

SOUTHERN
MIDLANDS
COUNCIL



PUBLIC COPY

MINUTES
ORDINARY COUNCIL MEETING

Wednesday, 23rd November 2016
Colebrook Hall

INDEX

1. PRAYERS	4
2. ATTENDANCE	4
3. APOLOGIES	4
4. APPLICATION FOR LEAVE OF ABSENCE	4
5. MINUTES	4
5.1 Ordinary Council Minutes	4
5.3 Special Committee of Council Minutes.....	5
5.3.1 Special Committees of Council - Receipt of Minutes	5
5.3.2 Special Committees of Council - Endorsement of Recommendations.....	5
5.4 Joint Authorities (Established Under Division 4 Of The Local Government Act 1993) ..	6
5.4.1 Joint authorities - Receipt of Minutes	6
5.4.2 Joint Authorities - Receipt of Reports (Annual & Quarterly)	6
6. NOTIFICATION OF COUNCIL WORKSHOPS	8
7. QUESTIONS WITHOUT NOTICE	9
8. DECLARATIONS OF PECUNIARY INTEREST	12
9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA	13
10. PUBLIC QUESTION TIME (SCHEDULED FOR 12.30 PM)	14
10.1 PERMISSION TO ADDRESS COUNCIL	14
11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2005	15
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	16
12.1 DEVELOPMENT APPLICATIONS	16
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.....	16
12.2 SUBDIVISIONS.....	91
12.3 MUNICIPAL SEAL (PLANNING AUTHORITY).....	91
12.3.1 COUNCILLOR INFORMATION:- MUNICIPAL SEAL APPLIED UNDER DELEGATED AUTHORITY TO SUBDIVISION FINAL PLANS & RELATED DOCUMENTS	91
12.4 PLANNING (OTHER)	91
13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)..	92
13.1 ROADS	92
13.1.1 Reduction of the Speed Limit through the Village of Colebrook	92
13.2 BRIDGES	99
13.3 WALKWAYS, CYCLE WAYS AND TRAILS.....	99
13.4 LIGHTING	99
13.5 BUILDINGS	99
13.6 SEWERS.....	99
13.7 WATER.....	99
13.8 IRRIGATION	99
13.9 DRAINAGE	100
13.10 WASTE.....	100
13.11 INFORMATION, COMMUNICATION TECHNOLOGY.....	100
13.11.1 VODAFONE NETWORK PTY LTD – SITE LEASE (LOT 5 NATIVE CORNERS ROAD, CAMPANIA PID 3140690).....	100
13.12 OFFICER REPORTS – WORKS & TECHNICAL SERVICES (ENGINEERING)	110
13.12.1 Manager - Works & Technical Services Report.....	110

14.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH).....	103
14.1	RESIDENTIAL.....	104
14.2	TOURISM	104
14.2.1	<i>Midland Highway Signage at Oatlands – Policy Position.....</i>	<i>104</i>
14.3	SAFETY	114
14.4	BUSINESS	114
14.5	INDUSTRY	114
14.6	INTEGRATION	114
15.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME –LANDSCAPES).....	115
15.1	HERITAGE.....	115
15.1.1	<i>Heritage Project Program Report.....</i>	<i>115</i>
15.2	NATURAL	117
15.2.1	<i>Landcare Unit, GIS & Climate Change – General Report.....</i>	<i>117</i>
15.3	CULTURAL	119
15.4	REGULATORY (OTHER THAN PLANNING AUTHORITY AGENDA ITEMS)	119
15.5	CLIMATE CHANGE.....	119
16.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE).....	120
16.1	COMMUNITY HEALTH AND WELLBEING	120
16.2	YOUTH	120
16.3	SENIORS	120
16.4	CHILDREN AND FAMILIES	120
16.5	VOLUNTEERS	120
16.6	ACCESS.....	120
16.7	PUBLIC HEALTH.....	120
16.8	RECREATION.....	121
16.9	ANIMALS.....	121
16.10	EDUCATION	121
17.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)	122
17.1	RETENTION.....	122
17.2	CONSULTATION AND COMMUNICATION	122
18.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION).....	123
18.1	IMPROVEMENT.....	123
18.2	SUSTAINABILITY.....	123
18.2.1	<i>Common Services Joint Venture Update (Standing Item – Information Only)</i>	<i>123</i>
18.2.2	<i>Sub-Region Collaboration Strategy – Standing Item</i>	<i>129</i>
18.2.3	<i>Proposed Christmas / New Year arrangements (including office closure).....</i>	<i>130</i>
18.3	FINANCES	132
18.3.1	<i>Monthly Financial Statement (October 2016).....</i>	<i>132</i>
19.	INFORMATION BULLETINS.....	143
20.	MUNICIPAL SEAL	144
21.	CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA	145
22.	BUSINESS IN “CLOSED SESSION”	112
23.	CLOSURE	150

OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL
HELD ON WEDNESDAY, 23RD NOVEMBER 2016 AT COLEBROOK HALL
COMMENCING AT 10:00 A.M

1. PRAYERS

Rev Dennis Cousens recited prayers.

2. ATTENDANCE

Mayor A E Bisdee OAM, Deputy Mayor A O Green, Cllr A R Bantick, Cllr E Batt, Cllr R Campbell, Cllr D F Fish, Cllr D Marshall

In Attendance: Mr T Kirkwood (General Manager), Mr A Benson (Deputy General Manager), Mr D Cundall (Manager, Development & Environment Services), Miss E Lang (Executive Assistant)

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 26th October 2016, as circulated, are submitted for confirmation.

DECISION

Moved by Cllr R Campbell, seconded by Cllr E Batt

THAT the minutes of the previous meeting of Council held on the 26th October 2016 be confirmed.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	
Cllr 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 Committees of Council be received.

DECISION

Moved by Clr D Fish, seconded by Deputy Mayor A Green

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

CARRIED

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

Moved by Clr D Fish, seconded by Clr E Batt

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

CARRIED

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.

NO DECISION REQUIRED

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.**

NO DECISION REQUIRED

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

Moved by Deputy Mayor A Green, seconded by Clr A Bantick

THAT the information be received.

CARRIED

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	√	

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. Clr Batt – enquired about the status of the Melton Mowbray trough?

The General Manager advised that a formal progress report will be included in the December agenda.

2. Clr Batt – enquired about Pattersons Curse in the District and if Council was being pro-active in this area?

The General Manager advised that this issue is to be included as a supplementary agenda item for this meeting – see item 21.1

3. Clr Batt – enquiry about signage into Kempton with roadworks and long-term signage.

The Deputy General Manager advised that a Post Office symbol will be included in the replacement signage. The signage will be re-erected when roadworks in this location are completed.

4. Clr Campbell – question regarding push bikes that are located at Callington Mill precinct. Are they being used?

The General Manager advised that the bikes were purchased by Rural Primary Health Services and based at the Mill for visitors/locals to utilise/hire for a small fee. Total revenue to date would be approximately \$30.

5. Clr Campbell – enquired about Seniors Month and what events were sponsored by Council?

The General Manager advised this question is taken on notice, and will provide further details regarding budget and events held.

6. Clr Campbell – enquired whether Council officers attended the auction of demountable buildings at the ex-Pontville Detention Centre site?

The General Manager confirmed that Council officers did attend the auction but did not purchase any demountable buildings due to the excessive sale price(s).

7. Clr Campbell – enquired about the Planning Permits issued for the Chinese Buddhist Cultural Park at Tea Tree – how many statues which included in the Permit?

The General Manager advised that a permit was issued for six statues on this site.

8. Clr Campbell – request an update on the current status of the Williams quarry application – has it been finalised?

Question taken on notice until the arrival of the Manager – DES.

The Manager, Development and Environmental Services (David Cundall) entered meeting at 10.26 a.m.

The meeting was advised that this application has been referred to the Planning Commission and approved by the Minister. All parties to the appeal have agreed to a set of conditions regarding acoustic impacts etc. Currently in the process of signing consent orders to lodge with RMA Tribunal this week. Item is progressing.

9. Clr Campbell – enquired whether there were any mountain bike tracks in the Southern Midlands?

It was advised that there were bike tracks in Colebrook and a track from Oatlands to Parattah.

10. Clr Campbell – enquired whether Council was included on the ‘Profile ID’ website as a number of Councils are listed on this website.

The General Manager advised that all Council information is included on their own website www.southernmidlands.tas.gov.au and this would usually be the first point of contact for anyone looking online for the Southern Midlands Council.

11. Clr Bantick – enquired about signage rules, specifically the large shed at the Chinese Buddhist Cultural Park which has large signage on it and requested that Council provide guidelines on signage. A further enquiry about the number of containers on site and what limits are in place per site for containers?

Manager, Development & Environment Services advised that approval is not required for signage inside a property but will investigate further and will also further investigate containers on site and approvals. Question taken on notice and to advise further at next meeting.

12. Clr Fish – Maintenance required at the Gay Street Hall.

The General Manager advised that this Hall is under a management committee (1 person) who does an exceptional job. Council will investigate and assist where necessary.

13. Deputy Mayor A Green – requested an update and solution for public access to the Tunbridge cemetery as current roadworks have removed access to the cemetery.

The General Manager advised that on the eastern side of the cemetery boundary there is an unmade road and materials from roadworks near this area will be levelled out to create a hard surface for those attending the cemetery. Possible signage to be erected.

14. Deputy Mayor A Green – requested an update on Councils intention regarding business operators in Oatlands and reported drop off in trade due to removal of individual business signage on the Midland Highway?

The General Manager advised that he has heard reports of businesses noticing a drop off in business activity since individual business signs were removed and replaced with the new signage from State Growth. Council intend to door knock businesses on High Street to gather evidence/concerns? He further advised that Council may consider embarking on joint advertising/marketing for local businesses but would need to conduct a survey in the first instance.

The Deputy General Manager suggested a Chamber of Commerce in Oatlands for local businesses in partnership with Council to encourage people to come together for a collective view of High Street traders.

- 15 Deputy Mayor A Green – Complaints have been received regarding TasNetworks trimming of trees near Heritage listed properties and landowners left to clean remains/poor quality of job.

The General Manager advised that a letter would be sent to TasNetworks to convey concerns.

*The meeting was suspended at 10.59 a.m. for a short break.
The meeting reconvened at 11.17 a.m.*

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*.

Nil.

9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 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.

The General Manager reported that the following items need to be included on the Agenda. The matters are urgent, and the necessary advice is provided where applicable:-

21.1 PATTERSONS CURSE INFESTATION

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

Moved by Cllr R Campbell, seconded by Cllr D Marshall

THAT the Council resolve by absolute majority to deal with the above listed 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*.

CARRIED

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

Public Question Time was held later in the meeting.

10.1 Permission to Address Council

Permission was 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.

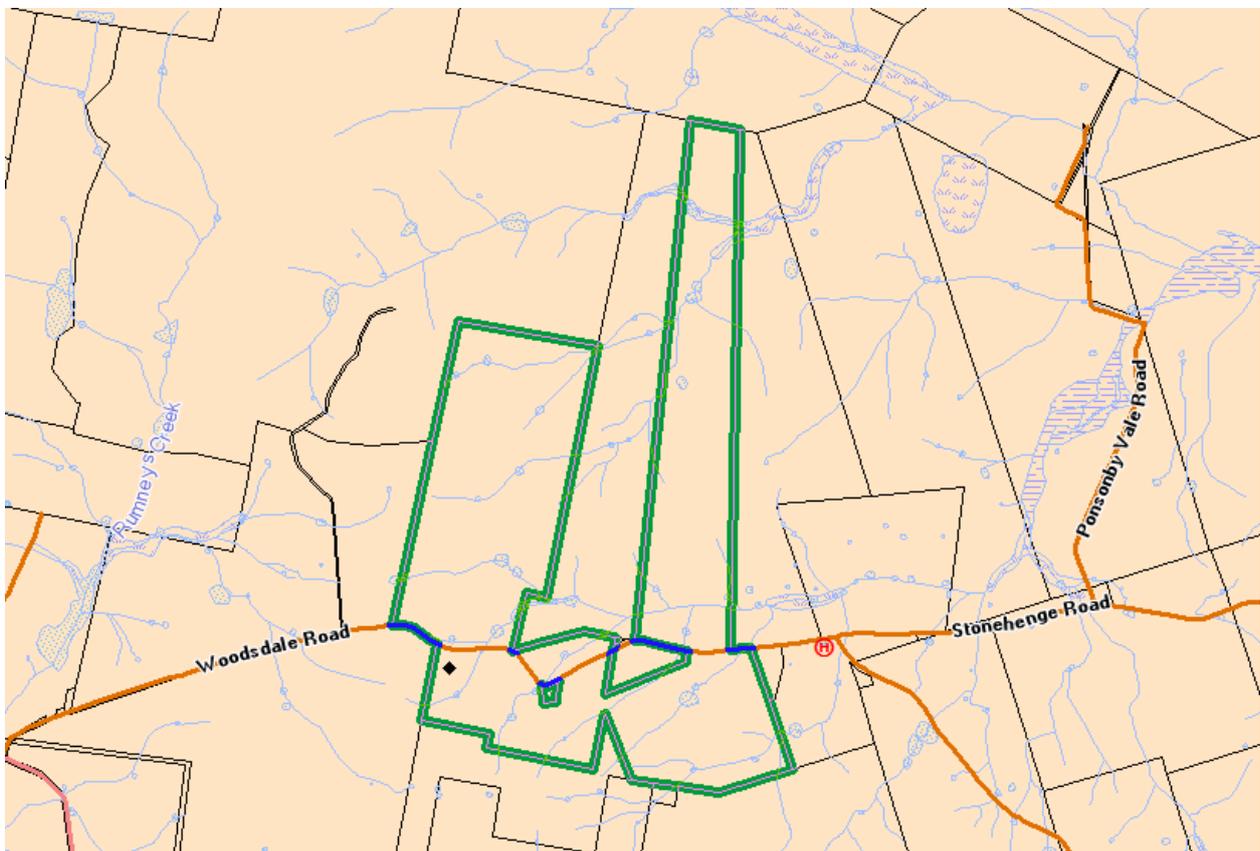
A permit for this type of “Telecommunications Infrastructure” is considered at the discretion of Council.

