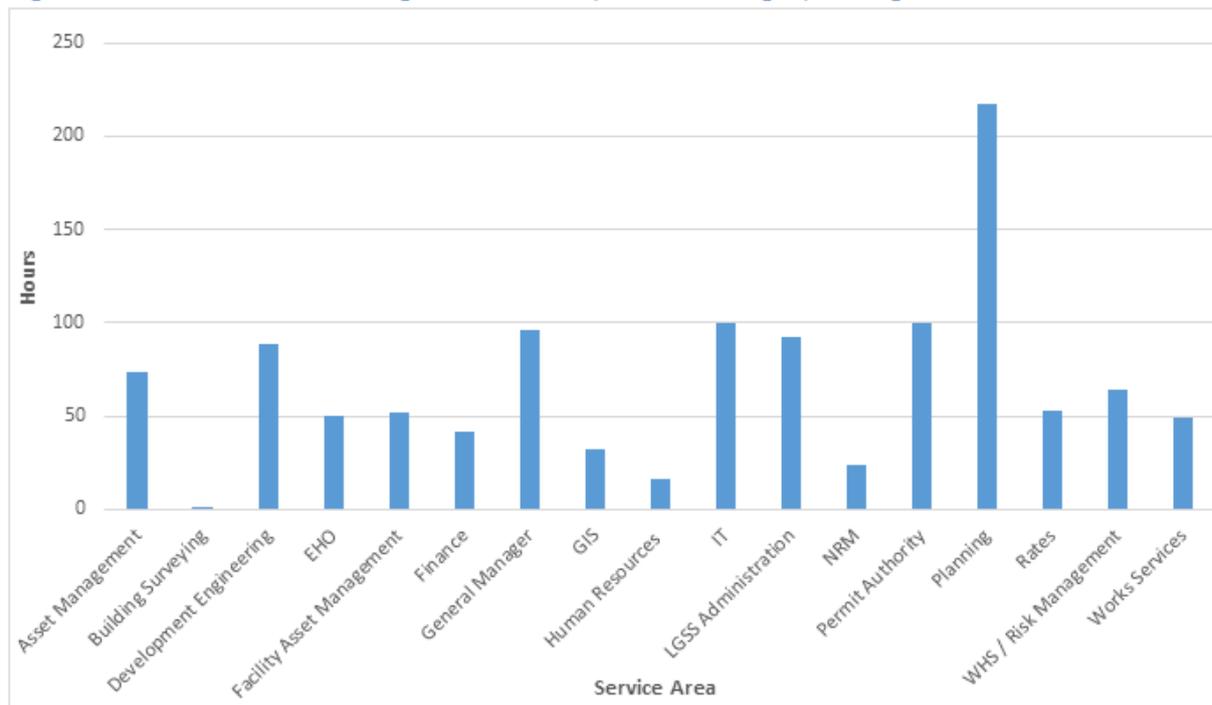


Fig 2 - Details of Current Exchange of Services by Council during October 2016

| Provider Council  | Client Organisation |                   |                |     |            |            |        |                   |        |
|-------------------|---------------------|-------------------|----------------|-----|------------|------------|--------|-------------------|--------|
|                   | Brighton            | Central Highlands | Derwent Valley | GSB | Litchfield | Palmerston | Sorell | Southern Midlands | Tasman |
| Brighton          |                     | 5                 | 136            | 105 | 0.3        | 1.5        | 88     | 68                | 118    |
| Central Highlands |                     |                   |                |     |            |            |        |                   |        |
| GSB               |                     |                   |                |     |            |            |        |                   | 36     |
| Glenorchy         |                     |                   |                |     |            |            |        |                   |        |
| Huon Valley       |                     |                   |                |     |            |            |        |                   |        |
| Litchfield        |                     |                   |                |     |            | 30         |        |                   |        |
| Sorell            | 45                  |                   |                | 64  |            |            |        |                   | 201    |
| Southern Midlands | 16                  | 55                | 8              | 16  |            |            | 16     |                   | 16     |
| Tasman            |                     |                   |                |     |            |            | 126    |                   |        |

\* Council not currently a member of the Shared Services Joint Venture Agreement

Fig 3 - Details of Current Exchange of Services by Service Category during October 2016



### Savings to Local Government

A total of 1151 hours of shared services were exchanged between Councils last month. Analysis of Shared Services provision has indicated that both the Provider Council and the Client Council save money through the exchange of Shared Services at an approximate ratio of 50%.

Due to this, it is estimated that the provision of shared services between Councils saved participating Councils and Local Government as a whole \$86,600 for the month of October. This was a result of increasing the utilisation of current Council Staff at Councils providing services and from Client Councils utilising Shared services from within Local Government as opposed to external consultants (on average LG Shared Services rates can be procured at significant discount to external consultant fees).

### Progress of the Shared Services Initiative

- An LG Shared Services website is currently being constructed by the Chief Administrator. The website will be used to; promote the Local Government Shared Services Initiative, provide information for prospective future members, create a platform for the sharing of documents and facilitate a mechanism for virtual web based support. The website can be viewed at <http://www.lgsharedservices.com.au/> all feedback is welcome. Please note that the website is still under construction.
- LGSS representatives are currently in talks with additional Northern Territory councils to recruit greater membership in the NT. It is hoped, and indeed probable, that an additional NT will join the LGSS by the end of the calendar year.
- The development of a Long Term Strategy for the LGSS will be workshopped on the 8<sup>th</sup> of December 2016.

## 18.2.2 SUB-REGION COLLABORATION STRATEGY – STANDING ITEM

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

**Date:** 18 NOVEMBER 2016

### ISSUE

Standing Item to enable:

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

### BACKGROUND

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

### DETAIL

The Sub-Region Group has now met on two occasions.

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

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

**Policy Implications** – N/A

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

### RECOMMENDATION

**THAT the information be received.**

### DECISION

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

### **18.2.3 PROPOSED CHRISTMAS / NEW YEAR ARRANGEMENTS (INCLUDING OFFICE CLOSURE)**

**Author:** EXECUTIVE ASSISTANT (ELISA LANG)

**Date:** 14 NOVEMBER 2016

#### **ISSUE**

To inform Council and seek endorsement of the proposed Christmas and New Year arrangements (including office closures).

#### **DETAIL**

The following arrangements are proposed for the 2016/17 Christmas and New Year period:

##### ***Council Offices:***

Council Offices to close on Friday, 23<sup>rd</sup> December 2016 at 2.00 p.m., and re-open at 9.00 a.m. on Tuesday, 3<sup>rd</sup> January 2017 (*noting that Monday, 2<sup>nd</sup> January 2017 is a public holiday for New Years Day*).

##### ***Household Garbage Collection Service:***

No change to normal collection days.

##### ***Waste Transfer Stations:***

Campania, Dysart and Oatlands Waste Transfer Stations will be closed on Christmas Day and New Years Day.

##### ***Callington Mill, Visitor Information Centre & Oatlands Swimming Pool:***

Closed on Christmas Day.

##### ***On-Call Arrangements:***

The On-call telephone will be transferred between available employees, ensuring coverage at all times.

**Human Resources & Financial Implications** - With the exception of scheduled rostered days off, all staff will take Annual Leave on normal working days that fall during the closure period.

**Community Consultation & Public Relations Implications** - The proposed arrangements will be advertised following endorsement by Council.

**Policy Implications** - Consistent with standard Council Policy.

#### **RECOMMENDATION**

**THAT the information be received and Council endorse the proposed Office closure arrangements over the 2016/17 Christmas and New Year period.**

**DECISION**

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

## 18.3 Finances

### Strategic Plan Reference – Page 34 & 35

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

### 18.3.1 MONTHLY FINANCIAL STATEMENT (OCTOBER 2016)

**Author:** FINANCE OFFICER (COURTNEY PENNICOTT)

**Date:** 17 NOVEMBER 2016

#### ISSUE

Refer enclosed Report incorporating the following: -

- Statement of Comprehensive Income – 1<sup>st</sup> July 2016 to 31<sup>st</sup> October 2016 (including Notes)
- Current Expenditure Estimates
- Capital Expenditure Estimates (*refer to enclosed report detailing the individual capital projects*)
- Rates & Charges Summary – as at 13 November 2016.
- Cash Flow Statement – October 2016

**Note:** Expenditure figures provided are for the period 1<sup>st</sup> July 2016 to 31<sup>st</sup> October 2016 – approximately 33% of the period.

### CURRENT EXPENDITURE ESTIMATES (OPERATING BUDGET)

#### ***Strategic Theme – Infrastructure***

**Sub-Program – Roads** - expenditure to date (\$1,143,824– 37.26%). Expenditure of \$176,694 relates to maintenance grading costs.

#### ***Strategic Theme – Growth***

**Sub-Program – Business** - expenditure to date (\$101,164– 43.01%). Costs relate to the Stornoway Contract where works are undertaken on a recharge basis, and the joint OH&S / Risk Management project being undertaken by six participating Councils under a resource sharing agreement. The cost of the project is to be shared between the six (6) Councils with revenue coming back to Southern Midlands.

#### ***Strategic Theme – Landscapes***

**Sub-Program – Regulatory** – expenditure to date (\$285,310 – 36.33%). Expenditure includes Planning Appeal, Tribunal and Environmental Health Services.

**Strategic Theme – Lifestyle**

**Sub-Program – Childcare** – expenditure to date (\$5,000 – 66.67%). Expenditure includes annual payment of \$5,000 BFDC Grant to the Brighton Family Day Care.

**Strategic Theme –Community**

**Sub-Program – Capacity** – expenditure to date (\$32,944 – 96.82%). Expenditure includes \$7,000 Donation to MILE, Ten Days on the Island \$3,000, Melton Mowbray Community Association \$2,000 and funds for the kitchen extension at the Tunbridge Community Club \$11,000.

**Strategic Theme –Organisation**

**Sub-Program – Sustainability** - expenditure to date (\$886,123 – 41.50%). Includes annual costs associated with computer software maintenance (GIS/NAV) and licensing \$63,023, audit fees \$12,200 and annual insurance payments of \$59,785.

**CAPITAL EXPENDITURE ESTIMATES (CAPITAL BUDGET)**

Nil.

**RECOMMENDATION**

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

**DECISION**

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

STATEMENT OF COMPREHENSIVE INCOME  
FOR THE PERIOD  
1st JULY 2016 to 31st OCTOBER 2016

|   | Annual<br>Budget       | Year to Date<br>as at 31st OCTOBER | %              | Comments   |
|---|------------------------|------------------------------------|----------------|--|
| <b>Income</b>                                       |                        |                                    |                |  |
| General rates                                       | \$ 4,870,842           | \$ 4,841,709                       | 99.4%          | Budget includes Interest & Penalties to be imposed to end of June 2017 |
| User Fees (refer Note 1)                            | \$ 933,626             | \$ 330,383                         | 35.4%          |  |
| Interest  | \$ 145,000             | \$ 42,128                          | 29.1%          |  |
| Government Subsidies                                | \$ 15,600              | \$ 0                               | 0.0%           | Heavy Vehicle Licence Fees & Road Rescue MAIB reimbursements           |
| Contract Income                                     | \$ 0                   | \$ 0                               | 0.0%           |  |
| Other (refer Note 2)                                | \$ 238,000             | \$ 21,266                          | 8.9%           |  |
| <b>Sub-Total</b>                                    | <b>\$ 6,203,068</b>    | <b>\$ 5,235,486</b>                | <b>84.4%</b>   |  |
| Grants - Operating                                  | \$ 3,280,756           | \$ 810,172                         | 24.7%          | FAGS \$800,610 Court House \$40 Tunbridge Landscape \$9522             |
| <b>Total Income</b>                                 | <b>\$ 9,483,824</b>    | <b>\$ 6,045,658</b>                | <b>63.7%</b>   |  |
| <b>Expenses</b>                                     |                        |                                    |                |  |
| Employee benefits                                   | \$ (3,915,055)         | \$ (1,164,402)                     | 29.7%          | Less Roads - Resheeting Capitalised                                    |
| Materials and contracts                             | \$ (2,982,446)         | \$ (1,329,784)                     | 44.6%          | Less Roads - Resheeting Capitalised, Includes Land Tax                 |
| Depreciation and amortisation                       | \$ (2,719,500)         | \$ (897,435)                       | 33.0%          | Percentage Calculation (based on year-to-date)                         |
| Finance costs                                       | \$ (49,436)            | \$ (4,950)                         | 10.0%          |  |
| Contributions                                       | \$ (197,903)           | \$ (49,476)                        | 25.0%          | Fire Service Levies  |
| Other   | \$ (163,261)           | \$ (81,799)                        | 50.1%          | Incls Rate Discounts \$23,689(annual cost)                             |
| <b>Total expenses</b>                               | <b>\$ (10,027,601)</b> | <b>\$ (3,527,846)</b>              | <b>35.2%</b>   |  |
| <b>Surplus (deficit) from operations</b>            | <b>\$ (543,777)</b>    | <b>\$ 2,517,812</b>                | <b>-463.0%</b> |  |
| Grants - Capital (refer Note 3)                     | \$ 1,448,681           | \$ 21,973                          | 1.5%           |  |
| Sale Proceeds (Plant & Machinery)                   | \$ 0                   | \$ 142,901                         | 0.0%           |  |
| Net gain / (loss on disposal of non-current assets) | \$ 0                   | \$ 0                               | 0.0%           |  |
| <b>Surplus / (Deficit)</b>                          | <b>\$ 904,904</b>      | <b>\$ 2,682,686</b>                | <b>296.5%</b>  |  |