The Council gave notice of the application on the 12th 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 Whitefoord 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 12th 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.

Representation 1	Council Officer Comment
<p>Objecting to the construction of this tower at the site for the following reasons:</p> <ol style="list-style-type: none"> 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. 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. 	<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"> • <i>Achieves the mobile coverage objectives for the blackspot Program and will improve coverage in a number of areas mentioned in the representation.</i> • <i>Located amongst mature trees to reduce the visual impact on the area and to avoid fragmentation of agricultural land.</i> • <i>Proximity to power supply.</i> • <i>Reasonable separation from existing dwellings.</i> <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:

Discretionary Use		
Objective: To ensure that discretionary non-agricultural uses do not unreasonably confine or restrain the agricultural use of agricultural land.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No acceptable solution.	P1 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: (a) the characteristics of the proposed non-agricultural use; (b) the characteristics of the existing or likely agricultural use; (c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use; (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> <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 96m² of land and a new access along an existing fence line.</i> <i>The location of the tower is in the vicinity of existing established trees and is against the backdrop of She Oak Hill.</i> <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>

Height		
To ensure that building height contributes positively to the rural landscape and does not result in unreasonable impact on residential amenity of land.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<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>

Setback		
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.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<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: 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: 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: (a) be sufficient to provide a 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>

<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>

Design		
To ensure that the location and appearance of buildings and works minimises adverse impact on the rural landscape.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<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 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.	P2 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 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 The depth of any fill or excavation must be kept to a minimum so that the development satisfies all of the following: (a) does not have significant impact on the rural landscape of the area; (b) does not unreasonably impact upon the privacy of adjoining properties; (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:

Shared Use and Co-Location		
To minimise the total number of towers and antenna within the municipal area		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 A new antenna must be located on an existing tower.	P1 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: (a) no existing tower is located within the telecommunications network area with technical capacity to meet the requirements for the antenna; (b) no existing tower is located within the telecommunications network area with sufficient height to meet the requirements of the antenna; (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> <i>The proposal complies with the performance criteria.</i>

	<p>proposed antenna and related equipment; (d) there is risk of electromagnetic interference between the antenna and an existing antenna on an existing tower; (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.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<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; (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 Whiteford valley. It is considered however the</i></p>

<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>
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<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>
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Environmental Values		
To ensure that environmental values are protected		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Telecommunications infrastructure must not be located in an area of environmental significance.	P1 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>

Access		
To ensure that telecommunications infrastructure does not impede movement of vehicular and other modes of transport.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Telecommunications infrastructure must not impede movement of vehicular and other modes of transport.	P1 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>

Significant Agricultural Land		
To protect the productive capacity and efficient farming operations of significant agricultural land.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Telecommunications infrastructure within the Significant Agriculture Zone must be placed on or within 2 metres of property boundaries or fence lines.	P1 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

Moved by Cllr R Campbell, seconded by Cllr E Batt

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

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- 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.

CARRIED

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	√	



Rec'd 28 SEP 2016

File no _____

Ref: _____

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 74 095 043 057
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)

Applicant:	TELSTRA 4-SERVICESREAM	Phone No:	03) 9937 6555
Address:	PO BOX 14570, MELBOURNE 8002	Mobile No:	
Email:	barbara.grinter@servicestream.com.au		
Owner:	STANLEY AND FRANCES HAZELWOOD	Phone No:	03) 6254 7268
Address:	3372 WOODSDALE ROAD, WHITEFORD		
Email:			

Present use of land/buildings:

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

Address:	3372 WOODSDALE ROAD WHITEFORD TAS. 7120	Volume:	243 649
Existing Use	AGRICULTURE	Folio:	1

Description of Proposed Development:

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

Use	TELECOMMUNICATIONS (UTILITY)	Refer definitions in Clause 8.2 of the Southern Midlands Interim Planning Scheme 2015
Development:	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.

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">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;2. authorise Council to copy the Documents, attach copies to Agendas for any relevant Council meetings and release copies to the public upon request; and3. 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.	
<p>Signed (Applicant / Agent) <u>Barbara Gringer</u> / <u>BARBARA GRINGER</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>	
Signed (Owner/s)	Signed (Owner/s)
Name/s (Please Print)	Name/s (Please Print)
Dated: day of 20.....	Dated: day of 20.....
<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 '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 -

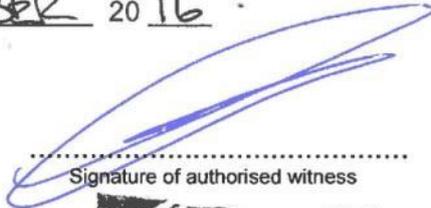
in the State of Victoria, this 21ST day of

SEPTEMBER 20 16 .



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

Before me,

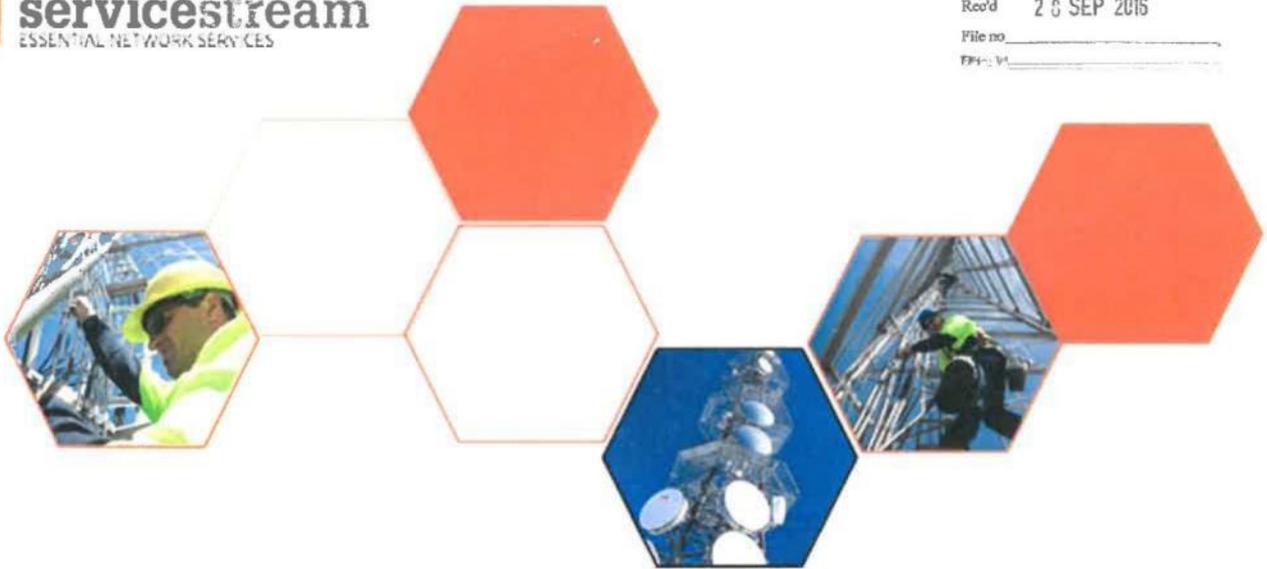


Signature of authorised witness

A. ALTUN
Constable 41010

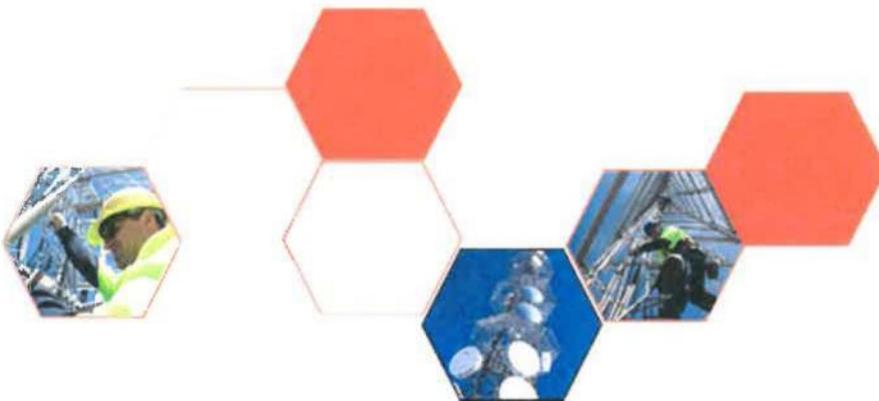
Melbourne East
Police Station
226 Flinders Lane
Melbourne 3000

The authorised witness must print or stamp his or her name, address, and title under section 107A of the Evidence Act 1958 [Vic.]
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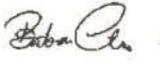
PLANNING ASSESSMENT

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



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Table of Contents

1 Executive Summary	2
2 Background to the Application	3
2.1 The Federal Black Spot Programme	3
2.2 Mobile Network Services	3
2.3 Need for the Facility	4
2.4 Assessment of Candidate Sites	4
2.4.1 Greenfield Options	5
2.5 Subject Site and Surrounds	6
2.6 Summary of Proposal	9
3 Regulatory Framework	11
3.1 Commonwealth Regulatory Framework and Telecommunications Act	11
3.2 Commonwealth Telecommunications Code of Practice 1997	11
3.3 Telecommunications (Low-Impact Facilities) Determination	11
3.4 Industry Code C564:2011	12
3.5 Southern Midlands Planning Scheme Provisions	12
4 Assessment of Application	13
4.1 Statutory Controls	13
4.1.1 Zoning	13
4.1.2 Overlays	14
4.1.3 The Telecommunications Code	15
4.2 Other Planning Considerations	21
4.2.1 Maintenance	21
4.2.2 Access	21
4.2.3 Utilities	21
4.2.4 Management of Weeds	21
4.2.5 Noise	21
4.2.6 Standards for exposure to radio emissions will be met.	21
4.2.7 Design and Construction	22
4.2.8 Effect on Other Transmission Frequencies	22
4.2.9 Redundant Facilities and Rehabilitation	23

5 Conclusion	24
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APPENDICES

Appendix A	25
-------------------	-----------

Appendix B	27
-------------------	-----------

Appendix C	29
-------------------	-----------

Appendix D	35
-------------------	-----------

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 (96m²) compound.

2 Background to the Application

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.

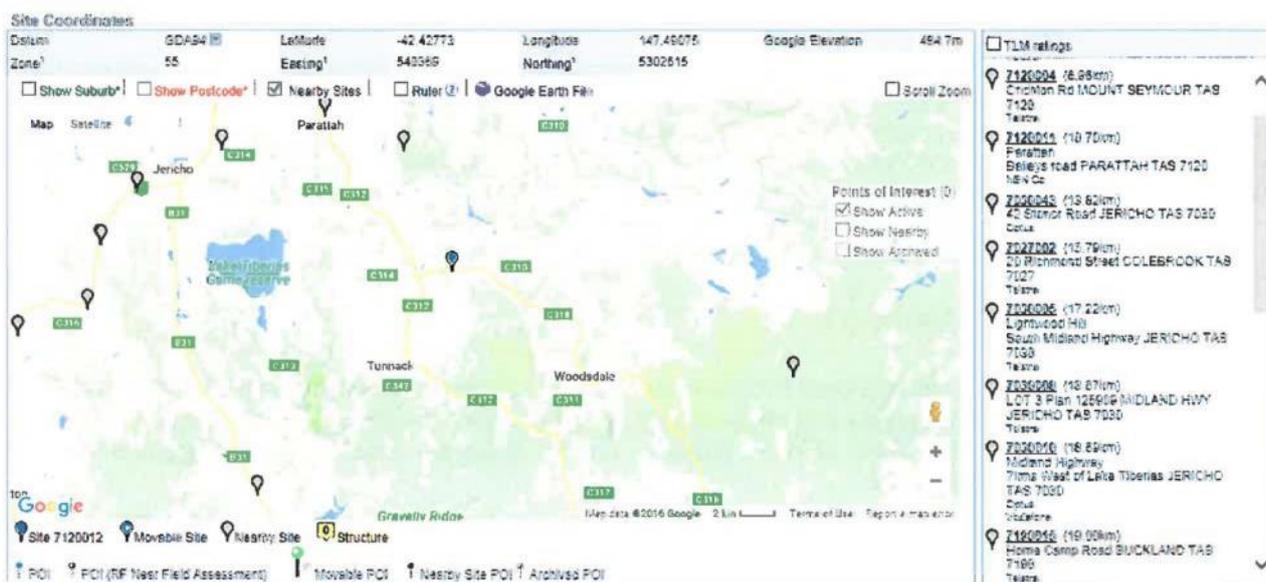


Figure 1: Subject site and location of existing infrastructure considered for colocation marked (Source: RFNSA)

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.

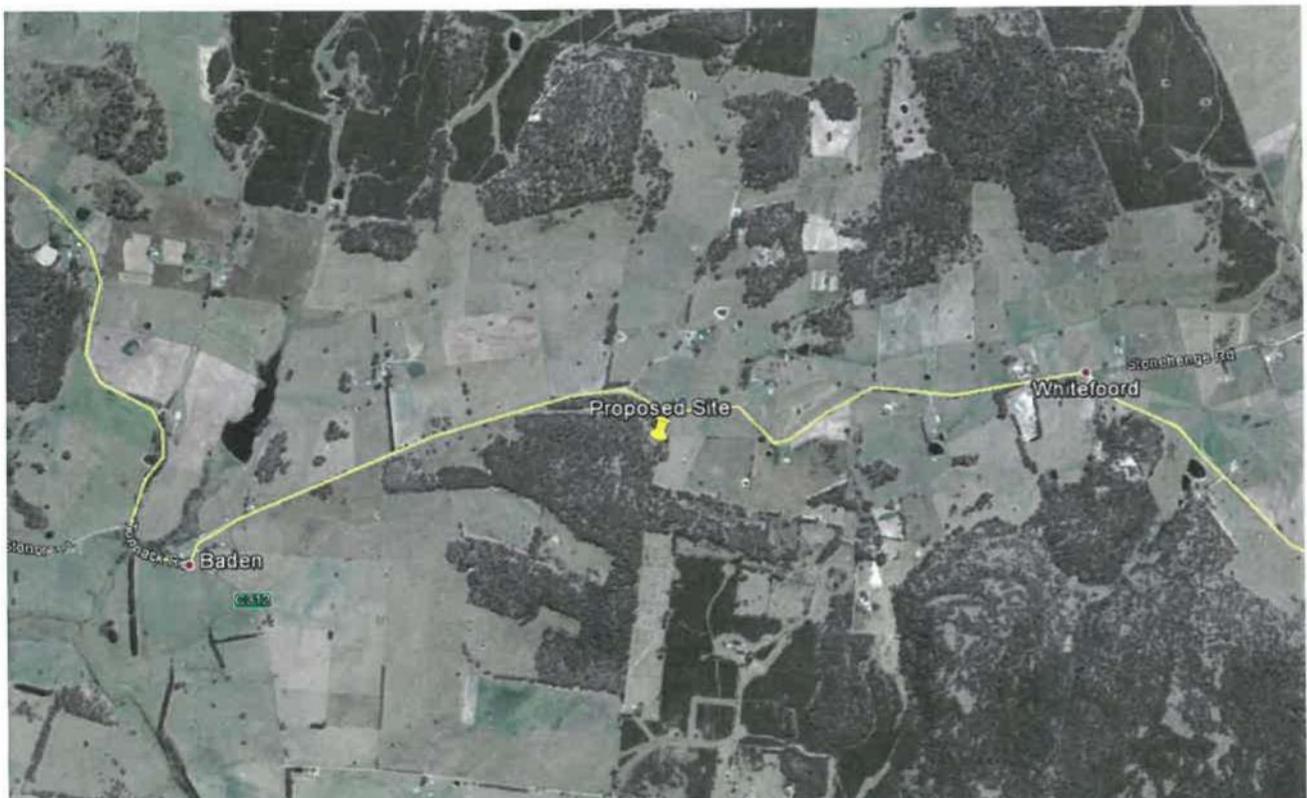


Figure 3: Location of Subject Site at 3372 Woodsdale Road, Whitefoord (Source: LIST Map)



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 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 (96m²) 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.*

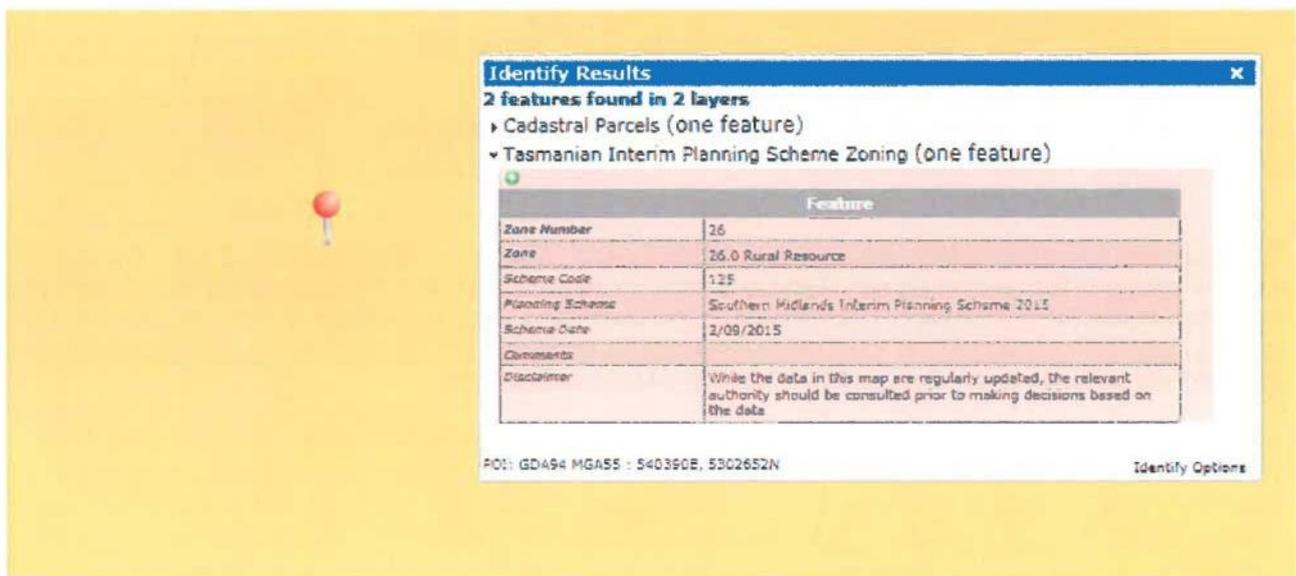


Figure 7: Zoning Map for the subject Site at 3372 Woodsdale Road, Whitefoord (Source: ListMap)

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

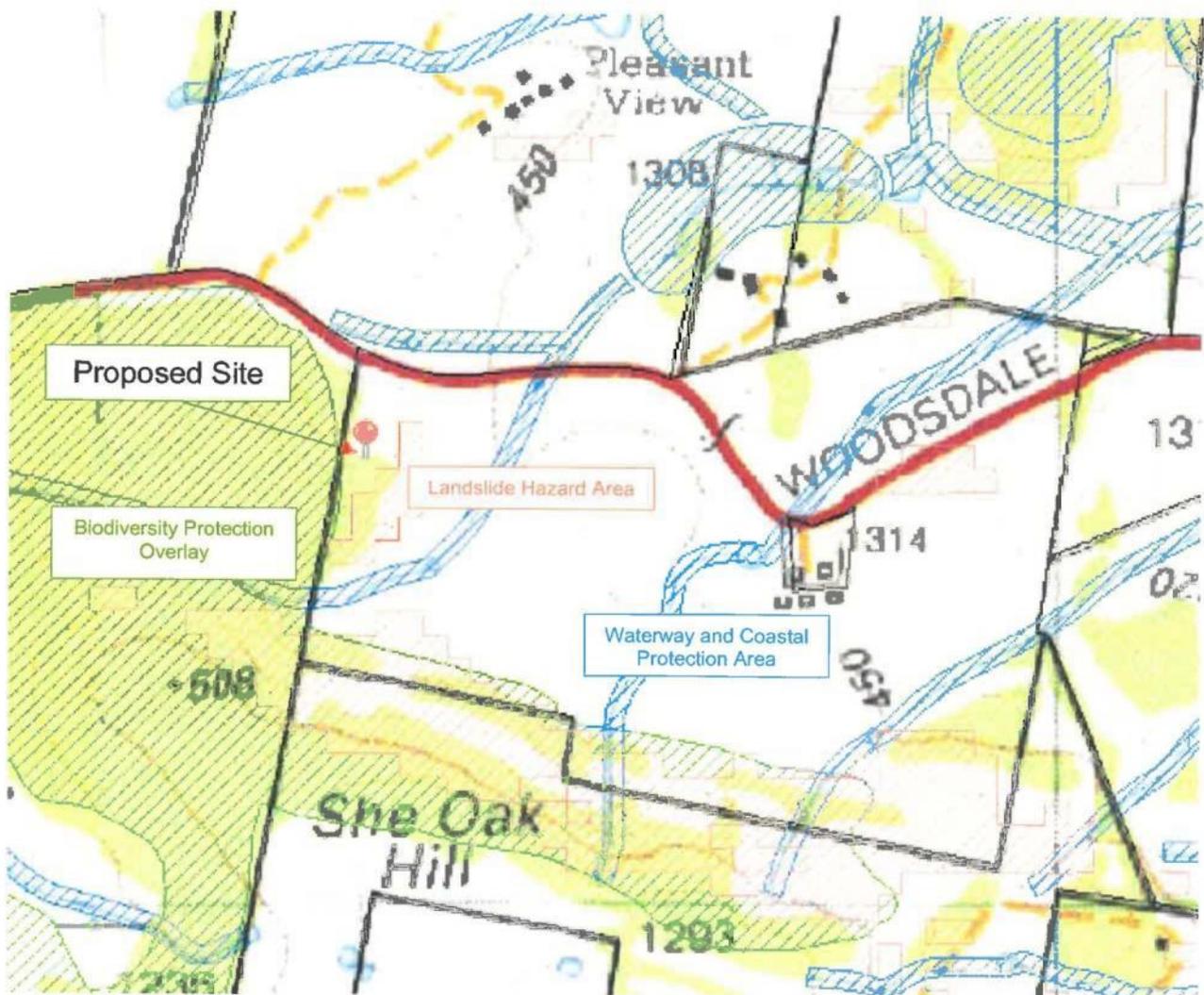


Figure 8: Overlay Map for the subject Site at 3372 Woodsdale Road, Whitefoord (Source: ListMap)

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

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

<p>A1</p> <p>A new antenna must be located on an existing tower.</p>	<p>P1</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"> (a) no existing tower is located within the telecommunications network area with technical capacity to meet the requirements for the antenna; (b) no existing tower is located within the telecommunications network area with sufficient height to meet the requirements of the antenna; (c) no existing tower is located within the telecommunications network area with sufficient structural strength to support the proposed antenna and related equipment; (d) there is a risk of electromagnetic interference between the antenna and an existing antenna on an existing tower; (e) there are other limiting factors that render existing towers unsuitable. 	<p>A1 Compliant</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>A2</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>P2</p> <p>No performance criteria</p>	<p>A2 Compliant</p> <p>The new monopole will have the capacity to allow for additional users on application with Telstra.</p>

E19.7.2 Visual Amenity		
Objective To minimise detrimental impact upon the visual amenity of a locality by reducing prominence of telecommunications infrastructure.		
Acceptable Solutions	Performance Criteria	Response
<p>A1</p> <p>The location of telecommunications infrastructure must comply with all of the following;</p> <ul style="list-style-type: none"> (a) be within existing utility corridors and sites and use existing infrastructure; (b) be externally finished and maintained in a neutral 	<p>P1</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>A1 Compliant, P1 Compliant</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"> • It is located within an agricultural area and will support the uses within this area. The area is sparsely populated primarily with