NOTES

1. Income - User Fees (Budget \$658,662) includes:

|                      |                   |                   |       |   |
|----------------------|-------------------|-------------------|-------|---|
| - All other Programs | \$ 358,406        | \$ 126,718        | 35.4% | Actual Income Received (i.e. excluding Debtors) |
| - Private Works      | \$ 251,220        | \$ 112,889        | 44.9% |   |
| - Callington Mill    | \$ 324,000        | \$ 90,776         | 28.0% |   |
|                      | <u>\$ 933,626</u> | <u>\$ 330,383</u> |       |   |

2. Income - Other (Budget \$355,854) includes:

|                           |                   |                  |       |
|---------------------------|-------------------|------------------|-------|
| - Tas Water Distributions | \$ 228,000        | \$ 21,066        | 9.24% |
| - HBS Dividend            | \$ 10,000         | \$ -             | 0.0%  |
| - Other                   | \$ -              | \$ 200           | 0.0%  |
|                           | <u>\$ 238,000</u> | <u>\$ 21,266</u> | 8.9%  |

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

|   |                     |                  |                                  |
|---|---------------------|------------------|----------------------------------|
| - Black Spot Funding                          | \$ -                | \$ -             | 0.0%                             |
| - Tourism Funding                             | \$ -                | \$ -             | 0.0%                             |
| - Dulverton Lake Walking Track Safety Upgrade | \$ -                | \$ 15,482        | 0.0%                             |
| - Roads To Recovery Grant                     | \$ 1,448,681        | \$ 6,491         | 0.4% To be claimed in March 2017 |
|   | <u>\$ 1,448,681</u> | <u>\$ 21,973</u> | 1.5%                             |

Note:

Operating Grants

|                            |      |                 |   |
|----------------------------|------|-----------------|---|
| - School Holiday Program   | \$ - | \$ -            | - |
| - Tunbridge Landscaping    | \$ - | \$ 9,522        | - |
| - Mens Shed                | \$ - | \$ -            | - |
| - NRM South                | \$ - | \$ -            | - |
| - Communities For Children | \$ - | \$ -            | - |
| - School Community Garden  | \$ - | \$ -            | - |
|                            |      | <u>\$ 9,522</u> |   |

**SOUTHERN MIDLANDS COUNCIL : CURRENT EXPENDITURE 2016/17  
SUMMARY SHEET**

| PROGRAM                      | TOTAL             | REVISED BUDGET<br>(GRANTS & OTHER<br>REIMBURSEMENTS) | ACTUAL AS AT<br>31st OCTOBER<br>2016 33% | VARIANCE (+/-)   | % BASED ON REVISED<br>BUDGET 100% |
|------------------------------|-------------------|--|--|------------------|-----------------------------------|
| <b>INFRASTRUCTURE</b>        |                   |  |  |                  |                                   |
| Roads                        | 3,069,775         | 3,069,775  | 1,143,824                                | 1,925,952        | 37.26%                            |
| Bridges                      | 350,787           | 350,787  | 110,910                                  | 239,877          | 31.62%                            |
| Walkways                     | 212,810           | 212,810  | 65,608                                   | 147,202          | 30.83%                            |
| Lighting                     | 85,680            | 85,680   | 26,838                                   | 58,842           | 31.32%                            |
| Irrigation                   | 0                 | 0  | 0  | 0                | 0.00%                             |
| Drainage                     | 105,123           | 105,123  | 31,442                                   | 73,681           | 29.91%                            |
| Waste                        | 626,104           | 626,104  | 185,695                                  | 440,409          | 29.66%                            |
| Public Toilets               | 57,603            | 57,603   | 13,300                                   | 44,303           | 23.09%                            |
| Communications               | 0                 | 0  | 0  | 0                | 0.00%                             |
| Signage                      | 9,400             | 9,400  | 1,739                                    | 7,661            | 18.50%                            |
| <b>INFRASTRUCTURE TOTAL:</b> | <b>4,517,282</b>  | <b>4,517,282</b>                                     | <b>1,579,355</b>                         | <b>2,937,927</b> | <b>34.96%</b>                     |
| <b>GROWTH</b>                |                   |  |  |                  |                                   |
| Residential                  | 0                 | 0  | 0  | 0                | 0.00%                             |
| Mill Operations              | 502,735           | 502,735  | 143,646                                  | 359,090          | 28.57%                            |
| Tourism                      | 254,602           | 254,602  | 71,090                                   | 183,512          | 27.92%                            |
| Business                     | 985,226           | 235,226  | 101,164                                  | 134,062          | 43.01%                            |
| Agriculture                  | 0                 | 0  | 0  | 0                | 0.00%                             |
| Integration                  | 7,500             | 7,500  | 0  | 7,500            | 0.00%                             |
| <b>GROWTH TOTAL:</b>         | <b>1,750,064</b>  | <b>1,000,064</b>                                     | <b>315,900</b>                           | <b>684,164</b>   | <b>31.59%</b>                     |
| <b>LANDSCAPES</b>            |                   |  |  |                  |                                   |
| Heritage                     | 265,140           | 265,140  | 74,150                                   | 190,990          | 27.97%                            |
| Natural                      | 141,498           | 141,498  | 43,050                                   | 98,447           | 30.42%                            |
| Cultural                     | 10,500            | 10,500   | 0  | 10,500           | 0.00%                             |
| Regulatory                   | 785,355           | 785,355  | 285,310                                  | 500,046          | 36.33%                            |
| Climate Change               | 16,221            | 16,221   | 0  | 16,221           | 0.00%                             |
| <b>LANDSCAPES TOTAL:</b>     | <b>1,218,714</b>  | <b>1,218,714</b>                                     | <b>402,510</b>                           | <b>816,205</b>   | <b>33.03%</b>                     |
| <b>LIFESTYLE</b>             |                   |  |  |                  |                                   |
| Youth                        | 221,481           | 221,481  | 40,720                                   | 180,761          | 18.39%                            |
| Aged                         | 2,500             | 2,500  | 568                                      | 1,932            | 22.73%                            |
| Childcare                    | 7,500             | 7,500  | 5,000                                    | 2,500            | 66.67%                            |
| Volunteers                   | 40,000            | 40,000   | 0  | 40,000           | 0.00%                             |
| Access                       | 0                 | 0  | 0  | 0                | 0.00%                             |
| Public Health                | 8,010             | 8,010  | 675                                      | 7,335            | 8.43%                             |
| Recreation                   | 435,855           | 435,855  | 116,067                                  | 319,788          | 26.63%                            |
| Animals                      | 73,819            | 73,819   | 7,644                                    | 66,174           | 10.36%                            |
| Education                    | 0                 | 0  | 0  | 0                | 0.00%                             |
| <b>LIFESTYLE TOTAL:</b>      | <b>789,165</b>    | <b>789,165</b>                                       | <b>170,675</b>                           | <b>618,490</b>   | <b>21.63%</b>                     |
| <b>COMMUNITY</b>             |                   |  |  |                  |                                   |
| Retention                    | 0                 | 0  | 0  | 0                | 0.00%                             |
| Capacity                     | 34,025            | 34,025   | 32,944                                   | 1,081            | 96.82%                            |
| Safety                       | 56,650            | 56,650   | 16,518                                   | 40,132           | 29.16%                            |
| Consultation                 | 7,300             | 7,300  | 2,656                                    | 4,644            | 36.39%                            |
| Communication                | 12,125            | 12,125   | 1,866                                    | 10,259           | 15.39%                            |
| <b>COMMUNITY TOTAL:</b>      | <b>110,100</b>    | <b>110,100</b>                                       | <b>53,985</b>                            | <b>56,115</b>    | <b>49.03%</b>                     |
| <b>ORGANISATION</b>          |                   |  |  |                  |                                   |
| Improvement                  | 8,750             | 8,750  | 0  | 8,750            | 0.00%                             |
| Sustainability               | 2,135,394         | 2,135,394  | 886,123                                  | 1,249,271        | 41.50%                            |
| Finances                     | 263,133           | 263,133  | 91,503                                   | 171,629          | 34.77%                            |
| <b>ORGANISATION TOTAL:</b>   | <b>2,407,277</b>  | <b>2,407,277</b>                                     | <b>977,627</b>                           | <b>1,429,650</b> | <b>40.61%</b>                     |
| <b>TOTALS</b>                | <b>10,792,601</b> | <b>10,042,601</b>                                    | <b>3,500,051</b>                         | <b>6,542,550</b> | <b>34.85%</b>                     |