<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"> • It is well set back (~105m) from the street frontage to Woodsdale Road. • 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. • 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. • Satisfies engineering, design and construction criteria and has the capacity to meet Telstra's network objectives for Whitefoord. • Development footprint will be minimised with the inclusion of the equipment within a proposed equipment shelter in the small compound area. • The height of proposed monopole has been limited to 40m in an area where height limits are 60m. • The proposed materials and finishes are sympathetic to the site context and are subject to Council's discretion. • No trees or vegetation are proposed to be removed as part of this application.
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<p>A2</p> <p>Height above natural ground level must be no more than:</p> <ul style="list-style-type: none"> (a) 60 metres in the Environmental Management, Rural Resource and Significant Agricultural Zones; (b) 45 metres in the General Industrial or Port and Marine Zone; (c) 40 metres in the Central Business, Commercial, Environmental Living, General Business, Major Tourism, Rural Living and Utilities Zones; (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>P2</p> <p>Height above natural ground level not complying with A2 must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) the predominant height of existing infrastructure or vegetation in the immediate vicinity is above the specified height limit; (b) there is no adverse impact on heritage or ecological values, or visual amenity of the locality; (c) it is critical for the role of the facility within the telecommunications network. 	<p>A1 Compliant, P1 Compliant</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>
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E19.7.3 Environmental Values		
Objective		
To ensure that environmental values are protected.		
Acceptable Solutions	Performance Criteria	Response
<p>A1 Telecommunications infrastructure must not be located in an area of environmental significance.</p>	<p>P1 Telecommunications infrastructure located within an area of environmental significance must ensure environmental and heritage values are not significantly impacted.</p>	<p>A1 Compliant, P1 Compliant 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 Telecommunications infrastructure must not impede movement of vehicular and other modes of transport.</p>	<p>P1 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>A1 Compliant, P1 Compliant 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		
Objective		
To protect the productive capacity and efficient farming operations of agricultural land.		
Acceptable Solutions	Performance Criteria	Response
A1 Telecommunications infrastructure within the Significant Agriculture Zone must be placed on or within 2 metres of property boundaries or fence lines.	P1 Telecommunications infrastructure within the Significant Agriculture Zone must not degrade or restrict the productive capacity of the land.	A1 Compliant, P1 Compliant 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

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 243649	FOLIO 1
EDITION 1	DATE OF ISSUE 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.

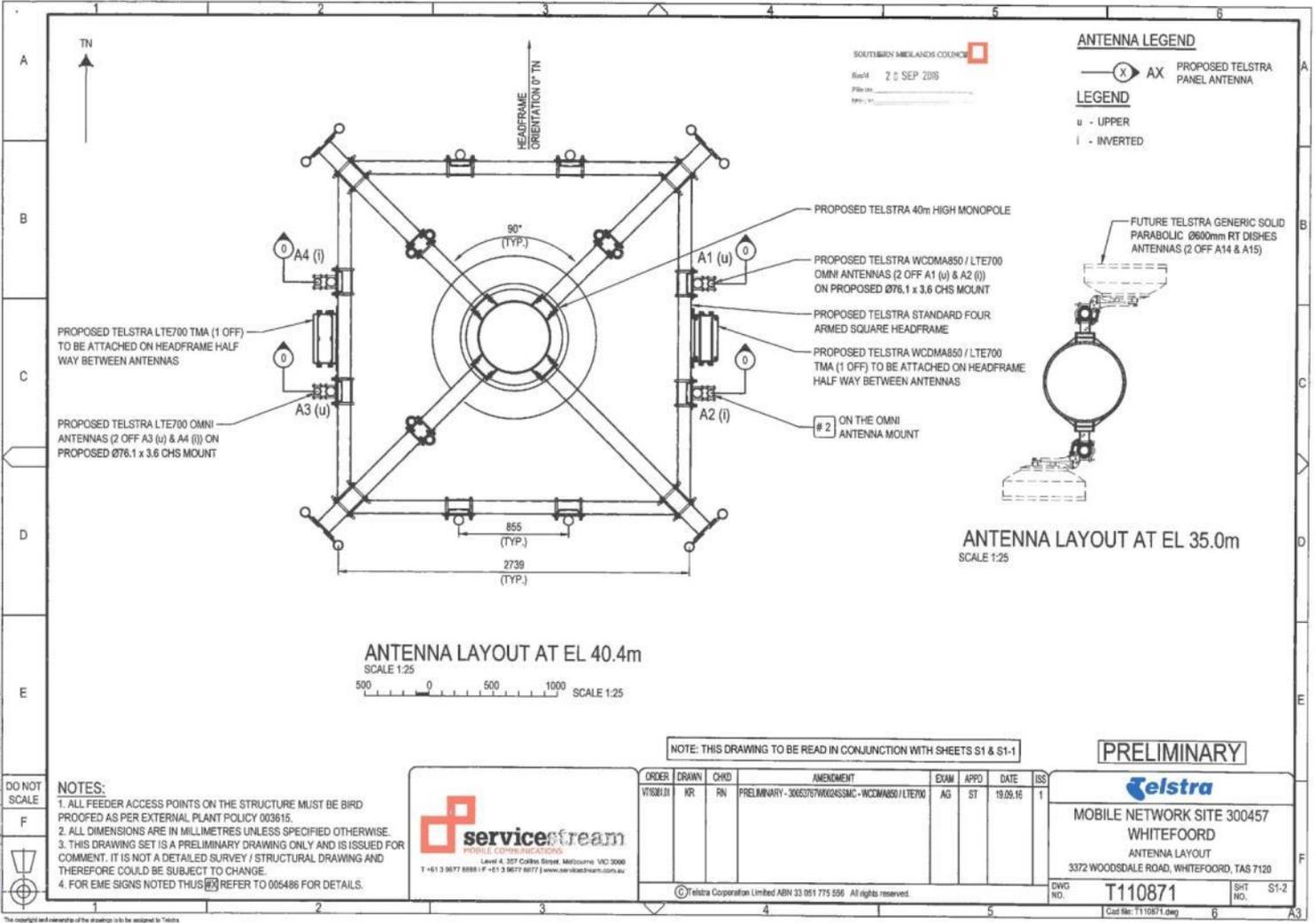
PH. WHITEFOORD
MEAS. IN METRES



Appendix B

Plans of the Proposal





SOUTHERN MIDLANDS COUNCIL
 Issue: 2 0 SEP 2015
 File no:
 No: 11

ANTENNA LEGEND
 (X) 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 005486 FOR DETAILS.

servicestream
 MOBILE COMMUNICATIONS
 Level 4, 307 Collins Street, Melbourne, VIC 3000
 T +61 3 9577 8888 | F +61 3 9577 8877 | www.servicestream.com.au

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT081/11	NR	RN	PRELIMINARY - 3065079W02453MC - WCDMA850 / LTE700	AG	ST	19.09.16	1

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

DWG NO. **T110871** SH1 NO. S1-2
 Conf No: T110871.dwg

Telstra Network Wireless Program Delivery Template - 07/2016 (2) Issue 11.6 (18/02/2015)

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 UNA008R OMNI Ø56 x 2815mm	INSTALL	40.4m	0°	SO: WCDMA850 / LTE700
A2	ARGUS UNA008R OMNI Ø56 x 2815mm	INSTALL	40.4m	0°	SO: WCDMA850 / LTE700
A3	ARGUS UNA008RI OMNI Ø56 x 2815mm	INSTALL	40.4m	0°	SO: LTE700
A4	ARGUS UNA008RI OMNI Ø56 x 2815mm	INSTALL	40.4m	0°	SO: LTE700
A14	GENERIC SOLID PARABOLIC 0.6m MICROWAVE DISH	FUTURE	35.0m	0°	-
A15	GENERIC SOLID PARABOLIC 0.6m MICROWAVE DISH	FUTURE	35.0m	180°	-
A16	ERICSSON GPS KRE 101 2082/1 OMNI Ø68 x 96	INSTALL	3.3m	0°	-

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

PRELIMINARY



Level 4, 337 Collins Street, Melbourne VIC 3000
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ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
VT8BLH	KR	RN	PRELIMINARY - 30035787W0024354C - WCDMA850 / LTE700	AG	ST	19.08.16	1



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

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DWG NO: **T110871** SHT NO: **SS-1**

Cad file: T110871.dwg

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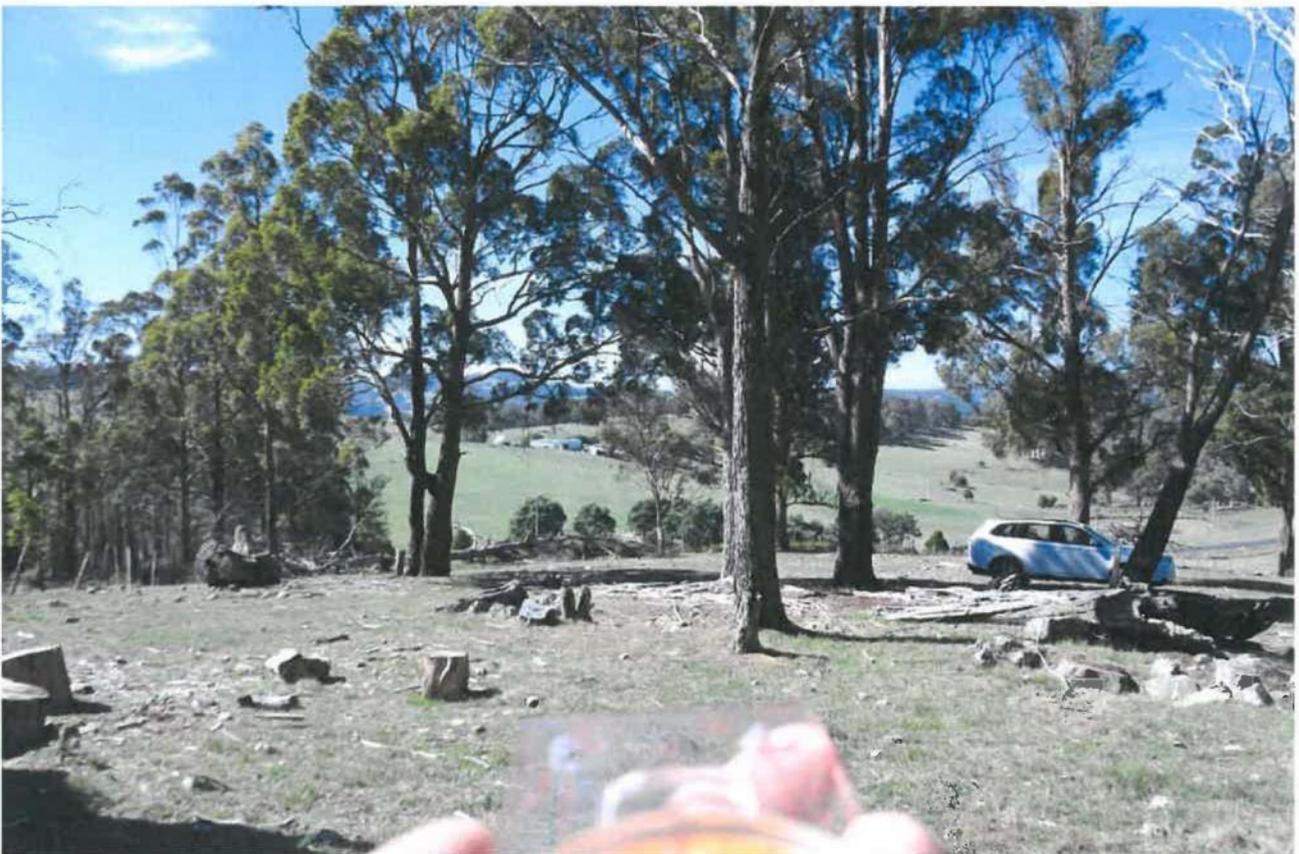
Appendix C

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

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/m²) – 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/m² 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 ²	% ARPANSA exposure limits	Electric Field V/m	Power Density mW/m ²	% 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%
Maximum EME level				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 ²	% 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/m²), microwatts per square centimetre (µW/cm²) and milliwatts per square metre (mW/m²). Note: 1 W/m² = 100 µW/cm² = 1000 mW/m².

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 ² = 375 µW/cm ² = 3750 mW/m ²
WCDMA850	870 – 890 MHz	900 MHz	41.1 V/m = 4.50 W/m ² = 450 µW/cm ² = 4500 mW/m ²
GSM900, LTE900, WCDMA900	935 – 960 MHz	900 MHz	41.1 V/m = 4.50 W/m ² = 450 µW/cm ² = 4500 mW/m ²
GSM1800, LTE1800	1805 – 1880 MHz	1800 MHz	58.1 V/m = 9.00 W/m ² = 900 µW/cm ² = 9000 mW/m ²
LTE2100, WCDMA2100	2110 – 2170 MHz	2100 MHz	61.4 V/m = 10.00 W/m ² = 1000 µW/cm ² = 10000 mW/m ²
LTE2300	2302 – 2400 MHz	2300 MHz	61.4 V/m = 10.00 W/m ² = 1000 µW/cm ² = 10000 mW/m ²
LTE2600	2620 – 2690 MHz	2600 MHz	61.4 V/m = 10.00 W/m ² = 1000 µW/cm ² = 10000 mW/m ²
LTE3500	3425 – 3575 MHz	3500 MHz	61.4 V/m = 10.00 W/m ² = 1000 µW/cm ² = 10000 mW/m ²

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).

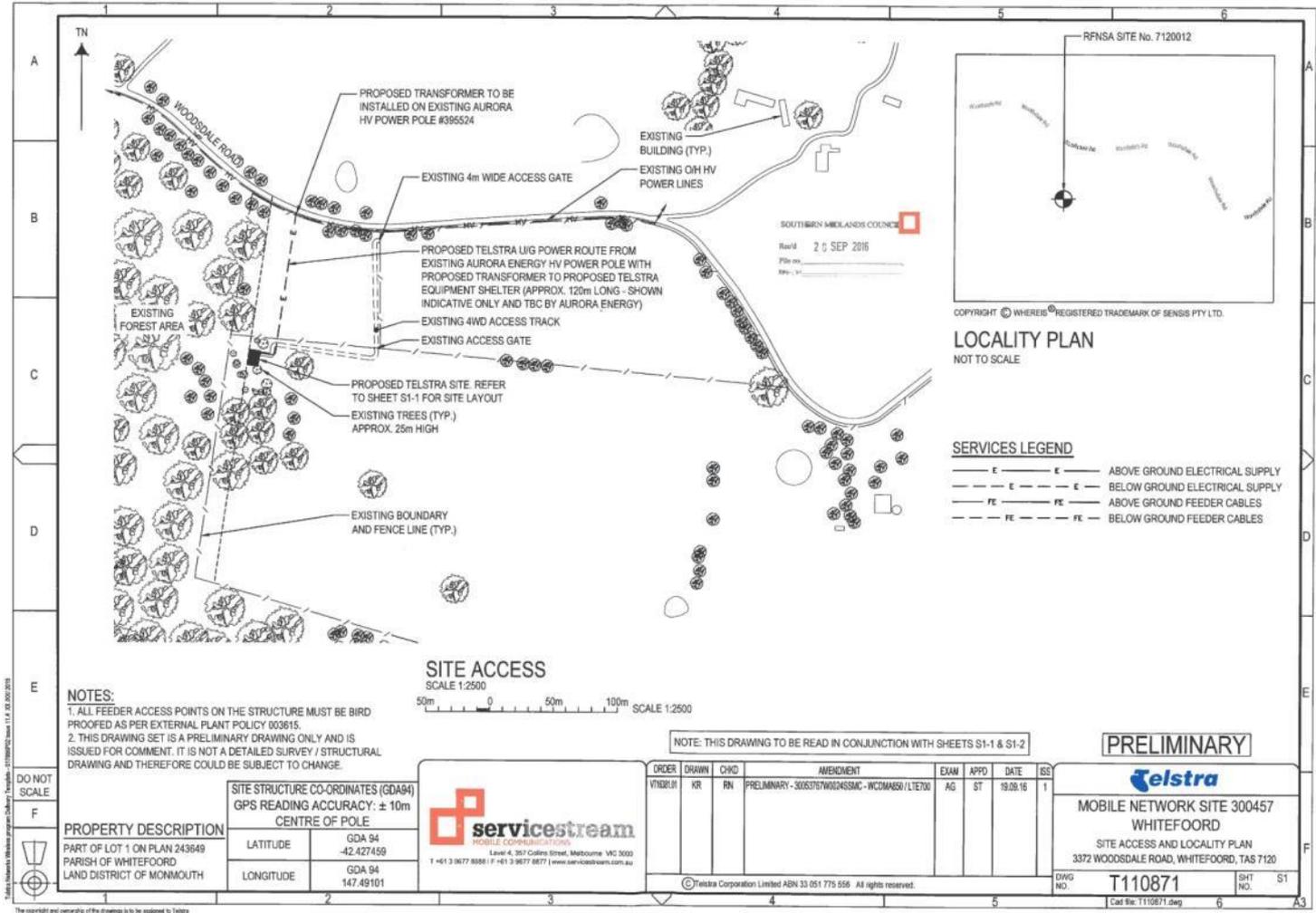
Information about RF EME can be accessed at the ARPANSA website, <http://www.arpansa.gov.au>, including:

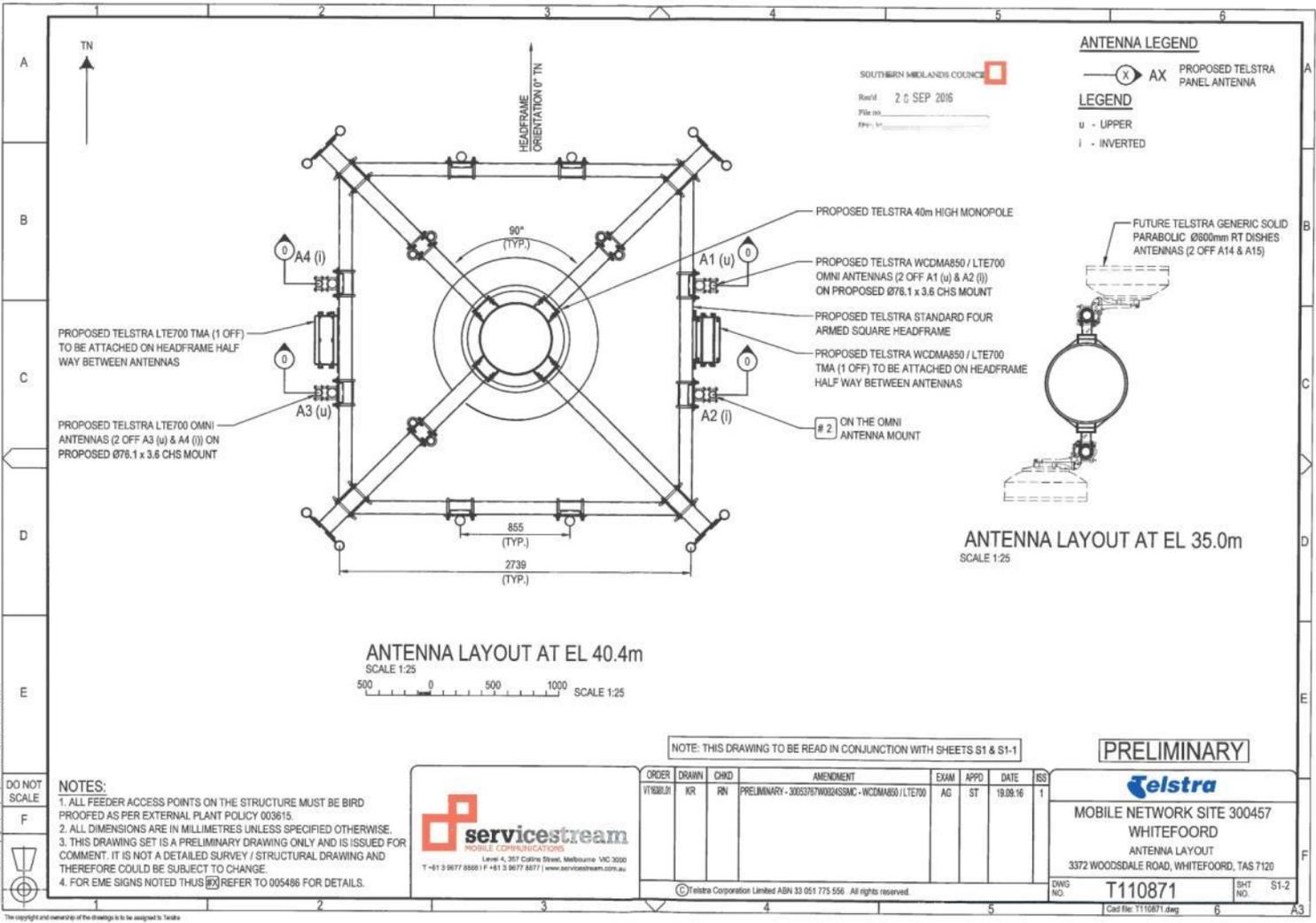
- Further explanation of this report in the document "Understanding the ARPANSA Environmental EME Report"
- The procedure used for the calculations in this report is documented in the ARPANSA Technical Report; "Radio Frequency EME Exposure Levels - Prediction Methodologies"
- the current RF EME exposure 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>.



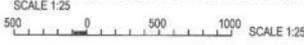


SOUTHERN MIDLANDS COUNCIL
 Rev'd 25 SEP 2015
 File no.
 Rev. 1

ANTENNA LEGEND
 (X) AX PROPOSED TELSTRA PANEL ANTENNA
LEGEND
 u - UPPER
 l - 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

- 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 005486 FOR DETAILS.

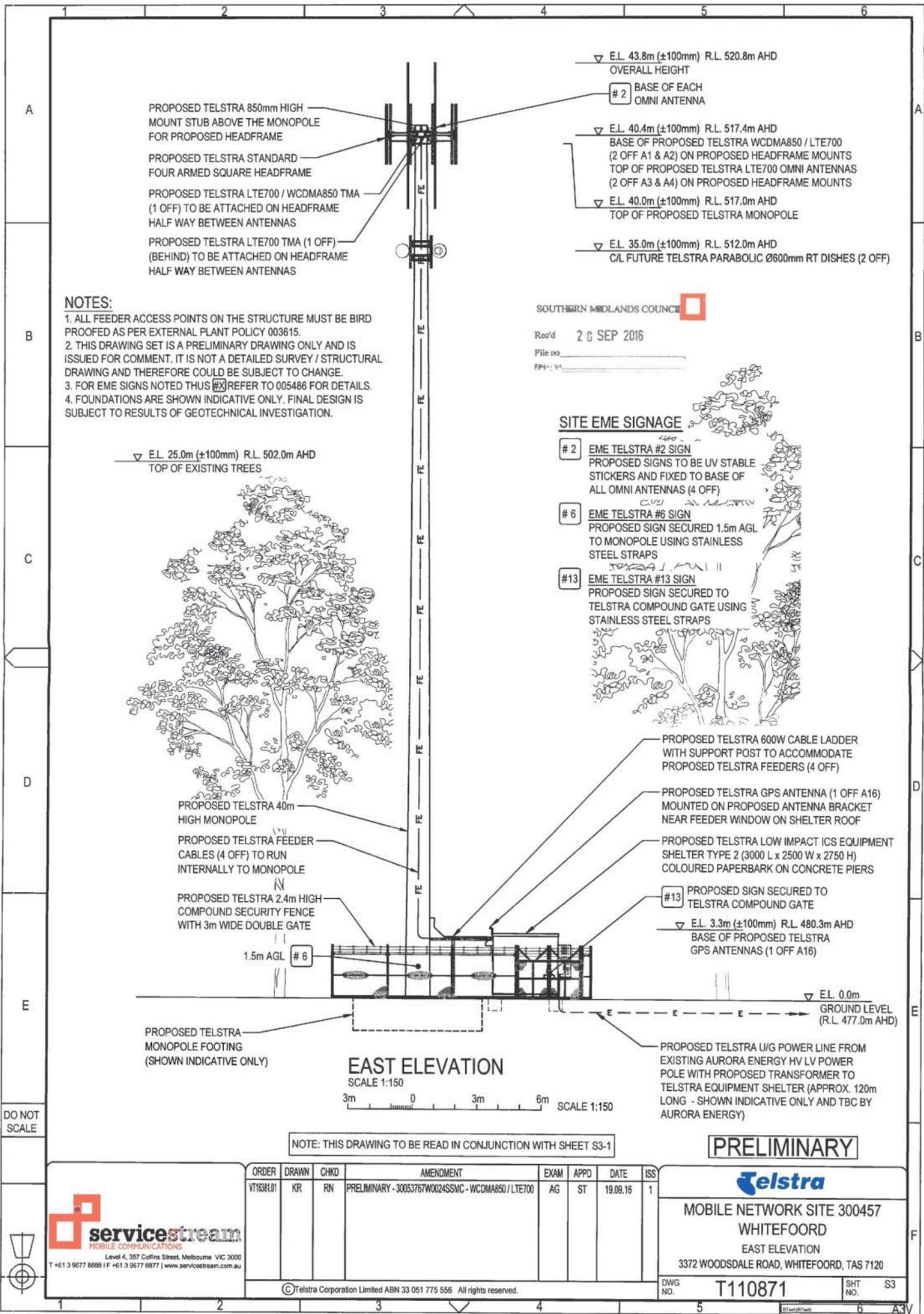
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ORDER	DRAWN	CHD	AMENDMENT	EXAM	APPD	DATE	RS
VT1808/1	KR	RN	PRELIMINARY - 3005378700243SMC - WCDMA850 / LTE700	AG	ST	19.09.16	1

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

DWG NO. T110871
 SHT NO. S1-2

300457_Mobile_Network_Site_300457_Telstra_Tasmania_27100921.dwg 1:1 23 SEP 2015
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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 005486 FOR DETAILS.
4. FOUNDATIONS ARE SHOWN INDICATIVE ONLY. FINAL DESIGN IS SUBJECT TO RESULTS OF GEOTECHNICAL INVESTIGATION.