CAPITAL EXPENDITURE PROGRAM 2016-17  
 AS AT 31 OCTOBER 2016

|                       |                                     |  | BUDGET              | EXPENDITURE       | VARIANCE            | COMMENTS   |
|-----------------------|-------------------------------------|--|---------------------|-------------------|---------------------|--|
| <b>INFRASTRUCTURE</b> |                                     |  |                     |                   |                     |  |
|                       | <b>ROAD ASSETS</b>                  |  |                     |                   |                     |  |
|                       | Resheeting Program                  | Roads Resheeting   | \$ 600,000          | \$ 295,995        | \$ 304,005          |  |
|                       | Reseal Program                      | Roads Resealing (as per agreed program)                          | \$ 1,000,000        | \$ -              | \$ 1,000,000        |  |
|                       | Reconstruct & Seal                  | Green Valley Road (approx 500 metres - area widened)             | \$ 158,000          | \$ 66,931         | \$ 91,069           | WIP 30/6/16 \$66,931 - Budget includes \$83K c/w/d |
|                       |                                     | Inglewood Road (final seal of prev. reconstructed section)       | \$ 21,600           | \$ -              | \$ 21,600           |  |
|                       |                                     | Woodsdale Road (near 'glue pot' - final seal)                    | \$ 11,880           | \$ -              | \$ 11,880           |  |
|                       |                                     | Yarlington Road (Smarts Hill - 150 metres)                       | \$ 22,500           | \$ -              | \$ 22,500           | Budget c/w/d                                       |
|                       |                                     | Green Valley Road (approx 1.35 kilometres - 3 Sections)          | \$ -                | \$ -              | \$ -                | RTR  |
|                       | C101                                | Stonor Road (near railway line- 530 metres)                      | \$ -                | \$ -              | \$ -                | RTR  |
|                       | Construct & Seal (Unsealed Roads)   | Eldon Road (areas between Bridge & Reynolds Rd junction)         | \$ 169,000          | \$ 4,483          | \$ 164,517          |  |
|                       | Incls. widening component           | C1020052 Lower Marshes Road, Jericho (approx. 600 metres)        | \$ 90,000           | \$ 1,727          | \$ 88,273           |  |
|                       |                                     | C1020051 Station Street, Tea Tree                                | \$ 19,500           | \$ -              | \$ 19,500           | Budget c/w/d                                       |
|                       | Minor Seals (New)                   | Brownwood Estate (junction plus setback)                         | \$ 12,000           | \$ -              | \$ 12,000           |  |
|                       |                                     | Weavers Lane (junction plus setback)                             | \$ 12,000           | \$ -              | \$ 12,000           |  |
|                       |                                     | Church Road (Brighton Council end)                               | \$ 10,000           | \$ -              | \$ 10,000           | Budget c/w/d                                       |
|                       |                                     | Hasting Street Junction  | \$ 15,000           | \$ -              | \$ 15,000           | Budget c/w/d                                       |
|                       | Unsealed - Road Widening            | Estate Road (vicinity of Mallow)                                 | \$ 30,000           | \$ -              | \$ 30,000           |  |
|                       |                                     | Hall Lane, Bagdad - widening                                     | \$ 15,000           | \$ -              | \$ 15,000           | Budget c/w/d                                       |
|                       |                                     | Chauncy Vale Road, Bagdad  | \$ 20,000           | \$ -              | \$ 20,000           | Budget c/w/d                                       |
|                       | Junction / Road Realignment / Other | Campania - Reeve St / Clime Street (includes Footpath)           | \$ 140,000          | \$ 16,779         | \$ 123,221          | WIP 30/6/16 \$16,779 - Budget includes \$40K c/w/d |
|                       |                                     | Stonor Road - Benching (vicinity of Halls)                       | \$ 15,000           | \$ -              | \$ 15,000           |  |
|                       | C1020050                            | Sugarloaf / Cliftonvale Road Junction (Black Spot Investigation) | \$ 35,000           | \$ 14,293         | \$ 20,707           | WIP 30/6/16 \$2,810                                |
|                       |                                     | Yarlington Road - Realignment                                    | \$ 240,000          | \$ 11,023         | \$ 228,977          | WIP 30/6/16 \$11,023                               |
|                       | C1010056                            | High Street / Esplanade - Junction Improvements                  | \$ 35,000           | \$ 31,066         | \$ 3,934            | WIP 30/6/16 \$12,536 - Budget includes \$25K c/w/d |
|                       |                                     | Lovely Banks Road (junction with Colebrook)                      | \$ 210,000          | \$ 5,755          | \$ 204,245          | WIP 30/6/16 \$5,755 - Budget includes \$40K c/w/d  |
|                       |                                     | Reeve St - Hall Street to Rec Ground (K&G) - 70 metres           | \$ 8,800            | \$ -              | \$ 8,800            | Budget c/w/d                                       |
|                       |                                     | Campania - Reeve St / Hall Street (K&G)                          | \$ 5,000            | \$ -              | \$ 5,000            | Budget c/w/d                                       |
|                       |                                     | Woodsdale Road - Landslip Area (vicinity Scott's Quarry)         | \$ 15,000           | \$ -              | \$ 15,000           | Budget c/w/d                                       |
|                       |                                     | Woodsdale Road - Landslip Area(s) - Engineering Assessment       | \$ 9,700            | \$ -              | \$ 9,700            | Budget c/w/d                                       |
|                       |                                     | York Plains Road (Camber adjustment)                             | \$ 5,000            | \$ -              | \$ 5,000            | Budget c/w/d                                       |
|                       |                                     |  | <b>\$ 2,924,980</b> | <b>\$ 448,052</b> | <b>\$ 2,476,928</b> |  |
|                       | <b>BRIDGE ASSETS</b>                | C1030006 Fields Road Bridge (B1851)                              | \$ -                | \$ 1,469          | \$ (1,469)          | WIP 30/6/15  |
|                       |                                     | C1030044 Grahams Creek Road (Grahams Creek B2510)                | \$ 81,740           | \$ 1,304          | \$ 80,436           | WIP 30/6/16  |
|                       |                                     | C1030046 Kheme Road (Biralee Creek T468)                         | \$ -                | \$ 4,416          | \$ (4,416)          |  |
|                       |                                     | C1030049 Inglewood Road (Tin Dish Rivulet B42)                   | \$ -                | \$ 21,480         | \$ (21,480)         |  |
|                       |                                     | C1030051 Old Tier Road (B4490)                                   | \$ -                | \$ 6,595          | \$ (6,595)          |  |
|                       |                                     | C1030054 Bellevalle Road (B2723)                                 | \$ -                | \$ -              | \$ -                |  |
|                       |                                     | C1030055 Link Road (Craigbourne Creek B3820)                     | \$ 91,960           | \$ -              | \$ 91,960           |  |
|                       |                                     | Hardings Road (White Kangaroo Rivulet B1096)                     | \$ 163,550          | \$ -              | \$ 163,550          |  |
|                       |                                     | C1030056 Noyes Road (Limekiln Creek T268.00051)                  | \$ 41,270           | \$ -              | \$ 41,270           |  |
|                       |                                     | C1030057 Reynolds Road (Burns Creek B5301)                       | \$ -                | \$ -              | \$ -                |  |
|                       |                                     |  | <b>\$ 378,520</b>   | <b>\$ 35,263</b>  | <b>\$ 343,257</b>   |  |