SOUTHERN MIDLANDS COUNCIL

Rec'd 28 SEP 2016

File no

FP#

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

EAST ELEVATION

SCALE 1:150

3m 0 3m 6m SCALE 1:150

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 - 30053767W0024SSMC - WCDMA850 / LTE700	AG	ST	19.09.16	1

Telstra

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

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

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Telstra Networks Wireless Program Delivery Template - 07190902 Issue 11.4 - 02/02/2015

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TELSTRA ANTENNA CONFIGURATION TABLE					
ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT C/L A.G.L.	PHYSICAL ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A1	ARGUS UNAD08R OMNI 056 x 2815mm	INSTALL	40.4m	0°	SO: WCDMA850 / LTE700
A2	ARGUS UNAD08R OMNI 056 x 2815mm	INSTALL	40.4m	0°	SO: WCDMA850 / LTE700
A3	ARGUS UNAD08RI OMNI 056 x 2815mm	INSTALL	40.4m	0°	SO: LTE700
A4	ARGUS UNAD08RI OMNI 056 x 2815mm	INSTALL	40.4m	0°	SO: LTE700
A14	GENERIC SOLID PARABOLIC 0.8m MICROWAVE DISH	FUTURE	35.0m	0°	-
A15	GENERIC SOLID PARABOLIC 0.8m MICROWAVE DISH	FUTURE	35.0m	180°	-
A16	ERICSSON GPS KRE 101 2082/1 OMNI 068 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	APPD	DATE	ISS
01/08/15	KR	RN	PRELIMINARY - 30053767003453MC - WCDMA850 / LTE700	AG	ST	19.09.16	1



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

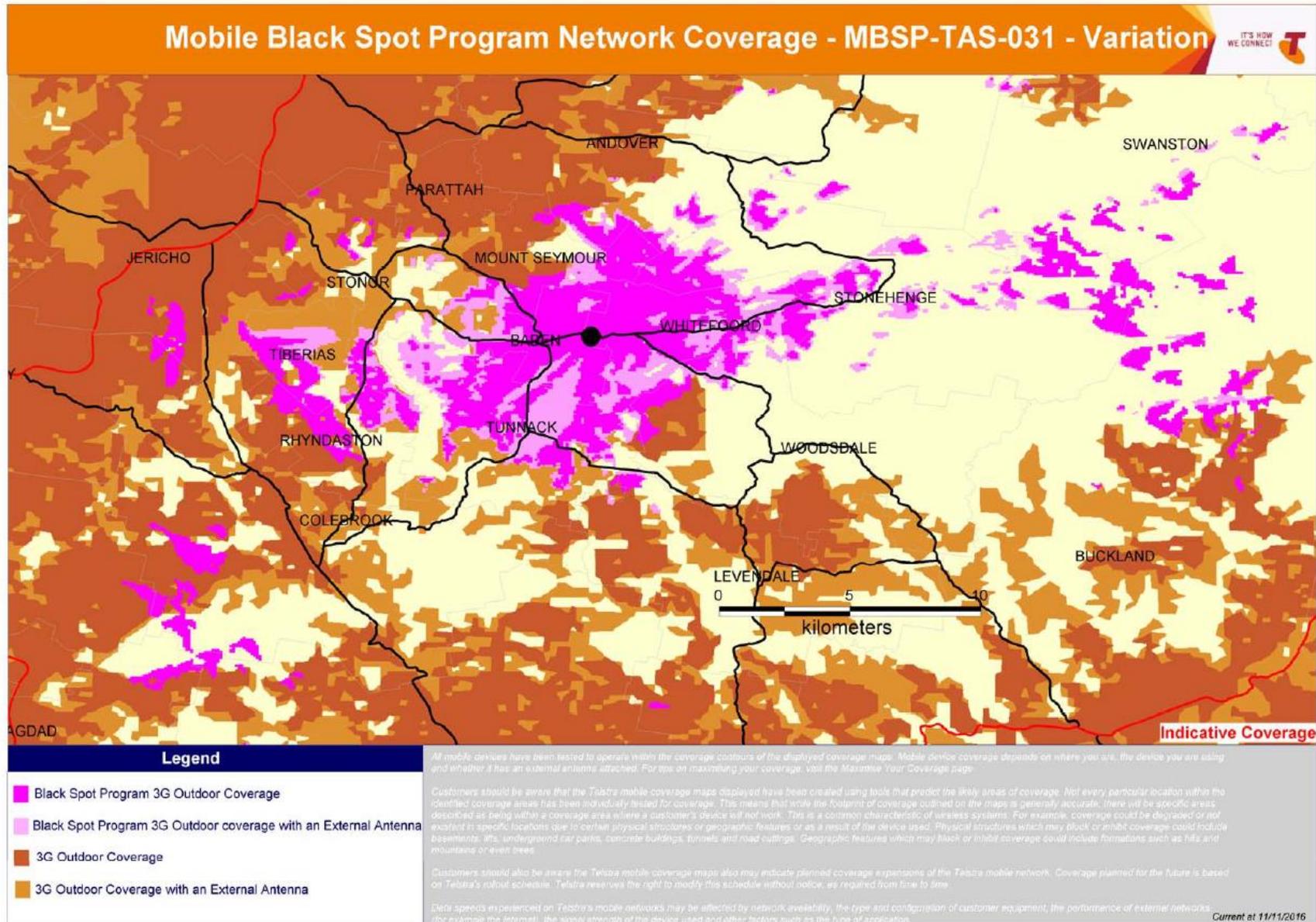
DWG NO. **T110871** | SHEET NO. S3-1

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Cad file: T110871.dwg

300457 - Southern Highlands Council - Telstra - T110871.dwg - 1:1 - 09/09/2016
 DO NOT SCALE
 F

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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

Strategic Plan Reference – Page 14

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

Moved by Clr R Campbell, seconded by Deputy Mayor A Green

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.**

CARRIED

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	√	

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 96m² (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

Moved by Deputy Mayor A Green, seconded by Cllr R Campbell

THAT, subject to securing development approval for the construction of the Vodafone telecommunications tower, and noting 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.

CARRIED

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

Attachment



13.12 Officer Reports – Works & Technical Services (Engineering)

Report deferred to later in the meeting.

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.

Manager, Works & Technical Services (Jack Lyall) entered the meeting at 11.46 a.m.

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

Moved by Clr D Fish, seconded by Clr E Batt

THAT (as a matter of policy):

- a) Council continue to meet the costs associated with purchasing event signs for non-for-profit organisations (including replacement date stickers) – to be inserted on the Midland Highway signage at Oatlands);
- b) A budget allocation be made each financial year (estimated cost \$1,200);
- c) Signage spaces be limited to community events / activities for not-for-profit organisations; and
- d) This Policy be listed for review in two-years time.

CARRIED

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	√	

Emma Horgan & Sarah Schreurs, representing the Colebrook Progress Association, entered the meeting at 12.02 p.m.

The President of the Association (Emma Horgan) addressed Council and presented them with an update on the various activities of the Colebrook Progress Association. This included progressing initiatives arising from the 'Creative Colebrook' forum held in May 2016. She commented in relation to the community market; streetscape project; establishment of a youth group; and other proposed priorities for the allocated budget from Council.

Emma thanked Council for their support and assistance with the above initiatives. She looks forward to working closely with Council and the community.

Emma Horgan & Sarah Schreurs left the meeting at 12.30 p.m.

Manager, Development & Environment Services (David Cundall) left the meeting at 12.30 p.m.

Deputy Mayor A Green left the meeting at 12.30 p.m.

Deputy Mayor A Green re-entered the meeting at 12.34 p.m.

PUBLIC QUESTION TIME – 12.30 P.M.

Mr Craig Williams was in attendance and raised the following questions / issues:

Question regarding the requirements for signage on private property? Mr Williams advised that he was provided with strict conditions when he erected signage relating to his quarry and wants to ensure that it is consistent for all property owners.

The General Manager advised that signage which advertises a business and can be read from the road corridor, generally requires Planning Approval.

Question regarding Shipping Containers - what are the conditions/approvals required if he wishes to put containers on own property? Mr Williams advised that there are numerous containers located on the Buddhist Cultural Park site.

The General Manager advised that shipping containers are classified as a 'building' under the Building Act 2000 and therefore an application must be made for the necessary approvals. In terms of non-compliance, Council has an obligation to investigate illegal buildings, and from a resourcing perspective, Council's focus and priority investigations are influenced by the level of risk (i.e. property location and use).

Question regarding the 'Rekuna' township signage and boundaries, including issues for emergency services locating roadside addresses etc.

The General Manager advised that he will review the locality maps and advise further.

Question regarding the sex shop in Campania and if it was approved by Council? Mr Williams believes that this shop (and window signage) is not appropriate, particularly given its close proximity to the school and a school bus stop. The business is advertised on Facebook.

The General Manager advised that this business is classified as a home business, and as such development approval is not required. The type and extent of signage also does not warrant approval(s). Similar advice has been provided previously.

Mr Craig Williams left the meeting at 12.52 p.m.

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 22nd 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

Clr Campbell – high risk of slips/falls on footpath/kerb outside Colebrook Hall. Needs to be assessed.

Clr Campbell – received complaints about condition of Woodsdale, Levendale and Runnymede Roads.

Clr Campbell - Lake Street, Oatlands – large pothole requires attention.

Clr Marshall – Brown Mountain Road (Sign – J W Kirkwood) Bridge - needs attention.

Deputy Mayor Green – request for traffic counter on Brown Mountain Road to ascertain traffic counts on this road (install before Waste Transfer Station and just past Springvale Road).

Clr Batt – query whether Council is being active regarding Pattersons Curse?

J Lyall – update provided on tenders received for the Annual Spray Sealing and Insitu Stabilisation Programs.

It was advised that only one tender was received for each program, they being:

- Road Reconstruction (Insitu Stabilisation) – Andrew Walters Construction Pty Ltd – total of \$258,92.15 (excluding GST); and
- Spray Sealing Program – Crossroads Civil Contracting – total of \$82,514 (excl. GST).

DECISION

Moved by Deputy Mayor A Green, seconded by Clr R Campbell

THAT the Tenders for the Road Reconstruction (Insitu Stabilisation) and Annual Road Spray Sealing Programs for 2016/2017 be awarded to Andrew Walters Construction Pty Ltd and Crossroads Civil Contracting respectively.

CARRIED

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

DECISION

Moved by Deputy Mayor A Green, seconded by Clr E Batt

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

CARRIED

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	√	

The meeting was suspended for lunch at 1.19 p.m.

The meeting reconvened at 1.57 p.m.

Jack Lyall (Manager, Works & Technical Services) left the meeting at 1.57 p.m.

RECOMMENDATION

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

DECISION

Moved by Deputy Mayor A Green, seconded by Clr R Campbell

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

CARRIED

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		

CLOSED COUNCIL MINUTES

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

Moved by Clr R Campbell, seconded by Clr A Bantick

THAT Council move out of “Closed Session”.

CARRIED

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

Moved by Clr R Campbell, seconded by Clr D Fish

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

CARRIED

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	√	

OPEN COUNCIL MINUTES *(Continued)*

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

Moved by Clr E Batt, seconded by Clr R Campbell

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

CARRIED

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	√	

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 7th 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

Moved by Clr R Campbell, seconded by Deputy Mayor A Green

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

CARRIED

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	√	

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

Moved by Deputy Mayor A Green, seconded by Clr E Batt

THAT the information be received.

CARRIED

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	√	

Local Government Shared Services – Council Update

Council

Southern Midlands

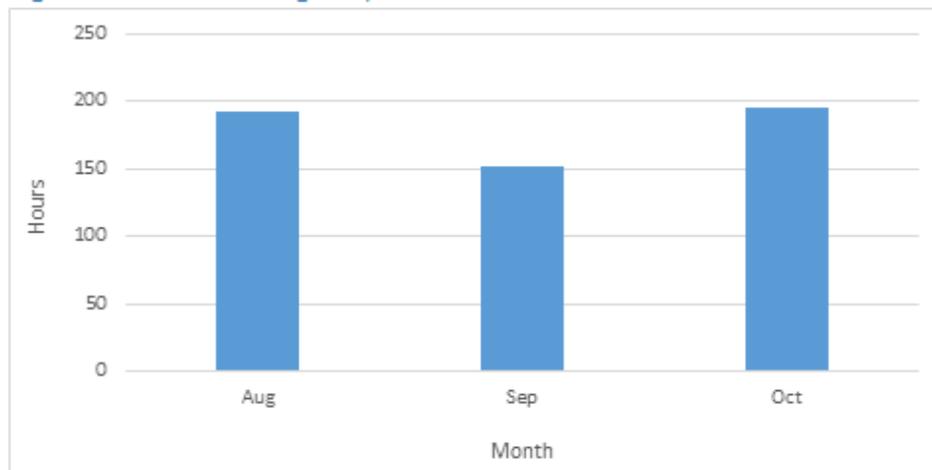
Shared Service Participation in October 2016

195 hours

Summary

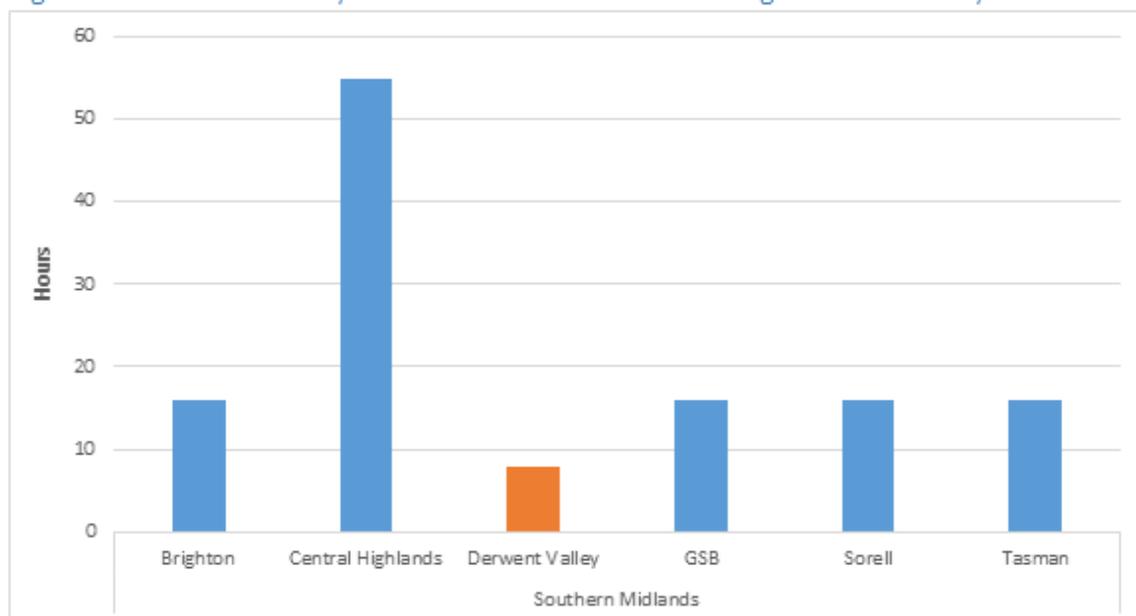
In October 2016, 195 hours of shared services were exchanged by the Southern Midlands Council. From this total, Southern Midlands provided 127 hours of services to other Councils, and received 68 hours of services from other Councils.

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
Brighton	16	
WHS / Risk Management	16	WHS Advice
Central Highlands	55	
Planning	55	Regulatory Planning
Derwent Valley	8	
Planning	8	Senior Planner
GSB	16	
WHS / Risk Management	16	WHS Advice
Sorell	16	
WHS / Risk Management	16	WHS Advice
Tasman	16	
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
Brighton	68.40	
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

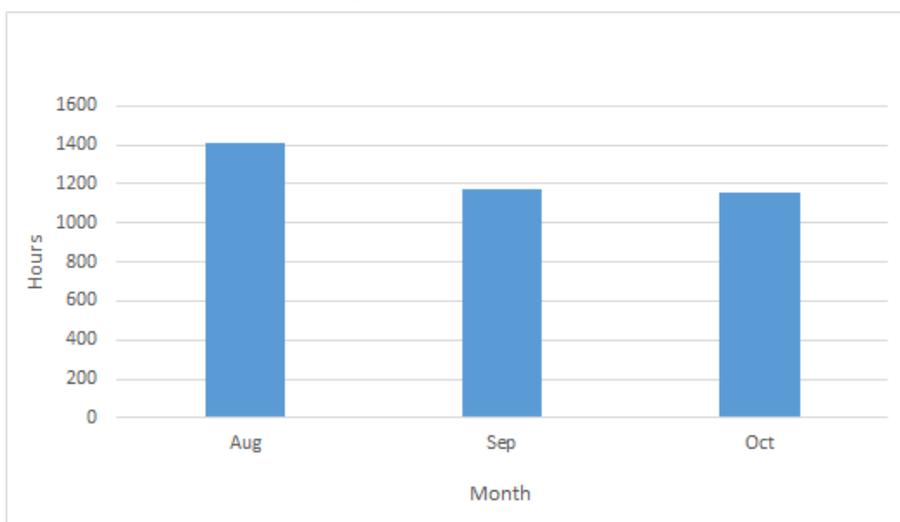
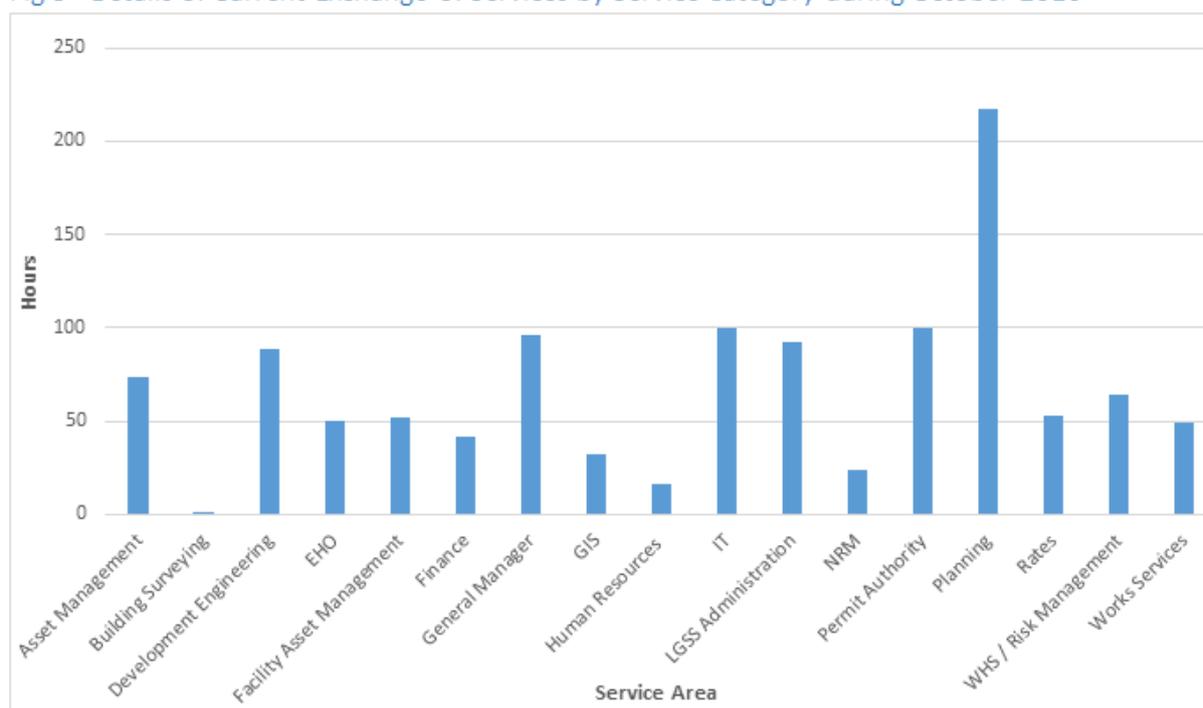


Fig 2 - Details of Current Exchange of Services by Council during October 2016

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 8th 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

Moved by Deputy Mayor A Green, seconded by Cllr D Fish

THAT the information be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	
Cllr 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, 23rd December 2016 at 2.00 p.m., and re-open at 9.00 a.m. on Tuesday, 3rd January 2017 (*noting that Monday, 2nd 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

Moved by Cllr R Campbell, seconded by Deputy Mayor A Green

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

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A E Bisdee OAM	√	
Dep. Mayor A O Green	√	
Cllr A R Bantick	√	
Cllr E Batt	√	
Cllr R Campbell	√	
Cllr D F Fish	√	
Cllr 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 – 1st July 2016 to 31st 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 1st July 2016 to 31st 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

Moved by Deputy Mayor A Green, seconded by Clr E Batt

THAT the Financial Report be received and the information noted.

CARRIED

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 Budget	Year to Date as at 31st OCTOBER	%	Comments
Income				
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%	
Sub-Total	\$ 6,203,068	\$ 5,235,486	84.4%	
Grants - Operating	\$ 3,280,756	\$ 810,172	24.7%	FAGS \$800,610 Court House \$40 Tunbridge Lanscape \$9522
Total Income	\$ 9,483,824	\$ 6,045,658	63.7%	
Expenses				
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)
Total expenses	\$ (10,027,601)	\$ (3,527,846)	35.2%	
Surplus (deficit) from operations	\$ (543,777)	\$ 2,517,812	-463.0%	
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%	
Surplus / (Deficit)	\$ 904,904	\$ 2,682,686	296.5%	

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 (GRANTS & OTHER REIMBURSEMENTS)	ACTUAL AS AT 31st OCTOBER 2016 33%	VARIANCE (+/-)	% BASED ON REVISED BUDGET 100%
INFRASTRUCTURE					
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%
INFRASTRUCTURE TOTAL:	4,517,282	4,517,282	1,579,355	2,937,927	34.96%
GROWTH					
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%
GROWTH TOTAL:	1,750,064	1,000,064	315,900	684,164	31.59%
LANDSCAPES					
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%
LANDSCAPES TOTAL:	1,218,714	1,218,714	402,510	816,205	33.03%
LIFESTYLE					
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%
LIFESTYLE TOTAL:	789,165	789,165	170,675	618,490	21.63%
COMMUNITY					
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%
COMMUNITY TOTAL:	110,100	110,100	53,985	56,115	49.03%
ORGANISATION					
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%
ORGANISATION TOTAL:	2,407,277	2,407,277	977,627	1,429,650	40.61%
TOTALS	10,792,601	10,042,601	3,500,051	6,542,550	34.85%

**CAPITAL EXPENDITURE PROGRAM 2016-17
AS AT 31 OCTOBER 2016**

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
INFRASTRUCTURE						
	ROAD ASSETS					
	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/wd
		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/wd
		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	Lower Marshes Road, Jericho (approx. 600 metres)	\$ 90,000	\$ 1,727	\$ 88,273	
		Station Street, Tea Tree	\$ 19,500	\$ -	\$ 19,500	Budget c/wd
	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/wd
		Hasting Street Junction	\$ 15,000	\$ -	\$ 15,000	Budget c/wd
	Unsealed - Road Widening	Estate Road (vicinity of Mallow)	\$ 30,000	\$ -	\$ 30,000	
		Hall Lane, Bagdad - widening	\$ 15,000	\$ -	\$ 15,000	Budget c/wd
		Chauncy Vale Road, Bagdad	\$ 20,000	\$ -	\$ 20,000	Budget c/wd
	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/wd
		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/wd
		Lovely Banks Road (junction with Colebrook)	\$ 210,000	\$ 5,755	\$ 204,245	WIP 30/6/16 \$5,755 - Budget includes \$40K c/wd
		Reeve St - Hall Street to Rec Ground (K&G) - 70 metres	\$ 8,800	\$ -	\$ 8,800	Budget c/wd
		Campania - Reeve St / Hall Street (K&G)	\$ 5,000	\$ -	\$ 5,000	Budget c/wd
		Woodsdale Road - Landslip Area (vicinity Scott's Quarry)	\$ 15,000	\$ -	\$ 15,000	Budget c/wd
		Woodsdale Road - Landslip Area(s) - Engineering Assessment	\$ 9,700	\$ -	\$ 9,700	Budget c/wd
		York Plains Road (Camber adjustment)	\$ 5,000	\$ -	\$ 5,000	Budget c/wd
			\$ 2,924,980	\$ 448,052	\$ 2,476,928	
	BRIDGE ASSETS					
	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	Bellevale 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)	\$ -	\$ -	\$ -	
			\$ 378,520	\$ 35,263	\$ 343,257	