|                       |          |   |                   |                  |                   |                                   |
|-----------------------|----------|---|-------------------|------------------|-------------------|-----------------------------------|
| <b>WALKWAYS</b>       | C1040011 | Footpaths - General (Program to be confirmed)                     | \$ 30,000         | \$ 344           | \$ 29,656         |                                   |
|                       |          | Bagdad Township   |                   |                  |                   |                                   |
|                       |          | - Swan Street (Blackport Rd to Green Valley Rd)                   | \$ 109,557        | \$ 2,687         | \$ 106,870        | WIP 30/6/16 \$2,687 - Budget cfwd |
|                       |          | - Midland Highway (Bus Shelter)                                   | \$ 5,000          | \$ -             | \$ 5,000          |                                   |
|                       |          | Campania Township   |                   |                  |                   |                                   |
|                       |          | - Reeve Street - 500 metres                                       | \$ 71,614         | \$ 8,386         | \$ 63,228         | WIP 30/6/16 \$8,386 - Budget cfwd |
|                       |          | - Review Management Plan (Site Plan) / Walking Tracks (Bush F     | \$ 5,000          | \$ -             | \$ 5,000          | Budget cfwd                       |
|                       |          | Colebrook Township  |                   |                  |                   |                                   |
|                       |          | - K&G Renewal (Richmond St -southern end)                         | \$ 30,000         | \$ -             | \$ 30,000         |                                   |
|                       |          | - Streetscape Plan Development & Implementation (Part)            | \$ 60,000         | \$ -             | \$ 60,000         |                                   |
|                       |          | Oatlands Township   |                   |                  |                   |                                   |
|                       |          | - Church Street (K&G renewal)                                     | \$ 15,000         | \$ -             | \$ 15,000         |                                   |
|                       |          | - Wellington Street   | \$ -              | \$ -             | \$ -              |                                   |
|                       |          | Tunbridge Township  |                   |                  |                   |                                   |
|                       |          | - Tunbridge Main Road (Renew Kerb & Gutter)                       | \$ 15,000         | \$ -             | \$ 15,000         |                                   |
|                       |          |   | <b>\$ 341,171</b> | <b>\$ 11,417</b> | <b>\$ 329,754</b> |                                   |
| <b>DRAINAGE</b>       |          | Bagdad  |                   |                  |                   |                                   |
|                       |          | - Midland Hwy/Swan St Drainage (McShane property)                 | \$ 22,500         | \$ -             | \$ 22,500         | Budget cfwd                       |
|                       |          | Campania  |                   |                  |                   |                                   |
|                       |          | - Estate Road (School Farm - Easement)                            | \$ 10,000         | \$ -             | \$ 10,000         |                                   |
|                       |          | - Reeve Street Open Drain (north of Telephone Box)                | \$ 35,000         | \$ 3,750         | \$ 31,250         | WIP 30/6/16 \$3,750 - Budget cfwd |
|                       |          | Oatlands  |                   |                  |                   |                                   |
|                       |          | - Barrack Street (towards Mason Street)                           | \$ 10,000         | \$ -             | \$ 10,000         | Budget cfwd                       |
|                       |          | - High St/Wellington Street Junction                              | \$ 5,000          | \$ -             | \$ 5,000          | Budget cfwd                       |
|                       |          |   | <b>\$ 82,500</b>  | <b>\$ 3,750</b>  | <b>\$ 78,750</b>  |                                   |
| <b>WASTE</b>          |          | Oatlands WTS - Concrete Pad(s)                                    | \$ 5,000          | \$ -             | \$ 5,000          |                                   |
|                       |          | Wheelie Bins & Crates   | \$ 7,500          | \$ -             | \$ 7,500          |                                   |
|                       |          |   | <b>\$ 12,500</b>  | <b>\$ -</b>      | <b>\$ 12,500</b>  |                                   |
| <b>PUBLIC TOILETS</b> |          | Campania - Urinal / Plumbing / External Shower Head               | \$ 10,000         | \$ -             | \$ 10,000         | Budget includes \$4K cfwd         |
|                       |          | Lake Dulverton (New facilities - design & approvals)              | \$ 12,000         | \$ -             | \$ 12,000         |                                   |
|                       |          |   | <b>\$ 22,000</b>  | <b>\$ -</b>      | <b>\$ 22,000</b>  |                                   |
| <b>SIGNAGE</b>        |          | Oatlands Signage (Info Bays) - Town Maps etc. - 2 Small & 2 Large | \$ 10,000         | \$ -             | \$ 10,000         | Budget cfwd                       |
|                       | C113001  | Highway Signage (State Growth proposal) - Graphic Design          | \$ 2,000          | \$ 2,638         | \$ (638)          | WIP 30/6/16 \$1,920 - Budget cfwd |
|                       |          |   | <b>\$ 12,000</b>  | <b>\$ 2,638</b>  | <b>\$ 9,362</b>   |                                   |
| <b>CAPACITY</b>       | C2020003 | Community Garden- Mill Precinct                                   | \$ 8,200          | \$ 3,924         | \$ 4,276          | WIP 30/6/16 \$3,924 - Budget cfwd |
|                       |          |   | <b>\$ 8,200</b>   | <b>\$ 3,924</b>  | <b>\$ 4,276</b>   |                                   |

|                   |                   |                              |  |   |                   |                   |  |  |
|-------------------|-------------------|------------------------------|--|---|-------------------|-------------------|--|--|
| <b>GROWTH</b>     | <b>TOURISM</b>    |                              | Building (Wool Press Cover)  | \$ 9,170  | \$ -              | \$ 9,170          |  |  |
|                   |                   |                              | Lake Dulverton (Aquatic Club Fit-Out) - Shower / Toilet Facility     | \$ 18,000   | \$ -              | \$ 18,000         |  |  |
|                   |                   |                              | Mill Operations  | \$ -  | \$ 591            | \$ (591)          |  |  |
|                   |                   |                              | Kempton Roadside Stopover - Electrical Upgrade                       | \$ 2,500  | \$ -              | \$ 2,500          |  |  |
|                   |                   |                              |  | <b>\$ 29,670</b>  | <b>\$ 591</b>     | <b>\$ 29,079</b>  |  |  |
| <b>LANDSCAPES</b> | <b>HERITAGE</b>   |                              | Callington Mill (Precinct Master Plan Implementation)                | \$ 12,500   | \$ -              | \$ 12,500         | Budget c/w/d                                       |  |
|                   |                   | C3010010                     | Community Blacksmith Program   | \$ 6,200  | \$ 6,302          | \$ (102)          | WIP 30/6/16 \$5,422 - Budget c/w/d                 |  |
|                   |                   |                              | Callington Mill (Mill Tower - Fire Detection System & Exit Lighting) | \$ 6,500  | \$ -              | \$ 6,500          | Budget c/w/d                                       |  |
|                   |                   | 2016-17                      | G3010010   | Commissariat (79 High Street)                                     | \$ 384,250        | \$ 14,860         | \$ 369,390   | WIP 30/6/16 \$14,010 - Budget includes \$125,490 c/w/d |
|                   |                   |                              |  | Oatlands Court House (Stabilisation & Gaol Cell)                  | \$ 5,000          | \$ -              | \$ 5,000   | Budget c/w/d   |
|                   |                   | Wood Stove (Women's Kitchen) |  | Oatlands Gaol - Minor Capital Works                               | \$ 7,000          | \$ -              | \$ 7,000   | Budget c/w/d   |
|                   |                   |                              |  | Roche Hall (Building - Urgent Asset Upgrade / Renewal)            | \$ 40,000         | \$ -              | \$ 40,000  |  |
|                   |                   |                              |  | Roche Hall - Forecourt (Interps - Planning Condition of Approval) | \$ 35,000         | \$ 4,750          | \$ 30,250  | WIP 30/6/16 \$4,750 - Budget includes \$5K c/w/d       |
|                   |                   |                              |  | Kempton Watch House (Fitout)                                      | \$ 7,500          | \$ -              | \$ 7,500   | Budget c/w/d   |
|                   |                   |                              |  | Parattah Railway Station - Guttering & Fascia                     | \$ 9,600          | \$ -              | \$ 9,600   | Budget includes \$2.6K c/w/d                           |
|                   |                   |                              |  |   | <b>\$ 513,550</b> | <b>\$ 25,912</b>  | <b>\$ 487,638</b>                                  |  |
|                   |                   | <b>NATURAL</b>               |  | Chauncy Vale - Day Dawn Cottage (Toilet Upgrade)                  | \$ 5,000          | \$ -              | \$ 5,000   | Budget c/w/d   |
|                   |                   |                              |  | Chauncy Vale - Interps Hut Repairs                                | \$ -              | \$ -              | \$ -   |  |
|                   |                   |                              | Dulverton Walkway RLCIP  | \$ -  | \$ 687            | \$ (687)          |  |  |
|                   |                   |                              | Tunbridge Circle Landscaping   | \$ -  | \$ 6,734          | \$ (6,734)        | WIP 30/6/16 \$111                                  |  |
|                   |                   |                              |  | <b>\$ 5,000</b>   | <b>\$ 7,421</b>   | <b>\$ (2,421)</b> |  |  |
|                   | <b>REGULATORY</b> |                              | Kempton Council Chambers - Building & Office Improvements            | \$ 23,704   | \$ -              | \$ 23,704         | Budget includes \$13,704 c/w/d                     |  |
|                   |                   |                              | Kempton Council Chambers - External repainting (Windows etc.)        | \$ 7,500  | \$ -              | \$ 7,500          | Budget c/w/d                                       |  |
|                   |                   |                              | Kempton Council Chambers - Office Furniture & Equipment              | \$ 3,000  | \$ -              | \$ 3,000          |  |  |
|                   |                   |                              |  | <b>\$ 34,204</b>  | <b>\$ -</b>       | <b>\$ 34,204</b>  |  |  |
| <b>LIFESTYLE</b>  | <b>ACCESS</b>     |                              | All Buildings (Priority Approach - Year 1 of 5)                      | \$ 50,000   | \$ -              | \$ 50,000         |  |  |
|                   |                   |                              |  | <b>\$ 50,000</b>  | <b>\$ -</b>       | <b>\$ 50,000</b>  |  |  |
|                   | <b>RECREATION</b> | C4070001                     | Recreation Committee   | \$ 20,000   | \$ 407            | \$ 19,593         |  |  |
|                   |                   |                              | Blue Place - external repainting                                     | \$ 20,000   | \$ -              | \$ 20,000         |  |  |
|                   |                   |                              | Colebrook Hall - Heating   | \$ 3,000  | \$ -              | \$ 3,000          |  |  |
|                   |                   |                              | Kempton Hall - external repainting                                   | \$ 20,000   | \$ -              | \$ 20,000         | Budget c/w/d                                       |  |
|                   |                   |                              | Parks - Playspace Strategy   | \$ -  | \$ -              | \$ -              |  |  |
|                   |                   |                              | - Alexander Circle & Lyndon Road (Stage 2)                           | \$ 8,000  | \$ -              | \$ 8,000          | Budget c/w/d                                       |  |
|                   |                   |                              | Playground Equipment   | \$ -  | \$ -              | \$ -              |  |  |
|                   |                   |                              | Swimming Pool - Auot Cleaner   | \$ 8,000  | \$ -              | \$ 8,000          |  |  |
|                   |                   |                              | Rec Ground - Campania (Stormwater - eastern side)                    | \$ 3,000  | \$ -              | \$ 3,000          |  |  |
|                   |                   | C4070016                     | Rec Ground - Colebrook Recreation Ground (Improvements)              | \$ 45,000   | \$ 25,484         | \$ 19,516         | WIP 30/6/16 \$22,337 - Budget includes \$35K c/w/d |  |
|                   |                   | C4070033                     | Oatlands Aquatic Club Building                                       | \$ 18,000   | \$ 18,729         | \$ (729)          | WIP 30/6/16 \$18,729 - Budget includes \$18K c/w/d |  |
|                   |                   |                              | Rec Ground - Mt Pleasant (Upgrade Toilets)                           | \$ 13,000   | \$ -              | \$ 13,000         | Budget c/w/d                                       |  |
|                   |                   |                              | Rec Ground - Parattah (Facility Development)                         | \$ 14,000   | \$ -              | \$ 14,000         | Budget c/w/d                                       |  |
|                   |                   |                              | Stables & Carriage Shed  | \$ -  | \$ 724            | \$ (724)          |  |  |
|                   |                   |                              | Tunbridge Park - Perimeter Fence (Safety)                            | \$ 7,500  | \$ -              | \$ 7,500          |  |  |
|                   |                   |                              |  | <b>\$ 179,500</b>   | <b>\$ 45,344</b>  | <b>\$ 134,156</b> |  |  |