WALKWAYS	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	
			\$ 341,171	\$ 11,417	\$ 329,754	
DRAINAGE		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
			\$ 82,500	\$ 3,750	\$ 78,750	
WASTE		Oatlands WTS - Concrete Pad(s)	\$ 5,000	\$ -	\$ 5,000	
		Wheelie Bins & Crates	\$ 7,500	\$ -	\$ 7,500	
			\$ 12,500	\$ -	\$ 12,500	
PUBLIC TOILETS		Campania - Urinal / Plumbing / External Shower Head	\$ 10,000	\$ -	\$ 10,000	Budget includes \$4K cfwd
		Lake Dulverton (New facilities - design & approvals)	\$ 12,000	\$ -	\$ 12,000	
			\$ 22,000	\$ -	\$ 22,000	
SIGNAGE		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
			\$ 12,000	\$ 2,638	\$ 9,362	
CAPACITY	C2020003	Community Garden- Mill Precinct	\$ 8,200	\$ 3,924	\$ 4,276	WIP 30/6/16 \$3,924 - Budget cfwd
			\$ 8,200	\$ 3,924	\$ 4,276	

GROWTH	TOURISM		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		
				\$ 29,670	\$ 591	\$ 29,079		
LANDSCAPES	HERITAGE		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
					\$ 513,550	\$ 25,912	\$ 487,638	
		NATURAL		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	
					\$ 5,000	\$ 7,421	\$ (2,421)	
	REGULATORY		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		
					\$ 34,204	\$ -	\$ 34,204	
LIFESTYLE	ACCESS		All Buildings (Priority Approach - Year 1 of 5)	\$ 50,000	\$ -	\$ 50,000		
					\$ 50,000	\$ -	\$ 50,000	
	RECREATION	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		
				\$ 179,500	\$ 45,344	\$ 134,156		

COMMUNITY	CAPACITY	Levendale Community Centre	\$ 10,000	\$ 545	\$ 9,455		
			\$ 10,000	\$ 545	\$ 9,455		
	SAFETY	Road Accident Rescue Unit	\$ 3,000	\$ -	\$ 3,000		
			\$ 3,000	\$ -	\$ 3,000		
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)		
				\$ 83,500	\$ 63,720	\$ 19,780	
			WORKS	Kempton Depot - External Painting	\$ 10,000	\$ -	\$ 10,000
		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		
		Plant Replacement Program					
		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		
			\$ 1,051,500	\$ 97,317	\$ 954,183		
		GRAND TOTALS	\$ 5,741,795	\$ 745,894	\$ 4,995,901		

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

	This Financial Year 13th November 2016		Last Financial Year 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
TOTAL rates and charges demanded	100.00%	\$ 5,260,043.73	100.00%	\$ 4,995,904.13
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
TOTAL rates and charges collected and remitted	48.82%	\$ 2,567,826.69	50.99%	\$ 2,547,186.43
UNPAID RATES AND CHARGES	51.18%	\$ 2,692,217.04	49.01%	\$ 2,448,717.70

	INFLOWS (OUTFLOWS) (July 2016)	INFLOWS (OUTFLOWS) (August 2016)	INFLOWS (OUTFLOWS) (September 2016)	INFLOWS (OUTFLOWS) (October 2016)	INFLOWS (OUTFLOWS) (Year to Date)
Cash flows from operating activities					
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
	- 1,000,623.28	- 645,065.77	- 692,703.39	- 793,623.05	- 3,132,015.49
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
	302,616.95	1,329,259.55	1,828,786.66	471,846.50	3,932,509.66
Net cash from operating activities	- 698,006.33	684,193.78	1,136,083.27	- 321,776.55	800,494.17
Cash flows from investing activities					
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	-	-	-	-	-
Net cash used in investing activities	84,248.61	- 67,380.79	- 95,434.63	- 23,797.92	- 102,364.73
Cash flows from financing activities					
Repayment of borrowings	- 6,258.09	-	-	-	- 6,258.09
Proceeds from borrowings	-	-	-	-	-
Net cash from (used in) financing activities	- 6,258.09	-	-	-	- 6,258.09
Net increase/(decrease) in cash held	- 620,015.81	616,812.99	1,040,648.64	- 345,574.47	691,871.35
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
Cash at end of reporting	7,966,317.80	8,583,130.79	9,623,779.43	9,278,204.96	9,278,204.96

19. INFORMATION BULLETINS

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

RECOMMENDATION

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

DECISION

Moved by Clr D Fish, seconded by Clr R Campbell

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

CARRIED

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.

21.1 PATERSON'S CURSE INFESTATIONS – SOUTHERN MIDLANDS COUNCIL

Author: NRM FACILITATOR (HELEN GEARD)

Date: 22 NOVEMBER 2016

ISSUE

The Southern Midlands Council determines its response to the development of significant Paterson's Curse infestations this year, across the Municipality.

DETAIL

A small number of Paterson's curse infestations have been present in the Southern Midlands for at least eight years. There is however one infestation on Storeys Road, Broadmarsh that Council have been trying to control since at least 1993.

This year, there has been a dramatic increase in the number and size of Paterson's curse infestations due to favourable climatic conditions. In recent weeks, Councillors and Council have been receiving Paterson's curse notifications from many concerned land owners.

Infestations have been recorded on the following road verges- Storeys Road, Elderslie Road, Blackbrush Road, Huntingdon Tier Road, Clifton Vale Road, Den Road, Midland Highway, Stonor Road, Old Jericho Road, Lower Marshes Road, Interlaken Road and Beards Road. The Council's spraying contractor has sprayed the Council roadsides this season and will be doing a follow up spray for the plants that have emerged since that first spray.

Further infestations have been noted on private properties in the following areas - Mangalore, Bagdad, Dysart, Melton Mowbray, Jericho, Lower Marshes, Stonor, Oatlands, Colebrook and Tea Tree. The infestations vary in size from a small number of plants to hectares. There are also infestations at the Dysart tip and on vacant Council land near Blackbrush Road.

Paterson's curse (*Echium plantagineum*) is a declared weed under the *Weed Management Act (1999)*, and land owners have a legal responsibility to control this plant on their property and prevent spread to neighbouring properties.

In relation to the Southern Midlands municipality, under the Act the Statutory Weed Management Plan for Paterson's curse identifies it as a weed requiring containment within property boundaries. Containment means the control of all Paterson's curse within 50 metres of a property boundary, waterways and drainage lines and roadways and transport corridors.

Council officers have been working with Karen Stewart, Program Coordinator Invasive Species - Biosecurity Tasmania, DPIWE. A number of options to respond to the increased number of Paterson's curse infestations have been identified.

Control Paterson's curse on Council property / road network and-

1. write to land owners to raise awareness and explain legal obligations (proposed draft letter attached);
2. write to land owners to simply raise awareness of Paterson's curse;
3. issue statutory requirement notices to compel land owners to control Paterson's curse;
4. take no further action.

It is recommended that Council write to land owners to raise awareness of Paterson's curse and explain legal obligations. This approach highlights to land owners that there is a statutory expectation to control Paterson's curse to prevent its spread.

If Council were to select option 3 then significant resources would be required to issue statutory requirement notices (even with the offered assistance of DPIWE officers) because of the significant follow up work that would be involved.

Council has the option to take no action however this would potentially be a missed opportunity to raise awareness and encourage control while it is a 'talking point' in the community. Feedback from the community indicates that there is strongly divided opinion amongst land owners about what action should be pursued.

Human Resources & Financial Implications - Under the recommended option (1), there would be costs associated with sending the letter to land owners in selected areas. Additional time may be required to address questions raised by land owners.

Community Consultation & Public Relations Implications - Raising community awareness about the issue of Paterson's curse is important to ensure that the spread of the weed can be further prevented. The issue of Paterson's curse on the Council road network may be raised however Council continues to undertake best effort control works.

Web site Implications - Paterson's curse information will be uploaded to the website.

Policy Implications – NA

RECOMMENDATION

No recommendation – Councillors to determine preferred course of action at the meeting.

DECISION

Moved by Clr E Batt, seconded by Clr R Campbell

THAT Council write to land owners to raise awareness of Paterson's Curse and explain legal obligations (as per attached letter - subject to the minor amendments that were identified).

CARRIED

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

Date

Paterson's curse (*Echium plantagineum*) – Southern Midlands

Dear Landholder

I am writing to you because Paterson's curse weed infestations have been recorded in your surrounding area. It is important that you continue to check your property for this weed and if Paterson's curse is found appropriate action is taken.

Paterson's curse is an annual weed, generally growing to between 30 to 60cm tall and the stems are covered in fine white bristly hairs. The plant has vivid purple flowers and can flower between July and January with peak flowering in spring and early summer. Further identification information can be found on the Department of Primary Industries, Water and Environment (DPIWE) website- dpiwe.tas.gov.au.

Paterson's curse now covers millions of hectares of land in southern Australia (from WA to northern New South Wales) and is estimated to cost Australian sheep and cattle producers \$250 million annually through lost productivity in pastures, control costs, and wool contamination.

It is highly competitive in pastures, replacing desirable plants without contributing to forage value. Paterson's curse contains pyrrolizidine alkaloids, which are toxic to livestock, particularly horses, though sheep can graze it for a time. Prolonged grazing of Paterson's curse is harmful, even to sheep, because the alkaloids eventually cause liver damage, especially if stock consume large amounts of the weed.

In Tasmania, Paterson's curse (*Echium plantagineum*) is a declared weed under the *Weed Management Act (1999)*, and **land owners have a legal responsibility to control this plant on their property and prevent spread to neighbouring properties.**

In relation to the Southern Midlands municipality, under the Act the Statutory Weed Management Plan for Paterson's curse identifies it as a weed requiring containment within property boundaries. Paterson's curse poses a significant threat to agricultural production and its spread is of great concern.

Paterson's curse seed can be spread by water run off, contaminated fodder eg hay and cereals; vehicles; machinery eg slashers and animal movement. Seeds also remain viable after being eaten by sheep and deposited in manure.

What can land owners do to respond to this significant economic and environmental threat? Firstly, we need land owners to take Paterson's curse seriously and invest the time and resources required to stop its spread. If you don't have Paterson's curse on your property then spend the time to regularly check your property and practice good plant hygiene practices. For example, check where fodder is grown and say no to any fodder if you are not certain that it is Paterson's Curse free (note that this weed can be particularly toxic to horses).

This season has been exceptional for the spread of Paterson's curse and early control of any new infestation is essential! Spend the time to remove small infestations and keep checking in following years to ensure complete removal.

Paterson's curse is a persistent and difficult weed control as the Council have discovered while trying to control small Paterson's curse infestations on its road network. This difficulty is however no excuse for not taking action to control it. Your neighbours will not thank you if they are tackling infestations that have crossed over your boundary fence.

Requested actions

Check your property for Paterson's curse.

Control all Paterson's curse plants on your property present within 50 metres of a property boundary, waterways and drainage lines and roadways and transport corridors by either:

- a) Application of a registered herbicide to plants. Note that plants are now in flower and an appropriate herbicide for this stage of growth should be used. Full control information is available from the DPIWE website – dpiwe.tas.gov.au or by contacting your local rural merchandise store and speaking with a crop/chemical advisor. There are also certified spraying contractors operating within the Southern Midlands. Please note that there are no government funding programs available therefore land owners are responsible for the organisation and payment of any control works undertaken.

Or

- b) Removal and burial of flowering material .Whole plants are to be removed and placed in secure, woven plastic bags or double bagged in good quality black plastic bags. Bags are to be securely tied off, as the seed will still ripen and bags are to be buried (> 1m and preferably 3m).

Works should be undertaken as a matter of urgency, with regular follow-up thereafter to ensure plants emerging after that date are effectively managed.

It is important to note that yearly follow up of any weed control is essential (particularly for Paterson's curse) to ensure re-infestation does not occur.

Your ongoing cooperation in this matter is appreciated.

Please contact Helen Geard on hgeard@southernmidlands.tas.gov.au or 0417 599 816 if you require further information.

Yours sincerely

23. CLOSURE

The meeting closed at 3.02 p.m.

The Mayor and Councillors thanked the Colebrook Hall Committee for their hospitality.