|              |                |  |                     |                   |                     |                              |
|--------------|----------------|--|---------------------|-------------------|---------------------|------------------------------|
| COMMUNITY    | CAPACITY       | Levendale Community Centre                         | \$ 10,000           | \$ 545            | \$ 9,455            |                              |
|              |                |  | <b>\$ 10,000</b>    | <b>\$ 545</b>     | <b>\$ 9,455</b>     |                              |
|              | SAFETY         | Road Accident Rescue Unit                          | \$ 3,000            | \$ -              | \$ 3,000            |                              |
|              |                |  | <b>\$ 3,000</b>     | <b>\$ -</b>       | <b>\$ 3,000</b>     |                              |
| ORGANISATION | SUSTAINABILITY | Council Chambers - Building Improvements           | \$ 7,500            | \$ -              | \$ 7,500            |                              |
|              |                | Photo Reframing                                    | \$ 3,000            | \$ -              | \$ 3,000            | Budget includes \$1,500 cfwd |
|              |                | Council Chambers - Damp Issues & Stonemasonry      | \$ 15,000           | \$ -              | \$ 15,000           | Budget cfwd                  |
|              |                | Council Chambers - Server Room (Fireproofing)      | \$ 10,000           | \$ -              | \$ 10,000           |                              |
|              |                | Computer System (Hardware / Software)              | \$ 40,000           | \$ 44,186         | \$ (4,186)          |                              |
|              |                | Telephone / Comms System                           | \$ -                | \$ -              | \$ -                |                              |
|              |                | Town Hall (General - Incl. Office Equip/Furniture) | \$ 8,000            | \$ 12,534         | \$ (4,534)          |                              |
|              |                | Municipal Revaluation                              | \$ -                | \$ 7,000          | \$ (7,000)          |                              |
|              |                |  | <b>\$ 83,500</b>    | <b>\$ 63,720</b>  | <b>\$ 19,780</b>    |                              |
|              | WORKS          | Kempton Depot - External Painting                  | \$ 10,000           | \$ -              | \$ 10,000           | Budget cfwd                  |
|              |                | Depot Relocation (Site / Concept Plans etc.)       | \$ 5,000            | \$ -              | \$ 5,000            | Budget cfwd                  |
|              |                | Minor Plant Purchases                              | \$ 9,500            | \$ -              | \$ 9,500            |                              |
|              |                | Radio System                                       | \$ 2,000            | \$ -              | \$ 2,000            |                              |
|              |                | <b>Plant Replacement Program</b>                   |                     |                   |                     |                              |
|              |                | Refer separate Schedule (Gross)                    | \$ 660,000          | \$ 22,273         | \$ 637,727          |                              |
|              |                | Light Vehicles (Gross)                             | \$ 320,000          | \$ 30,119         | \$ 289,881          |                              |
|              |                | (Trade Allowance - \$180K)                         |                     |                   | \$ -                |                              |
|              |                | Mini Excavator & Trailer (1.7 tonne)               | \$ 45,000           | \$ 44,925         | \$ 75               |                              |
|              |                |  | <b>\$ 1,051,500</b> | <b>\$ 97,317</b>  | <b>\$ 954,183</b>   |                              |
|              |                |  |                     |                   |                     |                              |
|              |                | <b>GRAND TOTALS</b>                                | <b>\$ 5,741,795</b> | <b>\$ 745,894</b> | <b>\$ 4,995,901</b> |                              |

| <b>SOUTHERN MIDLANDS COUNCIL</b>                                   |   |                        |   |                        |
|--|---|------------------------|---|------------------------|
| <b>SUMMARY OF RATES AND CHARGES LEVIED, REMITTED AND COLLECTED</b> |   |                        |   |                        |
|  | This Financial Year<br>13th November 2016 |                        | Last Financial Year<br>13th November 2015 |                        |
| Arrears brought forward as at July 1                               |   | \$ 415,003.63          |   | \$ 369,292.54          |
| ADD current rates and charges levied                               |   | \$ 4,820,099.02        |   | \$ 4,604,838.13        |
| ADD current interest and penalty                                   |   | \$ 24,941.08           |   | \$ 21,773.46           |
| <b>TOTAL rates and charges demanded</b>                            | 100.00%                                   | <b>\$ 5,260,043.73</b> | 100.00%                                   | <b>\$ 4,995,904.13</b> |
| LESS rates and charges collected                                   | 44.00%                                    | \$ 2,314,173.80        | 46.15%                                    | \$ 2,305,812.69        |
| LESS pensioner remissions  | 4.12%                                     | \$ 216,761.54          | 4.38%                                     | \$ 218,749.31          |
| LESS other remissions and refunds                                  | 0.25%                                     | \$ 13,202.07           | -0.02%                                    | -\$ 1,048.99           |
| LESS discounts   | 0.45%                                     | \$ 23,689.28           | 0.47%                                     | \$ 23,673.42           |
| <b>TOTAL rates and charges collected and remitted</b>              | 48.82%                                    | <b>\$ 2,567,826.69</b> | 50.99%                                    | <b>\$ 2,547,186.43</b> |
| <b>UNPAID RATES AND CHARGES</b>                                    | 51.18%                                    | <b>\$ 2,692,217.04</b> | 49.01%                                    | <b>\$ 2,448,717.70</b> |

|   | INFLOWS<br>(OUTFLOWS)<br>(July 2016) | INFLOWS<br>(OUTFLOWS)<br>(August 2016) | INFLOWS<br>(OUTFLOWS)<br>(September 2016) | INFLOWS<br>(OUTFLOWS)<br>(October 2016) | INFLOWS<br>(OUTFLOWS)<br>(Year to Date) |
|---|--------------------------------------|--|---|---|---|
| <b>Cash flows from operating activities</b>         |                                      |  |   |   |   |
| Payments  |                                      |  |   |   |   |
| Employee costs                                      | - 272,322.31                         | - 276,435.39                           | - 262,136.01                              | - 382,344.53                            | - 1,193,238.24                          |
| Materials and contracts                             | - 707,028.22                         | - 350,244.61                           | - 376,434.79                              | - 305,429.52                            | - 1,739,137.14                          |
| Interest  | - 4,950.49                           | -                                      | -   | -                                       | - 4,950.49                              |
| Other   | - 16,322.26                          | - 18,385.77                            | - 54,132.59                               | - 105,849.00                            | - 194,689.62                            |
|   | <b>- 1,000,623.28</b>                | <b>- 645,065.77</b>                    | <b>- 692,703.39</b>                       | <b>- 793,623.05</b>                     | <b>- 3,132,015.49</b>                   |
| Receipts  |                                      |  |   |   |   |
| Rates   | 85,211.38                            | 452,517.01                             | 1,715,223.75                              | 234,210.92                              | 2,487,163.06                            |
| User charges  | 89,356.35                            | 53,919.90                              | 65,676.88                                 | 96,628.51                               | 305,581.64                              |
| Interest received                                   | 11,234.37                            | 10,668.37                              | 10,059.41                                 | 10,166.27                               | 42,128.42                               |
| Subsidies   | -                                    | -                                      | -   | -                                       | -                                       |
| Other revenue grants                                | 40.00                                | 807,101.00                             | 9,522.25                                  | 15,482.00                               | 832,145.25                              |
| GST Refunds from ATO                                |                                      |  |   |   | -                                       |
| Other   | 116,774.85                           | 5,053.27                               | 28,304.37                                 | 115,358.80                              | 265,491.29                              |
|   | <b>302,616.95</b>                    | <b>1,329,259.55</b>                    | <b>1,828,786.66</b>                       | <b>471,846.50</b>                       | <b>3,932,509.66</b>                     |
| <b>Net cash from operating activities</b>           | <b>- 698,006.33</b>                  | <b>684,193.78</b>                      | <b>1,136,083.27</b>                       | <b>- 321,776.55</b>                     | <b>800,494.17</b>                       |
| <b>Cash flows from investing activities</b>         |                                      |  |   |   |   |
| Payments for property, plant & equipment            | - 23,053.18                          | - 84,798.06                            | - 113,616.45                              | - 23,797.92                             | - 245,265.61                            |
| Proceeds from sale of property, plant & equipment   | 107,301.79                           | 17,417.27                              | 18,181.82                                 | -                                       | 142,900.88                              |
| Proceeds from Capital grants                        | -                                    | -                                      | -   | -                                       | -                                       |
| Proceeds from Investments                           | -                                    | -                                      | -   | -                                       | -                                       |
| Payment for Investments                             | -                                    | -                                      | -   | -                                       | -                                       |
| <b>Net cash used in investing activities</b>        | <b>84,248.61</b>                     | <b>- 67,380.79</b>                     | <b>- 95,434.63</b>                        | <b>- 23,797.92</b>                      | <b>- 102,364.73</b>                     |
| <b>Cash flows from financing activities</b>         |                                      |  |   |   |   |
| Repayment of borrowings                             | - 6,258.09                           | -                                      | -   | -                                       | - 6,258.09                              |
| Proceeds from borrowings                            | -                                    | -                                      | -   | -                                       | -                                       |
| <b>Net cash from (used in) financing activities</b> | <b>- 6,258.09</b>                    | <b>-</b>                               | <b>-</b>                                  | <b>-</b>                                | <b>- 6,258.09</b>                       |
| <b>Net increase/(decrease) in cash held</b>         | <b>- 620,015.81</b>                  | <b>616,812.99</b>                      | <b>1,040,648.64</b>                       | <b>- 345,574.47</b>                     | <b>691,871.35</b>                       |
| Cash at beginning of reporting year                 | 8,586,333.61                         | 7,966,317.80                           | 8,583,130.79                              | 9,623,779.43                            | 8,586,333.61                            |
| <b>Cash at end of reporting</b>                     | <b>7,966,317.80</b>                  | <b>8,583,130.79</b>                    | <b>9,623,779.43</b>                       | <b>9,278,204.96</b>                     | <b>9,278,204.96</b>                     |

## 19. INFORMATION BULLETINS

Information Bulletins dated the 28<sup>th</sup> October, 4<sup>th</sup>, 11<sup>th</sup> and 18<sup>th</sup> November 2016 have been circulated since the previous meeting.

### RECOMMENDATION

**THAT the Information Bulletins dated the 28<sup>th</sup> October, 4<sup>th</sup>, 11<sup>th</sup> and 18<sup>th</sup> November 2016 be received and the contents noted.**

### DECISION

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

**20. MUNICIPAL SEAL**

Nil.

## 21. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

*Council to address urgent business items previously accepted onto the agenda.*

### RECOMMENDATION

**THAT Council move into “Closed Session” and the meeting be closed to the public.**

### DECISION

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

## 22. BUSINESS IN “CLOSED SESSION”

*Excluded from the agenda pursuant to Section 15 (2) of the Local Government (Meeting Procedures) Regulations 2005.*

T F Kirkwood  
GENERAL MANAGER

### RECOMMENDATION

**THAT Council move out of “Closed Session”.**

### DECISION

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

### RECOMMENDATION

**THAT Council endorse the decisions made in “Closed Session”.**

### DECISION

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

## **23. CLOSURE**